

City of Plainwell



“The Island City”

Brad Keeler, Mayor
Lori Steele, Mayor Pro Tem
Todd Overhuel, 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

Planning Commission Council Chambers March 19, 2025 6:30 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 11/20/2024 Planning Meeting
5. Chairman's Report
6. Public Comment
7. New Business:
 - a. Discussion on ordinance amendments regarding Cross Access & Residential Parking
8. Old Business: None
9. Reports and Communications:
 - a. Council minutes
10. Public Comments
11. Staff Comments
12. Commissioners/Council Comments
13. Adjournment

The City of Plainwell is an equal opportunity provider and employer

CITY OF PLAINWELL
MINUTES
Planning Commission
Wednesday, November 20, 2024

1. Call to Order at 6:32 pm by Colingsworth
2. Pledge of Allegiance
3. Roll Call:
Present: Jay Lawson, Stephen Bennett, Lori Steele, Rachel Collingsworth, Elizabeth Raich
Excused: Kevin Hammond
4. Approval of Minutes: 08/21/2024
Motion to approve minutes and place them on file was made by Lawson and seconded by Steele. All in favor vote. Motion passed.
5. Chairperson's Report: None
6. Public Comment – None
7. New Business: CIP Budget 2024-2030 review
The CIP budget was updated and reviewed. **A motion by Lawson and seconded by Raich to accept the CIP budget 2024-2030 updates and move forward to City Council for final approval.**
8. Old Business: None
9. Reports and Communications: 8/12, 8/26, 9/9, 9/23, 10/14, 10/28 City Council minutes were reviewed and placed on file.
10. Public Comments: None
11. Staff Comments:
Business updates – Cigar Shop; Gifted Boutique; 1871 Taproom
Progress updates on Holiday Inn Express
Updates on the tour of a development in Grand Rapids that could be a fit for a portion of the Mill Site.
12. Commissioner Comments: None
13. Adjournment: Colingsworth adjourned the meeting at 7:18 p.m.

Minutes submitted by Denise Siegel, Community Development Manager

MEMORANDUM

To: City of Plainwell Planning Commission
Date: March 11, 2025
From: Nathan Mehmed, AICP
RE: **Cross-Access and Residential Parking Zoning Ordinance
Provision Examples**

The purpose of this memorandum is to provide the City of Plainwell with examples of zoning ordinance provisions that address residential parking standards and cross-access parking agreements.

The Planning Commission and City staff should take the time to review the examples and the regulatory effect of each to ensure that the desired outcomes are represented. Once the City is satisfied with a direction, we can provide a draft in the proper format with the desired language. At the end of the process, the Planning Commission must hold a public hearing on the proposed amendments prior to making a recommendation to the City Council.

Examples of cross-access parking and residential parking provisions in Michigan:

City of South Haven, Van Buren County, MI (Cross-Access Easement & Residential Parking)

2. Shared parking areas may be located on a different lot from the building or use that it serves if the following conditions are met:
 - A. The parking area is located no more than 400 feet from the main entrance of the subject building or use it serves.
 - B. The sharing of parking shall be guaranteed via a legally binding and recorded agreement between the owner of the parking area and the owner of the buildings or uses which is located on a different lot served by the parking area. Such agreement shall be submitted to the City for review and approval and address the issue of how parking will be shared, maintained, and be adequate if the parties modify operating hours or other factors. The Planning Commission may waive the requirement for a recorded agreement where it finds satisfactory alternative documentation of an assured long-term shared parking arrangement.
 - C. Shared access drives to shared or separate parking areas may be utilized provided that appropriate shared access agreements and/or easements are provided and approved by the City.

Section 2203.05 – Parking Requirements for Single and Two-Family Dwellings

1. Unless otherwise permitted herein, off-street parking for single- and two-family dwellings shall be located on the same lot as the building they are intended to serve. Shared parking pursuant to the above standards shall not be utilized for short term rentals.
2. Required single-family and two-family residential off-street parking areas shall consist of a parking strip, parking bay, driveway, garage, or a combination thereof, and shall be located on the premises they are intended to serve unless a shared or consolidated arrangement for parking has been approved by the City.
3. Single-family and two-family residential off-street parking spaces may be located within a rear yard or within a side yard. Such spaces shall not be permitted within a required front yard unless located in a driveway. Off-street parking spaces not located on a driveway shall be located within a rear or side yard only. Driveways and other approved parking surfaces may be constructed up to the lot line. Parking in grass, lawns, or other areas not otherwise approved for parking is prohibited.
4. Access to enclosed or unenclosed parking shall be by means of a driveway which shall extend as a continuous uninterrupted way from the garage or parking area approved to a street or alley.
5. The driveway shall be an approved hard-surfaced driveway, paved with asphalt, concrete, or other similar durable, dustless materials, and shall meet the requirements of Section 2102(2).
6. Residential parking spaces shall be at least 9'x18'.

City of Grand Haven, Ottawa County, MI (Cross-Access Easement & Residential Parking)

Sec. 40-605.03. Shared parking requirements for nonresidential uses.

- A. Two (2) or more buildings or uses may collectively provide the combined and required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately. In the instance of such dual use of off-street parking spaces where operating hours of buildings do not conflict or overlap, the planning commission may grant an exception to the preceding standard and permit a reduction of the combined sum of required parking.
- B. Shared parking areas may be located on a different lot than the subject building or use that it serves, where the following conditions are met:
 1. The parking area is located no more than four hundred (400) feet from the main entrance of the subject building or use it serves.
 2. The sharing of parking shall be guaranteed via a legally binding and recorded agreement between the owner of the parking area and the owner of the buildings or uses which is located on a different lot served by the parking area. Such agreement shall be submitted to the city for review and approval and address the issue of how parking will be shared, maintained, and be adequate if the parties modify operating hours or other factors. The planning commission may waive the requirement for a

