

City of Plainwell



Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Cathy Green, 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

"The Island City"

AGENDA

Plainwell City Council

Monday, July 13, 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 – 06/22/2026 Regular Meeting
6. Public Comments
7. County Commissioner Report
8. Agenda Approval
9. Mayor's Report
10. Recommendations and Reports:
 - A. City – Ordinance 407 – Amending Chapter 52 "Signs" of the Code of Ordinances
Council will consider adopting Ordinance 407 as presented.
 - B. City – Ordinance 408 – Amending Ordinance 405 - 2024 International Property Maintenance Code (IPMC)
Council will consider adopting Ordinance 408 as presented.
 - C. DPS – Golf Cart, E-Bike, and Public Property Ordinance Discussion
Council will consider approving the development of new ordinances addressing regulatory gaps.
 - D. WR – Biosolids Disposal - 5 Year Contract
Council will consider approving a new five-year contract with Bio-Tech Agronomics for annual biosolids disposal with an estimated contract cost of \$141,875.00.
 - E. WR – Annual Flow Meter Calibration
Council will consider approving the annual calibration of flow meters at the Water Renewal Plant by Forberg Smith for \$5,926.00.
 - F. City – Classic Auto Mill Purchase Agreement Amendment
Council will consider approving the first amendment to real estate purchase agreement between the City of Plainwell and Classic Auto Mill which was initially executed on January 26th, 2026.
11. Communications: The June 2026 Investment, Fund Balance, and Water Renewal Reports.
12. Accounts Payable - \$294,667.31
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.

Plainwell is an equal opportunity provider and employer

MINUTES
Plainwell City Council
June 22, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Peter Dams of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Kori Steele, Councilmembers Roger Keeney, Randy Wisnaski and Cathy Green. Absent: None
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 06/08/2026 Budget Workshop and the 06/08/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
 - A. Kevin Deleat, a former Plainwell resident, spoke in support of Christopher Burnett.
 - B. Christopher Burnett introduced himself, sharing he is running for 47th District Court Judge for Allegan County.
7. County Commissioners' Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
8. Agenda approval:
A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the June 22, 2026 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 presented the 2025/2026 City Budget amendments, a housekeeping item accounting for budgetary shifts and/or projects from the previous yearly budget.
A motion by Keeney, seconded by Green, to approve the amendments to the 2025/2026 budget as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed water and wastewater rate adjustments for the new budget year.
A motion by Green, seconded by Keeney, to adopt Resolution 2026-07 Water and Wastewater Rates for Fiscal Year 2026/2027. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Lakamper discussed recycling and bulk trash rates for the new budget year.
A motion by Wisnaski, seconded by Steele, to adopt Resolution 2026-08 Recycling and Bulk Trash Rates for Fiscal Year 2026/2027. On a roll call vote, all voted in favor. Motion passed.
 - D. City Manager Lakamper discussed fines and fees for the new budget year, noting several changes to the fee schedule.
A motion by Keeney, seconded by Steele, to adopt Resolution 2026-09 Fines and Fees for Fiscal Year 2026/2027. On a roll call vote, all voted in favor. Motion passed.
 - E. **A motion by Steele, seconded by Wisnaski, to open a Public Hearing at 7: 30pm for consideration of the 2026/2027 City Budget. On a voice vote, all in favor. Motion passed.**

City Manager Lakamper gave a presentation on the 2026/2027 City Budget.

No public comment.

A motion by Steele, seconded by Wisnaski, to close the Public Hearing at 7:42pm. On a voice vote, all in favor. Motion passed.

A motion by Steele, seconded by Wisnaski, to adopt Resolution 2026-10 General Appropriations Act and Resolution 2026-11 Special and Operating Funds Appropriations Act, approving the Plainwell City Budget for Fiscal Year 2026/2027. On a roll call vote, all in favor. Motion passed.
 - F. City Manager Lakamper presented a listing of blanket purchase orders for approval for fiscal year 2027. These items are for previously approved contracts, sole-source purchases or blankets for reoccurring purchases to preferred vendors.
A motion by Wisnaski, seconded by Steele, to approve 42 blanket and confirming purchase orders for Fiscal Year 2027 as presented. On a roll call vote, all voted in favor. Motion passed.
 - G. City Manager Lakamper discussed the health insurance options available to the City.

