

City of Plainwell



Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Cathy Green, Council Member
Roger Keeney, Council Member
Randy Wisnaski, Council Member

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AGENDA

Plainwell City Council

Tuesday, May 26, 2026 - 7:00PM

Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Approval of Minutes** – 05/11/2026 Regular Meeting
6. **Public Comments**
7. **County Commissioners Report**
8. **Agenda Approval**
9. **Mayor’s Report**
10. **Recommendations and Reports:**
 - A. **City – SEIU Collective Bargaining Unit Tentative Agreement**
Council will consider approving the SEIU collective bargaining unit tentative agreement as presented.
 - B. **City – Ordinance 405 - Adoption of 2024 International Property Municipal Code (IPMC)**
Council will consider adopting Ordinance 405 as presented.
 - C. **City – Special Event Permit Application 2026-12 – Collywobbles Theatre Company**
Council will consider approving Special Event Permit Application 2026-12.
 - D. **WR – Odor Control Study**
Council will consider approving a Professional Services Agreement (PSA) with BioAir Solutions LLC to perform an Odor Control Study at the Water Renewal plant for \$24,250.00.
11. **Communications:** The April 2026 Department of Public Safety Report and the 04/14/2026 DDA/TIFA/BRA meeting minutes.
12. **Accounts Payable - \$139,831.11**
13. **Public Comments**
14. **Staff Comments**
15. **Council Comments**
16. **Adjournment**

Agenda Subject to Change

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

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Reports & Communications:

A. City – SEIU Collective Bargaining Unit Tentative Agreement

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

Recommended action: Consider approving the SEIU collective bargaining unit tentative agreement as presented.

B. City – Ordinance 405 – Adoption of the 2024 International Property Maintenance Code (IPMC)

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

Recommended action: Consider adopting Ordinance 405 as presented.

C. City – Special Event Permit Application 2026-12 – Collywobbles Theatre Company

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

Recommended action: Consider approving Special Event Permit Application 2026-12.

D. WR – Odor Control Study

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

Recommended action: Consider approving a Professional Services Agreement (PSA) with BioAir Solutions LLC to perform an Odor Control Study at the Water Renewal plant for \$24,250.00.

Reminder of Upcoming Meetings:

- June 03, 2026 – Planning Commission
- **June 08, 2026 – City Council – 7:00pm**
- June 09, 2026 – DDA/BRA/TIFA – 7:30am
- June 09, 2026 – Parks & Trees – 4:00pm
- June 17, 2026 – Planning Commission – 6:30pm

Agenda Subject to Change

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

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