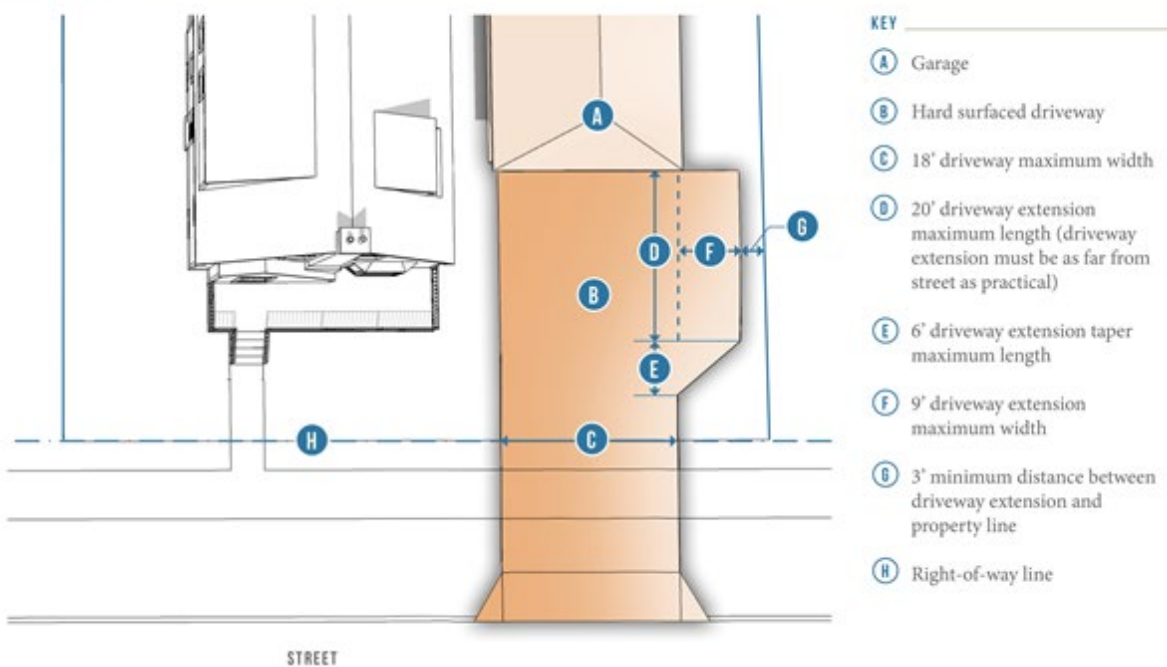
recorded agreement where it finds sufficient alternative documentation of an assured long-term shared parking arrangement.

Sec. 40-600.03. Specific parking requirements for one-family and two-family dwellings.

- A. Required off-street parking for one-family and two-family dwellings shall be provided within a garage, carport or on a paved driveway or as set forth in a recorded consolidated parking arrangement pursuant to section 40-605.03.
- B. Where the zoning administrator determines that irregular shape or size of a lot or a natural feature precludes the provision of the required number of off-street parking spaces, required off-street parking may be permitted in a required front yard or side yard, provided that the following is met:
 - 1. Automobiles shall be parked on an approved paved surface which shall extend as a continuous paved surface to the street; and
 - 2. Not more than fifty (50) percent of a required front or side yard shall be utilized as paved surface for the parking of automobiles.

DRIVEWAY REQUIREMENTS FOR ONE-FAMILY AND TWO-FAMILY DWELLINGS

FIGURE 6-1



- C. Access to enclosed or unenclosed parking shall be by means of a driveway which shall extend as a continuous uninterrupted way from the garage, former garage, parking structure, detached ADU, carport, or from a parking area approved pursuant to section 40-600.02, to a street or alley. Such driveway shall comply with the following standards:
 - 1. The driveway shall be an approved hard-surfaced driveway, paved with asphalt, concrete or other similar materials, which shall extend as a continuous uninterrupted pavement from the garage, former garage, parking structure or combination thereof, or from an approved hard-surfaced unenclosed parking apron, to a street or alley.

2. The width of driveways extending from a garage, parking structure or combination thereof, shall not be wider than eighteen (18) feet, or the front width of the parking enclosure, whichever is greater. All other driveways for one- and two-family dwellings may be up to eighteen (18) feet wide, provided however, one approved hard-surfaced driveway extension not more than nine (9) feet wide nor more than twenty (20) feet long may be placed along one side of the driveway and may extend beyond the front wall of the parking enclosure to a point no closer than one foot from an interior side or rear property line. A rolled curb may be required along the side or rear property line to prevent stormwater from entering adjacent properties. The length of the driveway taper for the extension shall not exceed six (6) feet. (see Figure 6-1)
 3. The driveway extension shall be a physical extension of the driveway and shall be located at the far end of the driveway, furthest from the street right-of-way line.
 4. The width of a driveway at the front or corner front yard property line shall not exceed eighteen (18) feet.
 5. Driveway curb cuts shall be placed at least twenty-four (24) feet from an intersection measured from the edge of pavement.
- D. A one-family dwelling may have two (2) curb cuts, provided the driveway is a continuous driveway, extending uninterrupted from curb cut to curb cut. A two-unit dwelling may have two (2) separate driveways and curb cuts.

City of Lowell, Kent County, MI (Residential parking)

Section 19.02. Location of parking.

A. *Residential districts and uses.*

1. Unless otherwise permitted herein, the off-street parking facilities required for single- and two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve, but shall not be considered a parking lot under the provisions of this chapter. Such parking shall only be permitted in a driveway apron in the front yard or in an enclosed garage. Parking on any other portion of the front yard is not permitted.
2. Parking areas and driveways shall be hard surfaced and be constructed from the street or alley to the dwelling or accessory building to create a dustless surface, minimize maintenance, and establish an attractive pathway to homes or buildings.