MINUTES
Plainwell City Council
June 22, 2026

A motion by Steele, seconded by Wisnaski, to adopt Resolution 2026-12 approving the 80/20 Employer/Employee Health Care Cost Option for Fiscal Year 2026/2027. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the May 2026 Department of Public Safety and Water Renewal Reports, and the 05/12/2026 DDA/BRA/TIFA meeting minutes and the 4/14/2026 Parks & Trees meeting minutes. 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 \$251,943.07 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Finance Director/Treasurer Wilcox shared she is glad the budget was approved and adopted, and that we can move on for the year. It was a big process, but it's done now.

Superintendent Nieuwenhuis had nothing to report.

Deputy Superintendent Keyzer shared that generators are being wired to support the lift stations during power outages.

Director Callahan had nothing to report.

Clerk Leonard shared that ballots for the upcoming August election arrived, and that Absent Voter ballots will be mailed out soon.

City Manager Lakamper stated that Ransom Library is hosting a reading of the Declaration of Independence on Wednesday, July 8th at 6pm.

He asked if Council members had received email invitations to the Chamber of Commerce grand opening in Otsego. Some members did not, so Justin will check in with Miranda from the Chamber to confirm email addresses.

He discussed the sale of the Mill buildings, sharing that the title work had come back. The title work was needed to complete the survey, which was needed to complete the sale. The City attorney has been working on an amendment to the purchase agreement to include the sale of building 2 to Classic Auto Mill and clarify the details of any reimbursements made from the insurance settlement to CAM for repairs or renovation to building 2. As soon as the amended agreement and survey come back, everything will come to Council for final approval.

He shared that Mill 17 was disappointed with the parking lot situation but did ask the City to provide them with a letter for their lender stating they could use the parking area for their business. Lakamper stated he is providing them with that, but it is not special in any way. They will have the same access and use of the parking lot as anyone else.

He thanked Finance Director/Treasurer Wilcox for her work on the budget, noting it was her first year with Plainwell.

15. Council Comments:

Mayor Pro Tem Steele shared that she had witnessed two young men on bikes, one motorized, one not, almost collide with a pedestrian near the police station. She wonders what can be done about golf carts and other motorized vehicles on sidewalks and streets near Thurl cook park. Director Callahan stated that golf carts are not allowed on city streets, and that all vehicles driven on the street must be street legal. There was a discussion of the danger of golf carts on the streets, and concern with them being driven by kids with little or no adult supervision.

Councilmember Wisnaski said the flowers look great.

Councilmember Green shared that the Art's Council just finished the children's theater residency. The event was popular and it went well. It will be offered again next year. She reminded everyone about the Collywobbles performance Thursday night at the band shell. They will be doing a old radio play at 7pm. It is a comedy and is free to the public.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:58pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
July 13, 2026

JoAnn Leonard, City Clerk

**CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

ORDINANCE NO. 407

AN ORDINANCE TO AMEND CHAPTER 52 “SIGNS” OF THE CITY OF PLAINWELL CODE OF ORDINANCES; TO AMEND SEC. 52-10, TO AMEND SUBSECTION C TO ADD THE SERVICE BUSINESS (SB) ZONING DISTRICT; TO AMEND SEC. 52-10 (C)(7), TO INCLUDE THE SERVICE BUSINESS (SB) AND CENTRAL BUSINESS (CBD) ZONING DISTRICTS, AND ADD A NEW SUBSECTION E; TO AMEND SEC. 52-10, TO AMEND SUBSECTION D FROM “USES” TO “SIGNS”; TO AMEND SEC. 52-10, TO AMEND SUBSECTION E TO READ “INDUSTRIAL DISTRICT”; TO AMEND SEC. 52-10 (E), TO AMEND SUBSECTION 5 TO INCLUDE THE SERVICE BUSINESS (SB) ZONING DISTRICT; AND TO AMEND SEC. 52-17, TO AMEND THE TABLE OF REFERENCES.

CITY OF PLAINWELL, ALLEGAN COUNTY, MICHIGAN, ORDAINS:

Section 1. Amendment of Sec. 52-10. Sec. 52-10, “District Sign Regulations,” Subsection C, of Chapter 52, “Signs,” of the City of Plainwell Code of Ordinances is amended to read as follows:

C. Signs in Local Commercial (C-1), Community Service (CS), Service Business (SB), and Central Business District (CBD). Total signage shall not exceed a maximum of 30% per frontage.

Section 2. Amendment of Sec. 52-10. Sec. 52-10, “District Sign Regulations,” Subsection C (7), of Chapter 52, “Signs,” of the City of Plainwell Code of Ordinances is amended to read as follows:

7. Freestanding or ground mounted signs. One freestanding or ground mounted sign shall be permitted on-premises per site in the C-1, CS, SB, and CBD Districts subject to the following.

