

MINUTES  
Plainwell City Council  
June 26, 2023

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Andrew Fritz of Lighthouse Baptist Church gave the invocation.
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 June 12, 2023 regular meeting and the Council Minutes of the June 20, 2023 special meeting. On a voice vote, all voted in favor. Motion passed.**
6. Public Comment: None.
7. County Commissioner Report: County Commissioner Gale Dugan gave an update on a remodeling project at the Allegan County Courthouse. This project allows useable space and room for a 3<sup>rd</sup> Circuit Court Judge. He stated that Judge Kengis is retiring, and there is hope that the State of Michigan will help defray the cost of hiring a visiting judge at ~\$400/day. Several grants have been applied for, including the Robin Grant which would provide Broadband service to ~12k households in Allegan County. He stated that there is no Gypsy Moth suppression plan at this time.
8. Finance Director/Deputy Clerk Kelley reported one change to the published Agenda. Item N to consider purchase approval for a water rescue boat for the Department of Public Safety was added.  
**A motion by Steele, seconded by Overhuel, to approve the Agenda for the June 26, 2023 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
9. Mayor's Report: None.
10. Recommendations and Reports:

- A. **A motion by Overhuel, seconded by Steele, to open a Public Hearing at 7:03pm to consider the Commercial Rehabilitation Tax Exemption request. On a roll call vote, all in favor. Motion passed.**  
After a brief discussion, Council together with City Manager Lakamper decided to table the request to allow for further research. Of note- the request contained no site plans, and asked for a 10-year exemption.

**No public comment.**

**A motion by Steele, seconded by Overhuel, to close the Public Hearing at 7:05pm. On a roll call vote, all in favor. Motion passed.**

**A motion by Steele, seconded by Overhuel, to table the request at 7:06pm. On a roll call vote, all in favor. Motion passed.**

- B. Finance Director Kelley reported having communicated with two Board members, each of whose term expires on June 30. Both members expressed desire to continue serving. The Mayor recommended re-appointment of both members, subject to Council confirmation. There are vacancies on several boards, and applications are currently being reviewed.  
**A motion by Keeney to confirm both appointments to their respective Boards, seconded by Wisnaski. On a roll call vote, all voted in favor. Motion passed.**
- C. City Manager Lakamper provided information on competing bids for land at 830 Miller Road. Nobis has offered \$25,000 per acre for 20.48 acres for all three (3) lots abutting Lincoln Parkway. It was noted by City Manager Lakamper that this offer included all road frontage with utility supply. Profielnorm USA has submitted a Letter of Intent to purchase 15 acres at full asking price of \$35,000 per acre, with parcels that run North and South, thus allowing road frontage with utility access to other potential buyers. A representative from Profielnorm USA spoke to council, and stated that it is the company's intention to build a steel manufacturing plant, with employment potential for ~35 persons, and room for employee growth with business expansion. He stated that Plainwell would be the sole location of Profielnorm USA in the United States. He shared that Profielnorm was excited to be a part of the City of Plainwell, as both Profielnorm USA and Plainwell are known as "Islands".  
**A motion by Steele, seconded by Keeney, to acknowledge and agree to the terms of the Letter of Intent from Profielnorm USA to purchase 15 acres of land from the City of Plainwell. On a roll call vote, all voted in favor. Motion passed.**
- D. Superintendent Nieuwenhuis recommended Oudbier Instrument Co. to install a new meter at well 7. He submitted two bids to council for review, with preference to Oudbier based on their quote. He noted that there is a 3-4 week lead time for the meter.  
**A motion by Keeney, seconded by Wisnaski, to utilize Oudbier Instrument Co. for purchase and installation of a new meter at well 7. On a roll call vote, all voted in favor. Motion passed.**
- E. Finance Director Kelley and City Manager Lakamper gave updates concerning the 2022/2023 budget amendment. It was noted that the General Fund decreased \$7,200 (due to overtime pay for the Police Department and vacation time payout to retiring employees) and the Solid Waste fund decreased \$7,600 (due to equipment rental and unexpected legal costs).  
**A motion by Overhuel, seconded by Steele, to approve budget amendments as presented. On a roll call vote, all voted in favor. Motion passed.**
- F. Finance Director Kelley stated that the current Police Officers Labor Council labor (POLC) contract is up for renewal. Personnel Coordinator Kersten and City Attorney Pecor met with members of the POLC to negotiate terms for the new contract. Highlights include, but are not limited to: Health Savings Account deposits being made through payroll contributions, instead of a lump-sum deposit at the beginning of the plan year; Wages increasing 5% in year 1, 3.5% in years 2 and 3, and 3% in year 4 of the new contract; and vacation allowances being updated.  
**A motion by Wisnaski, seconded by Keeney, to approve the 4-year contract with the Police Officers Labor Council. On a roll call vote, all voted in favor. Motion passed.**
- G. Finance Director Kelley reminded Council about the recently finalized water rate study provided by Bakertilly. The resolution formalizes rates approved by Council at the June 12 meeting, and specifically identifies each ready-to-serve charge by meter size. The resolution also updates waste water rates which continue to be computed based on CPI.  
**A motion by Steele, seconded by Keeney, to adopt Resolution No. 2023-18 Establishing Water and Waste Water User Fees and Charges and place on file. On a roll call vote, all voted in favor. Motion passed.**