As always, let me know if you have any questions.

c: Denise Siegel

MINUTES
Plainwell City Council
November 11, 2024

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Ken Fritz of Lighthouse Baptist Church
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None
5. Approval of Minutes:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 10/28/2024 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. Harvest Stroll Contest - Winners: People's Choice Award – Jaqua Realtors
Best In Show Award – A Bushel & a Peck
8. Agenda approval:
A motion by Steele, seconded by Overhuel, to approve the Agenda for the November 11, 2024 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 2024-22 to update the 2024-2025 Fines and Fees schedule to include a Hydrant Access Fee. Superintendent Nieuwenhuis discussed the fee being based on the replacement cost of a hydrant, the meter and back-flow preventer, and the ball valve, and would be used to replace only as needed.
A motion by Keeney, seconded by Wisnaski, adopting Resolution 2024-22 as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. Assistant Superintendent Keyzer discussed the sale of two used lawn mowers at auction that both need repair and are used mostly for parts.
A motion by Keeney, seconded by Wisnaski, approving City staff to market and sell two used lawn mowers that need repair. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
A motion by Steele, seconded by Overhuel, to accept and place on file the October 2024 Investment and Fund Balance Reports, the 9/10/2024 DDA/BRA/TIFA meeting minutes and the 9/12/2024 Parks & Trees 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 \$181,502.38 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 that the new packer truck has streamlined the leaf collection process from 200 man hours per week down to around 80.

Community Development Manager Siegel stated that the Brooks Plaza sign had been delivered. She reported the Ladies' Night function this past Friday was a huge success. She noted that the Indoor Farmers Market was off to a great start. She

The City of Plainwell is an equal opportunity employer and provider

MINUTES
Plainwell City Council
November 11, 2024

also noted that the Michigan Economic Development Commission (MEDC) staff would be in Plainwell Friday the 15th touring various sites.

Assistant Superintendent Keyser noted ongoing maintenance work.

Superintendent Pond reported an annual removal of 500,000 gallons of bio-solids from the plant facility.

Director Callahan noted continued work on accreditation for the department.

Finance Director/Treasurer Kelley thanked Clerk Leonard and her staff for successfully processing 2,000 total ballots for the November 5 election. He thanked all the Veterans for their service, and noted continued work on the work transition.

City Manager Lakamper asked Council if anyone was interested in a Thursday the 14th visit to Grand Rapids to tour developments undertaken by a group that is interested in developing a portion of the Mill Site. He also asked Council if they would be interested in asking questions of a Finance Director candidate. He thanked Denise Siegel for a great Ladies' Night event. He noted the near completion of the Capital Improvement Plan which will soon be presented to Planning and then the Council. He reminded Council of the upcoming staff Christmas Party and asked for their RSVPs. Lastly, he noted a possible upcoming amendment to the purchase agreement with Plainwell Auto regarding a relocation of the land to be purchased.

15. Council Comments:

Councilmember Keeney and Mayor Pro-Tem Steele thanked all the Veterans.

16. Adjournment:

A motion by Steele, seconded by Keeney to adjourn the meeting at 7:24pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
Deputy City Clerk

MINUTES APPROVED BY CITY COUNCIL
November 25, 2024


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
November 25, 2024

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. Current City Council:
 - A. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, and Councilmember Wisnaski. Absent: Councilmember Keeney
A motion by Wisnaski, seconded by Steele, to excuse Councilmember Keeney from the proceedings. On a voice vote, all voted in favor. Motion passed.
 - B. Approval of Minutes:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 11/11/2024 regular meeting. On a voice vote, all voted in favor. Motion passed.
 - C. Clerk Leonard presented the report from the Allegan County Board of Canvassers certifying the results of the 11/05/2024 General Election with Cathy Green and Lori Steele each elected to a 4-year City Council term, expiring in 2028.
A motion by Wisnaski, seconded by Steele, to accept the report of the Allegan County Board of Canvassers as presented. On a voice vote, all voted in favor. Motion passed.
 - D. Public Comment: None
 - E. Council Comment:
Councilmember Overhuel thanked Plainwell staff, both past and present. He thanked the late Mayor Brooks for convincing him to run for City Council. He complimented the members of the various Boards and Commissions of the City, with special attention given to Parks & Trees. He called out all the things that Parks & Trees have accomplished over the past 16 years- a dog park, playground equipment, updated restrooms at the parks, and thanked the members for their commitment to working together to accomplishing these goals. He thanked Mayor Keeler, City Manager Lakamper and former City Manager Wilson for always putting the good of the City above all else. He concluded by thanking the Council members, City Staff, both past and present, and city residents as a whole.

Mayor Pro Tem Steele stated that she will miss Councilmember Overhuel, sharing that they had sat next to each other without conflict for the past 16 years.

Councilmember Wisnaski shared that it was a privilege to have worked with Councilmember Overhuel, and he was sorry to see him go. He wished him luck for the future.

Mayor Keeler shared that working with Councilmember Overhuel had been great, and that he would continue to contact him in the future with questions about bands and music.
 - F. **A motion by Steele, seconded by Wisnaski, to adjourn the meeting *Sine Die* at 7:10pm. On a voice vote, all voted in favor. Motion passed.**
5. New City Council:
 - A. Per Section 4.3 of the City of Plainwell Charter, Clerk Leonard administered the Oath of Office to Cathy Green and Lori Steele as Councilmembers.
 - B. Roll Call of Council: Present: Councilmembers Cathy Green, Brad Keeler, Lori Steele and Randy Wisnaski. Absent: Councilmember Roger Keeney.
A motion by Wisnaski, seconded by Steele, to excuse Councilmember Keeney from the proceedings. On a voice vote, all voted in favor. Motion passed.
 - C. Clerk Leonard stated that according to Section 4.11 of the Plainwell City Charter, the vote for Mayor is public, and the term shall be for 2 years. Ballots were cast as follows: Councilmember Green nominated Councilmember Keeler. Councilmember Keeler nominated Councilmember Keeler. Councilmember Steele nominated Councilmember Keeler. Councilmember Wisnaski nominated Councilmember Keeler.

MINUTES
Plainwell City Council
November 25, 2024

By a vote of 4-0, Councilmember Keeler was elected Mayor.