- a. The leading edge of the sign may be located no closer than five feet from the property line.
- b. The height of any sign shall not exceed 16 feet above adjacent grade.
- c. For sites having frontage on more than one street, the number of freestanding or ground mounted signs permitted may be increased to one on-premises sign per street frontage with a maximum of two signs.
- d. Any ground mounted or freestanding sign may be no larger than 50 square feet in surface display area per side.
- e. Ground mounted or freestanding signs shall only be permitted when the street-facing façade of the building is located at least twenty (20) feet from the nearest lot line adjacent to a street. This shall not apply to C-2 signs below.

Section 3. Amendment of Sec. 52-10. Sec. 52-10, “District Sign Regulations,” Subsection D, of Chapter 52, “Signs,” of the City of Plainwell Code of Ordinances is amended to read as follows:

D. Signs in the General Commercial District (C-2). All permitted signs in C-1 subject to the terms and conditions herein.

Section 4. Amendment of Sec. 52-10. Sec. 52-10, “District Sign Regulations,” Subsection E, of Chapter 52, “Signs,” of the City of Plainwell Code of Ordinances is amended to read as follows:

E. Signs in Industrial District (I).

Section 5. Amendment of Sec. 52-10. Sec. 52-10, “District Sign Regulations,” Subsection E (5), of Chapter 52, “Signs,” of the City of Plainwell Code of Ordinances is amended to read as follows:

5. Planned unit development (PUD) signs. A sign located in a PUD shall conform to this chapter and to the requirement of the district in which the planned unit development is located. Accessory commercial uses as a part of a PUD must adhere to the C-1, CS, SB, and CBD commercial signage regulations.

Section 6. Amendment of Sec. 52-17. Sec. 52-17, “Table: Quick Reference Sign Type And Area Requirements By Zoning District,” of Chapter 52, “Signs,” of the City of Plainwell Code of Ordinances is amended to read as follows:

Zoning District	Wall Signs	Freestanding Signs	Ground Mounted Signs	Billboards	Special Provisions
R-1A, R-1B, R-1C	For home occupations only up to 4 square feet in area not permitted in subdivisions	Not permitted	Not permitted	Not permitted	See text for details about: development entry, temporary and signs exempt from permit requirements
R-2, R-MH	Not permitted	Not permitted	Not permitted	Not permitted	See text for development entry sign and accessory sign provisions
C-1, CS, SB, CBD	Signage shall not exceed 20% of unobstructed wall or a maximum of	1 per business road frontage and shall only be permitted when the street-facing façade of	1 per business road frontage and shall only be permitted when the street-facing	Not permitted	See text for details about: group identification, window, canopy,

	200 square feet of the total signage per wall	the building is located at least twenty (20) feet from the nearest lot line adjacent to a street. Up to 50 square feet in area per side and up to 16 feet in height	façade of the building is located at least twenty (20) feet from the nearest lot line adjacent to a street. Up to 50 square feet in area per side and up to 16 feet in height		restaurant and sidewalk signs
C-2	Signage shall not exceed 20% of unobstructed wall or a maximum of 200 square feet of the total signage	1 per business road frontage up to 50 square feet in area per side and up to 16 feet in height	1 per business road frontage up to 50 square feet in area per side and up to 16 feet in height	Permitted by special use permit along a freeway or primary highway only	See text for requirements for: gasoline service station and business center signs
I	1 sign up to 50 square feet in area	1 sign per site up to 100 square feet	1 sign per site up to 50 square feet	Permitted by special use permit along a freeway or primary highway only	See text for details about group identification signs
PUD	Shall conform to requirements of district	Shall conform to requirements of district	Shall conform to requirements of district	Shall conform to requirements of district	Shall conform to requirements of district

Section 7. Repeal. Any existing ordinance or resolution that is inconsistent or conflicts with this Ordinance is hereby repealed to the extent of any such conflict or inconsistency.

Section 8. Effective Date. This Ordinance is ordered to take effect eight (8) days following publication of adoption in the *Union Enterprise*, a newspaper having general circulation in the City, under the provisions of 2006 Public Act 110, except as may be extended under the provisions of such Act.

ROLL CALL VOTE:

YES:

NO:

Declared adopted on:

Brad Keeler, Mayor

JoAnn Leonard, City Clerk

**CITY COUNCIL
CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

Ordinance No. 408

At a regular meeting of the City Council for the City of Plainwell held on July 13, 2026, the following Ordinance was offered for adoption by Council Member _____, seconded by Council Member _____:

**AN ORDINANCE TO AMEND CHAPTER 48, SECTION 48-4 OF THE
CODE OF ORDINANCES OF THE CITY OF PLAINWELL.**

THE CITY OF PLAINWELL (the “City”) ORDAINS:

Section 1. Amendment to Section 48-4, Chapter 48. Chapter 48, Section 48-4 is amended to read in its entirety as follows:

Sec. 48-4. Adoption of the International Property Maintenance Code, 2024 Edition.