The City of Plainwell is an equal opportunity employer and provider

- H. Finance Director Kelley discussed the creation of a Special Assessment District to allow recycling costs to be billed with property tax.  
**A motion by Steele, seconded by Keeney, to approve Resolution No. 2023-19 and place on file. On a roll call vote, all voted in favor. Motion passed.**
- I. Finance Director Kelley discussed the creation of a Special Assessment District to allow semi-annual solid waste removal service costs to be billed with property tax.  
**A motion by Keeney, seconded by Wisnaski, to approve Resolution No. 2023-20 and place on file. On a roll call vote, all voted in favor. Motion passed.**
- J. Finance Director Kelley presented the proposed general fines and fees for the upcoming year taking which take effect on July 1, 2023.  
**A motion by Keeney, seconded by Wisnaski, to approve Resolution No. 2023-21 Fines and Fees Fiscal Year 2024 and place on file. On a roll call vote, all voted in favor. Motion passed.**
- K. **A motion by Steele, seconded by Overhuel, to open a Public Hearing at 7:49pm for consideration of the 2023-2024 Plainwell City Budget. On a roll call vote, all in favor. Motion passed.**  
Finance Director Kelley reported on the budget. Of concern were the Motor Pool Fund, the Solid Waste Fund, and the General Fund. Finance Director Kelley thanked Public Safety, the Department of Public Works, City Hall and Council for the assistance provided in creating this year's budget.
- No public comment.**
- A motion by Steele, seconded by Overhuel, to close the Public Hearing at 7:54pm. On a roll call vote, all in favor. Motion passed.**  
**A motion by Keeney, seconded by Wisnaski, to approve the 2023-2024 Plainwell City Budget and approve Resolution No. 2023-22 General Appropriations and Resolution No. 2023-23 Special & Operating Funds Appropriations and place on file. On a roll call vote, all in favor. Motion passed.**
- L. Finance Director Kelley presented a listing of blanket purchase orders for approval for fiscal year 2024. He explained that the city has ongoing contracts requiring purchase orders to improve efficiency and lessen delay.  
**A motion by Overhuel, seconded by Steele, to approve 21 confirming and blanket purchase orders Fiscal Year 2024 as presented. On a roll call vote, all voted in favor. Motion passed.**
- M. Finance Director Kelley stated that Public Act 152 of 2011 allows three options for employee healthcare. The City of Plainwell chooses Section 4 "80%/20%", as it has in years past.  
**A motion by Wisnaski, seconded by Keeney, to approve Resolution No. 2023-24 and place on file. On a roll call vote, all voted in favor. Motion passed.**
- N. Deputy Director Varley discussed with council the need to replace the 1995 river rescue boat. The current rescue boat is inflatable, and leaks. It has a low weight limit and underpowered motor. A suitable replacement rescue boat has been located by Public Safety Director Callahan. It is used, and priced as such. This purchase would allow significantly improved water rescues for Plainwell as well as neighboring communities.  
**A motion by Overhuel, seconded by Steele, to approve the purchase of a water rescue boat by the Department of Public Safety. The purchase amount is not to exceed \$20,000 and includes boat, trailer**

and any/all modifications required to such. 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 May Water Renewal and Public Safety Reports. 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 \$136,499.71 for payment of same. On a roll call vote, all voted in favor. Motion passed.**

13. Public Comments: None.

14. Staff Comments:

Personnel Coordinator Kersten had no comment.

Superintendent Nieuwenhuis reported bridge work wraps up this week. There is a curing period before the final coating can be applied. He reported that the Jersey Street paving is underway and progressing well.

Community Development Manager Siegel reported that all current projects are going well.

Superintendent Pond had no comment.

Finance Director/Deputy Clerk Kelley reports that Tax and Utility bills are being mailed this week.

City Manager Lakamper provided an update on the MRWA well head protection project. MRWA confirmed that there will be no cost to the City. He gave a lead abatement project update, and shared that there is a new process being trailed, and if successful, abatement will continue in July.

City Clerk Leonard had no comment.

Deputy Director Varley stated that DPS has solved two local cases of burglary and vandalism. He shared that the response to and containment of the recent propane tanker fire was admirable and successful, with several communities working together to provide support.

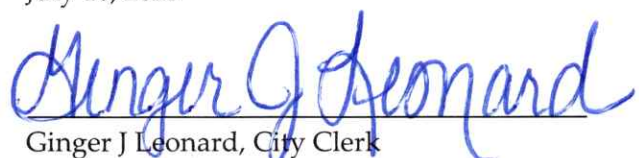
15. Council Comments: None

16. Adjournment:

**A motion by Steele, seconded by Overhuel, to adjourn the meeting at 8:19 PM. On a voice vote, all voted in favor. Motion passed.**

Minutes respectfully  
Submitted by,  
Ginger J Leonard  
City Clerk

MINUTES APPROVED BY CITY COUNCIL  
July 10, 2023

  
Ginger J Leonard, City Clerk