Clerk Leonard administered the Oath of Office to Brad Keeler as Mayor.

- D. Clerk Leonard stated that according to Section 4.11 of the City of Plainwell Charter, the vote for Mayor Pro Tem is conducted in the same manner as the vote for Mayor, and the term shall be for 2 years. Ballots were cast as follows: Councilmember Green nominated Councilmember Steele. Councilmember Keeler nominated Councilmember Steele. Councilmember Steele nominated Councilmember Steele. Councilmember Wisnaski nominated Councilmember Steele.

By a vote of 4-0, Councilmember Steele was elected Mayor.

Clerk Leonard administered the Oath of Office to Councilmember Lori Steele as Mayor Pro Tem.

Clerk Leonard returned the Council Meeting to Mayor Keeler at 7:25pm.

- E. Public Comment: None

- F. Council Comment:

Mayor Keeler congratulated Councilmember Green and welcomed her to City Council.

Mayor Pro Tem Steele welcomed Councilmember Green, and thanked everyone for attending.

Councilmember Wisnaski welcomed Councilmember Green.

6. Presentation: *Meritorious Service Award*

Director Callahan presented this award to Public Safety Officer McGehee, Deputy Director Varley and Detective LaLone (of the Otsego Police Department) for outstanding service rendered in the line of duty on June 12, 2024.

7. Commissioner 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 25, 2024 meeting as presented. On a voice vote, all voted in favor. Motion passed.

9. Mayor's Report: Mayor Keeler stated he is working with his draft horses for the upcoming holiday events.

10. Recommendations and Reports:

- A. Dan Veldhuizen from Siegfried Crandall PC presented the audited financial statements for the year ended June 30, 2024. 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 reported no material misstatements with federal funds reporting. He stated that very few audit clients have no deficiencies, and Plainwell is the only municipality of 120 that prepares its own financials. He recognized and thanked Finance Director/Treasurer Kelley for his hard work and attention to detail.

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, 2024 as presented. On a roll call vote, all voted in favor. Motion passed.

- B. Superintendent Pond stated that the existing grit removal equipment has begun to wear through at the bottom and needs to be replaced before it fails. W. Soule is able to fabricate and install a new unit.

A motion by Steele, seconded by Wisnaski, approving the removal and replacement of the existing grit removal equipment by W. Soule for \$12,822.00. On a roll call vote, all voted in favor. Motion passed.

- C. City Manager Lakamper discussed the City of Plainwell's Capital Improvement Plan for fiscal years 2024-2030. The CIP has been reviewed and approved by the Planning Commission, and is being referred to Council for their consideration.

A motion by Wisnaski, seconded by Steele, approving the 2024-2030 CIP as presented. On a roll call vote, all voted in favor. Motion passed.

The City of Plainwell is an equal opportunity employer and provider

MINUTES
Plainwell City Council
November 25, 2024

D. City Manager Lakamper discussed the purchase of a floating kayak launch and dock system for use at Darrow Park. The purchase will be fully funded by grant money, received from the Pipp Foundation.
A motion by Green, seconded by Steele, approving the purchase of a Wave Armor Floating Dock and Kayak Launch System from BoatLifeandDock.com for a total cost of \$6,148.80. On a roll call vote, all voted in favor. Motion passed.

E. City Manager Lakamper discussed USA Earthworks LLC Pay Application #7 for work performed on the Old Orchard project. Per contract, the City will retain \$59,638.89 in funding until the project has been fully completed.
A motion by Wisnaski, seconded by Steele, approving Pay Application #7 for USA Earthworks LLC in the amount of \$888,345.58 for work done on the Old Orchard Project. 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 2024 Department of Public Safety and Water Renewal Reports, the 8/21/2024 Planning Commission meeting minutes, the 10/08/2024 DDA/BRA/TIFA meeting minutes, the 10/17/2024 Parks & Trees meeting minutes and the DRAFT 11/20/2024 Planning Commission 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 \$105,124.46 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:

Sandy Lamorandier of 518 S. Woodhams stated that Councilmember Overhuel had always done a great job for the City of Plainwell. He is a hard worker with no agenda, consistently putting the City first. She congratulated Councilmember Green, and wished Finance Director/Treasurer Kelley good luck at his new job with the City of Otsego. She shared that she is proud to be a resident of the City of Plainwell, and thanked everyone for their hard work and dedication.

14. Staff Comments:

Finance Director/Treasurer Kelley stated that his last day with the City of Plainwell is December 6, 2024, so this was his last official Council meeting. He thanked former City Manager Wilson, current City Manager Lakamper, City Council and City Staff, both past and present, as well as the community for the past 12 years. He shared that the experiences and friendships he has made will never be forgotten, and Plainwell will remain his original home town. He wished everyone well from the bottom of his heart.

Personnel Coordinator Kersten welcomed Councilmember Green.

Superintendent Nieuwenhuis welcomed Councilmember Green, and shared that loose-leaf pickup using the new City garbage truck has saved ~120-man hours while making the overall process cleaner and more efficient. The Christmas Tree for downtown will be placed Monday. He wished everyone a happy Thanksgiving.

Community Development Manager Siegel welcomed Councilmember Green, and noted that Shop Small is this Saturday. She thanked the Department of Public Works Staff for their ongoing effort and hard work installing holiday decorations and lights for the City. The tree lighting ceremony, Light Up the Night (@7pm) and unveiling of Brook's Plaza (@4:30pm) will happen December 6, 2024 at the times stated. Plainwell recently hosted MEDC for a tour.

Deputy Superintendent Keyser welcomed Councilmember Green, and thanked Finance Director/Treasurer Kelley, wishing him good luck in Otsego. He noted ongoing maintenance work for the City and education for himself.

Superintendent Pond reported the Water Renewal Plant is running well, and the newly purchased Spectrophotometer is being put to good use testing for lead as well as phosphorus.

Director Callahan welcomed Councilmember Green, and told Finance Director/Treasurer Kelley that he will be missed.