The International Property Maintenance Code, 2024 edition, as published by the International Code Council, Inc., is hereby adopted by reference as the property maintenance code of the City of Plainwell, with the following additions, insertions, deletions and changes.

The following local standards are adopted with respect to the city's enforcement of the 2024 International Property Maintenance Code:

Section 101.1. Insert: "City of Plainwell" in place of "[NAME OF JURISDICTION]"

Section 102.2.1. Added to read in its entirety:

Utilities. Every occupied structure shall be supplied with hot and cold water, and on-site sewage disposal service, heating capacity, and electricity, unless otherwise provided for by this code. Services not contracted by the occupant shall be the responsibility of the owner.

Section 102.2.2. Added to read in its entirety:

Utilities and services maintained. No person, except as provided herein, shall cause any of the following utilities, services, facilities or equipment to be shut off, disconnected, removed or otherwise terminated or interrupted when the utility, service, facility or equipment is being furnished to or used by another person:

1. Water
2. Sewer
3. Fuel
4. Heat

5. Hot Water

6. Electric

7. Ventilation or air conditioning

This section 102.2.2. shall not apply to a necessary temporary interruption of service required for maintenance, repair or replacement or to any temporary interruption needed to act upon an emergency or hazardous condition. Except as otherwise provided by law, any termination or interruption of water, sewer, gas or electric utility service for nonpayment of bills shall be deemed to be caused by the person who contracted with the utility for the service.

Section 102.2.3. Added to read in its entirety:

Dwellings. No person or persons shall occupy or allow the occupancy of any structure or vehicle which is not designed or constructed for approved residence purposes.

Section 102.3. Amended to read in its entirety:

Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building code, electrical code, plumbing code, and mechanical code, ~~national fire code and international fuel gas code~~ which are being enforced on the date that this code is used.

Section 103.1. Amended to read in its entirety:

Code Official. The City building official or his or her designee shall be known as the code official for purposes of this code and shall be responsible for the implementation, administration, and enforcement of the provisions of this code.

Section 103.2. Deleted in its entirety.

Section 104.1. Amended to read in its entirety:

Fees. The fees for activities and services performed by the City in carrying out its responsibilities under this code shall be established by resolution of the City Council from time to time.

Section 106.1.1 Added to read in its entirety:

Appeal board. The board of appeals shall consist of the members of the City construction code board of appeals. All appeals shall be governed by the procedures for appeals to the construction code board of appeals.

Section 107.3. Amended to read in its entirety:

Municipal civil infraction. Any person who shall violate or fail to comply with a provision of this code, or who fails to comply with a notice of violation or order served under this code,

shall be deemed responsible for a municipal civil infraction, subject to the penalties and remedies in section 107.4. The code official is authorized to issue municipal civil infraction citations or municipal civil infraction violations notices. Any corrective action taken or initiated by the City shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate, which costs and lien may be collected or enforced through a single lot special assessment or in any other manner authorized by law.

Section 107.4. Amended to read in its entirety:

Violation penalties. The penalty for a violation of this code shall be a civil fine of not less than ~~\$50.00~~ plus costs and other sanctions, for each violation, and repeat offenses shall be subject to increased fines, all as set forth in ~~section 1-11~~ of the City's Code of Ordinances, as amended. Each day that a violation continues shall be deemed a separate offense. The City may in a municipal civil infraction action initiated under this code request a court order to restrain, correct or abate a violation, to prevent occupancy of a building, structure or premises that is not in compliance with the provisions of this code, to stop an illegal act, conduct, business or utilization of a building, structure or premises, or to restrain or correct the erection, installation, maintenance, repair or alteration of a structure that is in violation of this code. The City may also seek injunctive or any other relief authorized by applicable law.

Section 107.3. Amended to read in its entirety:

Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be responsible for a municipal civil infraction and subject to a fine of not less than \$150 or more than \$500 and such other costs and expenses as provided for by law.

Section 109.2.2. Added to read in its entirety:

Vacancy maintained. Any structure that is vacant at the time a violation notice is issued for the shut-off of a required utility service or a hazardous, unsafe or unsanitary condition shall not be occupied until the cited violation has been corrected.

Section 109.4.2. Amended to read in its entirety:

Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

- (1) Delivered personally; or
- (2) Sent by certified or first class mail addressed to the last known address and posted in a conspicuous place on or about the structure affected by the notice.