The City of Plainwell is an equal opportunity employer and provider

MINUTES
Plainwell City Council
November 25, 2024

Clerk Leonard welcomed Councilmember Green.

City Manager Lakamper welcomed Councilmember Green, stating he is looking forward to working with her. He thanked Finance Director/Treasurer Kelley for staying on to assist the City as a consultant, noting that he will be missed. He shared that there are two developers interested in separate pieces of property on the Old Mill site. Old Orchard residents can now connect to City Sewer. He offered some follow up commentary on the audit presentation, noting that the General Fund balance is actually low after accounting for the Industrial Park property purchase funds.

15. Council Comments:

Councilmember Wisnaski welcomed Councilmember Green. He stated he hates to see Finance Director/Treasurer Kelley go, but wishes him well at his new job working for the City of Otsego.

Mayor Pro Tem Steele thanked Mayor Keeler for the use of his draft horses- she noted that she has City's white truck on standby. She wished everyone a happy Thanksgiving.

Councilmember Green stated she was glad to join City Council, sharing that she has 30 years of experience on other Boards and Commissions. She congratulated Finance Director/Treasurer Kelley on his new job.

16. Adjournment:

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

Minutes respectfully
Submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
December 09, 2024


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
December 09, 2024

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Scott Smail of Lighthouse Baptist Church
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Wisnaski, and Councilmember Green.
Absent: Councilmember ~~Wisnaski~~ Keeney
A motion by Wisnaski, seconded by Steele, to excuse Councilmember Keeney from the proceedings. On a voice vote, all voted in favor. Motion passed.
5. Approval of Minutes:
A motion by Steele, seconded by Green, to accept and place on file the Council Minutes of the 11/25/2024 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioners Report: None.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the December 09, 2024 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: There was a huge crowd for the tree lighting ceremony on Friday- that was nice to see. The parade went great as well.
10. Recommendations and Reports:
 - A. Clerk Leonard stated that several board members' terms end December 31, 2024. She confirmed that these candidates, Rachel Colingsworth (Planning Commission) and Cathy Green (DDA/BRA/TIFA) were willing to serve another term. She welcomed newly appointed Planning Commission member Paul Grimm, who is finishing the remainder of a partial term which ends in June of 2025.
The City is currently accepting applications for two vacancies on the Compensation Board, and one vacancy on DDA/BRA/TIFA.
A motion by Steele, seconded by Wisnaski, a confirming the Mayor's appointment of several community members to various boards and commissions. On a roll call vote, all voted in favor. Motion passed.
 - B. Director Callahan discussed the replacement of the Chief's vehicle. The current vehicle was totaled after being struck in the Plainwell High School parking lot.
A motion by Wisnaski, seconded by Steele, approving the purchase of a used vehicle and associated police vehicle upfitting to replace the current Chief's car for a total cost not to exceed \$14,000.00. On a roll call vote, all voted in favor. Motion passed.
 - C. Superintendent Pond discussed the purchase and use of ferric chloride at the Water Renewal plant. Alexander Chemical, the current supplier, has agreed to maintain the current price through June of 2025.
A motion by Wisnaski, seconded by Steele, approving the purchase of ferric chloride from Alexander Chemical as presented. On a roll call vote, all voted in favor. Motion passed.

MINUTES
Plainwell City Council
December 09, 2024

- D. City Manager Lakamper discussed executing a quit claim deed to Mark and Lisa Meszaros for the small portion of land between Design Street (former fire station), where the old city jail stood, and the parking lot for Mosaic Distillery (formerly Warnement's). The City did not believe it owned this property. This quit claim deed reiterates that and removes any question of ownership.

A motion by Steele, seconded by Green, authorizing City Manager Justin Lakamper to execute a quit claim deed to convey the property described as: The South 14 Feet of the Unnumbered Lot East of Lot 18 in Block 1 of Thompson's Second Addition to the Village (now City) of Plainwell, to Mark Meszaros and Lisa Meszaros for the sum of \$10.00. On a roll call vote, all voted in favor. Motion passed.

- E. City Manager Lakamper discussed appointing Personnel Coordinator Amanda Kersten as Interim Treasurer. The City has not yet been successful finding a replacement Finance Director/Treasurer. Amanda has trained extensively with the previous Finance Director/Treasurer Brian Kelley, and is able to perform the duties of Treasurer for the City.

A motion by Wisnaski, seconded by Steele, confirming the appointment of Amanda Kersten as Interim Treasurer of the City of Plainwell. On a roll call vote, all voted in favor. Motion passed.

- F. City Manager Lakamper discussed hiring the Offices of Brian Kelley to provide professional accounting services for the City until the position of Finance Director/Treasurer can be filled. Prior to accepting employment with the City of Otsego, Brian Kelley was the Finance Director and Treasurer of Plainwell for over 12 years, and possesses a wealth of knowledge of current financial processes and best practices. As a contractor, Brian would be a valuable resource to the City.

A motion by Steele, seconded by Wisnaski, engaging the Offices of Brian Kelley for professional accounting services. 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 November 2024 Investment and Fund Balance Reports. 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 \$1,043,201.23 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Personnel Coordinator/Interim Treasurer Kersten thanked Council for trusting her to be Interim Treasurer. She has done a lot of training with previous Finance Director Brian Kelley, and shares that it is a challenge she is looking forward to.

Superintendent Nieuwenhuis had nothing to report.

Community Development Manager Siegel stated that she is wrapping up several end of the year projects. She will be working with Clerk Leonard on some documentation required for the City to maintain its Redevelopment Ready certification.

MINUTES
Plainwell City Council
December 09, 2024

Deputy Superintendent Keyser noted that there was an odor study performed, testing levels of hydrogen sulfide at several location in the City, as well as Martin Township and Gunplain Township. Results will be available soon.

Superintendent Pond had nothing to report.

Director Callahan noted that the parade went well.

Clerk Leonard had nothing to report.

City Manager Lakamper thanked Community Development Manager Siegel and the Department of Public Works for a great Christmas celebration. He thanked Dale Burnham for the push to complete and dedicate Brook's Plaza. He stated that he had been in discussion with GHD concerning the restrictive covenants on the Old Mill property. He believes that these covenants will run concurrent with any developer plans without issue.

15. Council Comments:

Councilmember Wisnaski stated that the Christmas lights look great.

Mayor Pro-Tem Steele shared that the tree lighting was nice, and the Brook's Plaza unveiling went well. She noted that the City had a new Santa this year, and thanked Director Callahan. She thanked City staff for doing such a great job at all the holiday events.


Councilmember Green shared that everything downtown went well, and looks great. She thanked everyone for their hard work, and mentioned that having the volume lowered on the frog display was appreciated.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:28pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
December 23, 2024


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
December 23, 2024

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 Keeler, Mayor Pro Tem Steele, Councilmember Wisnaski, Councilmember Keeney and Councilmember Green. Absent: None
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to amend the 12/09/2024 minutes to reflect that Councilmember Keeney was absent, not Councilmember Wisnaski, and then accept and place on file the amended Council Minutes of the 12/09/2024 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioners Report:
Commission Dugan gave an update of happenings throughout Allegan County.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the December 23, 2024 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 stated that he and Community Development Manager Siegel had worked together to create bylaws for the Zoning Board of Appeals, bringing all Boards and Commissions in line with Redevelopment Ready Community standard requirements.
A motion by Steele, seconded by Wisnaski, to adopt the Zoning Board of Appeals bylaws as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. Clerk Leonard discussed the Resolutions 2025-01 through 2025-04. The four Resolutions designate Ordinance Enforcement Officers, Council Meeting dates, Employee Holiday dates and Street Flag dates for 2025.
A motion by Steele, seconded by Green, adopting Resolution 2025-01 - 2025 Ordinance Enforcement Officers, Resolution 2025-02 - 2025 Council Meeting Dates, Resolution 2025-03 - 2025 Employee Holidays and Resolution 2025-04 - 2025 Street Flag Dates 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 November 2024 Department of Public Safety and Water Renewal Monthly Reports, the 11/12/2024 DDA/BRA/TIFA meeting minutes and the 11/14/2024 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.
12. Accounts Payable:

MINUTES
Plainwell City Council
December 23, 2024

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$268,304.15 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Clerk Leonard had nothing to report.

City Manager Lakamper discussed that NAPA Auto had been offered and agreed to a different building site location on the Mill property.

15. Council Comments:

Councilmember Keeney asked if there was any information on Spectrum's plans to bury service lines in the Old Orchard. He stated he was happy to be home, and wished everyone a Merry Christmas and Happy New Year.

Councilmember Wisnaski wished everyone a Merry Christmas and Happy New Year.

Mayor Pro-Tem Steele thanked City Staff for their hard work on the Christmas party, sharing that the food was great! She wished everyone a Merry Christmas and Happy New Year.

Councilmember Green wished everyone a Merry Christmas and Happy New Year.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:20pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL

January 13, 2025


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
January 13, 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 Keeler, Mayor Pro Tem Steele, Councilmember Wisnaski, Councilmember Keeney and Councilmember 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 12/23/2024 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioners Report: None.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the January 13, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: We have two offers on the remaining 25 acres of property in Industrial Park. One offer is for 15 acres, and the other is for the full 25 acres. We are hoping to work with both.
10. Recommendations and Reports:
 - A. Clerk Leonard discussed Resolution 2025-05. This Resolution updates Poverty Exemption guidelines based on information provided and updated each year by the US Department of Health and Human Services.
A motion by Keeney, seconded by Green, to adopt Resolution 2025-05 - Guidelines for Poverty Exemptions as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. Superintendent Nieuwenhuis discussed the annual road salt purchase through Michigan's MiDeal program. This purchase was approved by Council on June 24th, 2024 as part of an annual blanket confirming and purchase order. At that time, the vendor was unknown. Michigan has chosen Detroit Salt to be this year's supplier.
A motion by Keeney, seconded by Wisnaski, approving the seasonal salt purchase through the Michigan MiDeal program from Detroit Rock salt for \$6,667.00. On a roll call vote, all voted in favor. Motion passed.
 - C. Superintendent Nieuwenhuis discussed the City's water tower. The water tower is about 25 years old, and is due for maintenance and repair. Dixon Engineering has provided a professional service agreement for this project. In the agreement, Phase 1 will consist of Dixon Engineering writing the specifications for the bid process and assisting with the contract and the preconstruction meeting.
A motion by Wisnaski, seconded by Steele, approving a professional services agreement with Dixon Engineering for Phase 1 of the water tower renovation project for a cost of \$11,500.00. On a roll call vote, all voted in favor. Motion passed.
 - D. Director Callahan discussed a purchase agreement with Axon Body Worn Cameras. The agreement requires annual installment payments over a five-year period. This is the third of five total such payments. The City will make the payment, and then submit proof of payment to a grant program awarded through Small Rural Tribal to purchase body cameras. Small Rural Tribal will reimburse the City half of the cost of each installment payment.
A motion by Keeney, seconded by Green, approving the third installment payment to Axon Body Worn Cameras in the amount of \$5,916.45. 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 December 2024 Investment and Fund Balance Reports. On a voice vote, all voted in favor. Motion passed.

MINUTES
Plainwell City Council
January 13, 2025

12. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$1,172,207.00 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 complemented the DPW staff, sharing that they are doing a good job plowing and keeping up with the snow.

Community Development Manager Siegel shared that she is preparing for the new year. She is working with a business on a Match on Main grant, which awards up to \$25,000 to downtown business for renovation projects. She reminded everyone about the upcoming Chocolate Stroll.

Assistant Superintendent Keyser stated that a variable frequency drive at the Cushman lift station is being replaced. The new gas detection equipment has been installed, and will be programmed and fully operational in the next week.

Superintendent Pond shared that W Soule will be fabricating several replacement pieces for the grit mitt auger, as the equipment is old enough that OEM parts through the manufacturer are no longer available.

Director Callahan shared that the Shop with a Hero event held on 12/17/2024 was a huge success. About 140 kids were provided with \$175 gift cards from Meijer to shop for the holiday. Police officers, firemen, first responders and teachers worked together to assist Plainwell students shop and wrap their chosen gifts.

Clerk Leonard stated that she had learned about annual poverty exemptions while researching information to create Resolution 2025-05.

City Manager Lakamper mentioned that the tribe had donated a police vehicle to DPS. He shared that Assistant Superintendent Keyzer is taking certification classes.

He provided an update on the Mill property. There have been discussions with two interested parties, Union Suites and Allen Edwin Homes. Recently a third group expressed interest, and he will bring further information before Council once all three interested parties have presented their development ideas.

15. Council Comments:

Councilmembers Keeney and Green wished everyone a happy new year.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:22pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
January 27, 2025


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
January 27, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Scott Fenner of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Wisnaski, Councilmember Keeney and Councilmember 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 01/13/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioners Report: Commissioner 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 January 27, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: The Mayor thanked DPW for keeping up with snow removal in such cold temperatures.
10. Recommendations and Reports:
 - A. Clerk Leonard discussed Ordinance #399. This Ordinance is effective for ten years, and allows Michigan Gas Utilities access to public right of ways within the city as needed to operate a natural gas business and distribution system.
A motion by Keeney, seconded by Green, to adopt Ordinance #399 – *Michigan Gas Utilities Franchise* as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. Community Development Manager Siegel presented Special Event Permit 25-01 for Dean's Ice Cream. The permit allows the closure of Sherwood Street between Sterling and Oak on Monday nights from 4pm-8pm. The event begins Monday, April 14, 2025 and ends Monday, October 6, 2025.
A motion by Steele, seconded by Wisnaski, approving Special Event Permit 25-01 as presented. On a roll call vote, all voted in favor. Motion passed.
 - C. Treasurer/Personnel Coordinator Kersten discussed the City's annual Other Post-Employment Benefit (OPEB) contribution.
A motion by Green, seconded by Keeney, approving a transfer of \$9,949.00 into the OPEB Trust to cover the actuarially determined normal cost for employees covered by the City of Plainwell Retiree Medical Plan. On a roll call vote, all voted in favor. Motion passed.
 - D. City Manager Lakamper discussed the sale of vacant Industrial land at 830 Miller Road. The City has approximately 28 acres remaining for sale, and has received two offers. The first offer, from USA Earthworks, is for 15 acres with a sale price of \$400,000.00. The second offer, from Complete Remarketing Services, is for 28 acres with a sale price of \$700,000.00.

MINUTES
Plainwell City Council
January 27, 2025

A motion by Steele, seconded by Wisnaski, to table the land sale at 830 Miller Road until the next Council Meeting on February 10, 2025. On a roll call vote, all voted in favor. Motion passed.

- E. Community Development Manager Siegel discussed Resolution 2025-06. This Resolution is in support of the West Michigan Trails Regional Master Plan, which includes about 1.5 miles of trail located within the City of Plainwell.

A motion by Keeney, seconded by Green, adopting Resolution 2025-06 as presented. On a roll call vote, all voted in favor. Motion passed.

- F. Director Callahan discussed the sale of a 2016 Ford Explorer SUV previously used as the Chief's car. Following the generous donation of a 2018 Ford Explorer Patrol SUV from the Gun Lake Tribal Police, the vehicle is no longer needed.

A motion by Wisnaski, seconded by Steele, approving the sale of the 2016 Ford Explorer with the minimum sale price being \$9,000. 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 December 2024 Department of Public Safety and Water Renewal Reports, the 12/10/2024 DDA/BRA/TIFA meeting minutes and the 12/12/2024 Parks & Trees meeting minutes. 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 \$235,661.43 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Personnel Coordinator/Treasurer Kersten shared that employee W2s are now available. She is working on year end wrap up, as well as MI Osha reporting.

Superintendent Nieuwenhuis stated that the DPW has done a great job of snow removal this winter.

Community Development Manager Siegel gave an update on the Old Mill committee meeting, sharing that there are two potential developers. She continues to work toward RRC recertification. She reminded everyone about the Chocolate Stroll happening on Saturday February 8th. The high school choir will be performing in the lobby at City Hall, and downtown businesses will offer chocolate themed specials to event attendees.

Deputy Superintendent Keyser stated he is taking three certification classes.

Superintendent Pond had nothing to report.

Director Callahan reminded everyone to slow down and watch for buses, especially when the roads are snowy.

Clerk Leonard had nothing to report.

MINUTES
Plainwell City Council
January 27, 2025

City Manager Lakamper discussed interest in the Old Mill property, sharing that a third developers had contacted him. He is working on the City Budget process, and is researching asset management software that would be used at the water renewal plant. The DPW is tracking water usage.

15. Council Comments:

Councilmember Keeney thanked DPW for keeping up with snow removal.

Mayor Pro-Tem Steele shared that she is looking forward to the Chocolate Stroll as it is always a fun event.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:53pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
February 10, 2025


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
February 10, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Brian Warren of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Wisnaski, Councilmember Keeney and Councilmember 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 01/27/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioners Report: None.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the February 10, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: Mayor Keeler mentioned how beautiful the sun was, but to expect snow on Wednesday.
10. Recommendations and Reports:
 - A. City Manager Lakamper, Superintendent Pond and Deputy Superintendent Keyzer discussed the purchase and use of an asset management software system. Asset management software is required by our NDPES Permit, and it's uses extend to other City departments, like Public Safety and the Department of Public Works. Silversmith Data is Michigan based, and priced lower than competitors.
A motion by Keeney, seconded by Wisnaski, approving the purchase of asset management software from Silversmith Data for \$6,592.00 and approving the annual hosting fee of \$2,185.00. On a roll call vote, all voted in favor. Motion passed.
 - B. Deputy Superintendent Keyzer discussed the purchase of a replacement auger for the grit mitt. Council had previously approved the fabrication and installation of a new main body piece by W Soule, which requires disassembly of the grit mitt unit. W Soule can fabricate a replacement auger as well, and install it while the grit mitt is apart.
A motion by Wisnaski, seconded by Keeney, approving the fabrication and replacement of the existing grit auger by W Soule for \$8,749.00. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Lakamper discussed the sale of land in Industrial Park. There are 28 acres available, and the City has received two offers. Offer 1 is from USA Earthworks for 15 acres. Offer 2 is from Complete Remarketing Services for the full 28 acres.
A motion by Steele, seconded by Wisnaski, approving the sale of approximately 28 acres of real property located at 830 Miller Road, Plainwell, MI 49080 with a permanent parcel ID# of 55-020-056-00 to Complete Remarketing Services and authorize 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 any documents or other agreements necessary to close on the sale of the property subject to final review by the City Manager and City Attorney. Further authorize the City Manager and City Attorney to take any steps reasonably necessary to effectuate the sale of the property subject to this motion. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

MINUTES
Plainwell City Council
February 10, 2025

A motion by Steele, seconded by Wisnaski, to accept and place on file the January 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 Green, that the bills be allowed and orders drawn in the amount of \$275,231.57 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: Eric Fein of 219 Washington spoke about the Ordinance restricting overnight street parking during the winter months. He has limited parking space, and four drivers with vehicles at his residence.

14. Staff Comments:

Personnel Coordinator/Treasurer Kersten had nothing to report.

Superintendent Nieuwenhuis stated that the light pole by Edward Jones downtown had been hit during the ice storm. A replacement has been ordered and should arrive in about 5 weeks.

Community Development Manager Siegel shared that the Chocolate Stroll had a great turnout. She has asked for architectural designs for Hick's Park, including the fire pit and Brook's Plaza. There will be a Mill Committee meeting later in the week.

Deputy Superintendent Keyzer stated he is preparing for the asset management program and budget preparation.

Superintendent Pond had nothing to report.

Director Callahan shared the importance of reminding young adults of the potential consequences of inappropriate text messages.

Clerk Leonard had nothing to report.

City Manager Lakamper reported that NAPA Auto had provided some conceptual drawings of the new building planned for construction on the Mill property. There are three parties interested in developing the Mill property. All three will be discussed at the upcoming Mill Committee meeting. The City was donated land at Darrow Park that will be used for a kayak launch. 123net has finished in Plainwell for now, but will return in the spring.

15. Council Comments:

Councilmember Green asked about the date for Art Hop.

Mayor Pro-Tem Steele thanks Community Development Manager for an excellent Chocolate Stroll Event. Everything was great, and she and her sisters had a wonderful time together.

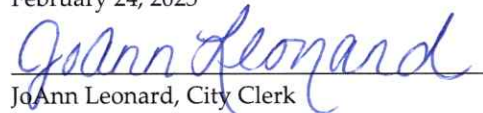
Mayor Keeler shared that he enjoyed sitting and visiting with Dale Burnham during the Chocolate Stroll.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:34pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
February 24, 2025


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
February 24, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Ken Fritz of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Pro Tem Steele, Councilmember Wisnaski, Councilmember Keeney and Councilmember Green. Absent: Mayor Keeler
A motion by Wisnaski, seconded by Keeney, to excuse Mayor Keeler from tonight's proceedings. On a voice vote, all voted in favor. Motion passed.
5. Approval of Minutes:
A motion by Keeney, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 02/10/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioners Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
8. Agenda approval:
A motion by Wisnaski, seconded by Green, to approve the Agenda for the February 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. Community Development Manager Siegel discussed the return of unused Brownfield Redevelopment Loan (BRL) funding to the Michigan Department of Environment, Great Lakes and Energy (EGLE). The loan was given to the City in September of 2020 to assist with Phase 3 of the Plainwell Papermill Project.
A motion by Keeney, seconded by Green, to return \$22,171.71 of unused loan funds to the Michigan Department of Environment, Great Lakes and Energy. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed the City's first right of refusal to purchase buildings 18 and 19 from GHD. There is an offer of \$326,000.00 for the buildings, which the City can match. Council discussed purchasing the buildings, and the potential advantages and disadvantages of keeping the property versus selling it.
A motion by Green, seconded by Keeney, to table the discussion concerning the purchase of buildings 18 and 19 by the City of Plainwell. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
A motion by Keeney, seconded by Wisnaski, to accept and place on file the January 2025 Department of Public Safety and Water Renewal Reports, the 01/14/2025 DDA/BRA/TIFA meeting minutes and the 01/16/2025 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.
12. Accounts Payable:

MINUTES
Plainwell City Council
February 24, 2025

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$1,042,798.72 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Personnel Coordinator/Treasurer Kersten had nothing to report.

Superintendent Nieuwenhuis stated that he was enjoying the nicer weather.

Community Development Manager Siegel shared that Doggie DeeTails has been purchased, and the new owners plan on keeping it the same. She mentioned the upcoming Art Hop event.

Deputy Superintendent Keyser stated that he continues to train at the Wastewater Plant.

Director Callahan had nothing to report.

Clerk Leonard had nothing to report.

City Manager Lakamper shared that Nick Larabel has organized a meeting discussing Brownfield and how it applies to the Mill Site. The meeting is scheduled for Tuesday, March 11, 2025 at 8:00am at City Hall in the Council Chambers and is open to the public. All Board and Commission members are encouraged to attend. He stated that the City has requested for bids to clean and line sewer lines in the Old Orchard. Bids are due March 3, 2025. He discussed receiving notification from the State of Michigan that the Mill Site has higher than allowed PFAS levels.

15. Council Comments:

Mayor Pro-Tem Steele told Director Callahan that she has experienced an increase in cars not stopping for bus red lights on N. Main past Russet.

16. Adjournment:

A motion by Keeney, seconded by Wisnaski, to adjourn the meeting at 7:39pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
March 10, 2025


JoAnn Leonard, City Clerk