Municipal civil infraction citations shall be served in accordance with the City's Code of Ordinances, as amended.

Section 111.2.1. Added to read in its entirety:

Emergency Orders. If the code official determines that any emergency condition exists or is likely to exist, the code official shall immediately attempt to verbally inform the owner and all occupants of the structure of nature of the condition. The code official shall also immediately attempt to verbally order the responsible person or owner to correct the condition. Such an order shall be effective immediately. Written notice called for by this code shall be prepared and mailed to the owner and occupants as soon as practicable after the verbal notice is given (or attempted to be given). Failure to comply with any emergency order is a violation of this code.

Section 202. Amended to supplement, add, or replace the following definitions to read as follows:

ACCESSORY BUILDING. Any structure other than a principal building which is located upon the same property as the principal building, including, without limitation, garages and sheds.

BASEMENT. That portion of an enclosed space under a building which is partially or wholly below grade and which has poured concrete, block, stone or similar durable bearing walls and a poured concrete floor.

BASIC STRUCTURAL ELEMENT. The parts of a building which provide the principal strength, stability, integrity, shape and safety, including, without limitation, plates, studs, joints, joists, rafters, stringers, stairs, subflooring, flooring, sheeting, lathing, roofing, siding, window frames, door frames, porches, railings, eaves, chimneys, flashing, masonry and all other essential components.

CITY. The municipal corporation that is the City of Plainwell and includes all authorized agents of the City of Plainwell when acting within the scope of their authority.

DWELLING UNIT. A room, or rooms connected together, constituting a separate, independent housekeeping establishment for occupancy by one family, physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking, bathing room and sleeping facilities.

EMERGENCY. A condition of imminent danger calling for immediate action in order to avoid death, injury or illness to a human or the destruction or severe damage to real property or fixtures thereto.

FAMILY. A person living alone in a single dwelling unit or two or more persons whose domestic relationship is of a continuing, nontransient character and who reside together as a single house-keeping unit in one dwelling unit. This definition shall not include a collective number of individuals occupying a motel, fraternity, sorority, society, club, boarding or lodging house, or any other collective number of individuals whose domestic relationship is of a transient or seasonal nature.

GOOD REPAIR. To be properly installed, stable and maintained sufficiently free of defects or deterioration so as to be functional for its present use and to be safe and sanitary.

GOOD WORKMANSHIP. Completing a task of construction, repair or replacement to commonly accepted industry standards, using materials, finishes and design equal to or equivalent to those being repaired or replaced. The result shall be free of defects, operate as intended and create no unsafe conditions.

INTERIOR FIXTURE. Those interior items and hardware which provide customary finished amenities and protection within a dwelling. Interior fixtures include, without limitation, doors, door knobs, latches, locks, hinges, handles, hooks, light fixtures, electric outlet or switch cover plates, vent or opening grates, railings and mirrors.

KITCHEN. A room used or intended to be used for the preparation of food or for both the preparation and consumption of food, but not for any other living or sleeping purposes.

ONE-FAMILY DWELLING. A building containing one dwelling unit.

SAFE. A condition which is not likely to do harm to humans or to real or personal property.

SANITARY. Free of grease, excrement, dirt, food residue, garbage, rust or similar matter which can harbor bacteria unsafe to humans or animals, or which produces strong odors, or which provides food for, or is an available source of food for, animals or insects.

STRUCTURE. Anything constructed or placed upon a property which is supported by the ground or which is supported by any other structure, but not a currently licensed vehicle.

TRASH. Waste materials and items which are broken or discarded and which are of little or no value, including, without limitation, plaster, paper, wrappings, plant cuttings, household furnishings, building materials, appliances, equipment, machinery, packing and clothing.

TWO-FAMILY DWELLING. A building containing two dwelling units.

UNSAFE. A condition which is reasonably likely to do harm to humans or property if not corrected or stopped.

VERMIN. Rodents, birds and insects which are destructive of real or personal property or injurious to health.

Section 301.1. Amended to read in its entirety:

Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of all buildings, structures, premises and accessory buildings, whether occupied or unoccupied.

Section 301.4. Added to read in its entirety:

Compliance. All buildings, structures, premises and accessory buildings, whether occupied or unoccupied, shall meet or exceed the standards of this code.

Section 302.1. Amended to read in its entirety:

Sanitation. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. Outdoor storage of material of value shall not be permitted on a front or side porch or deck. Material kept outside shall be stored in a safe and sanitary manner and shall not have openings which may provide harborage for vermin.

Section 302.3. Amended to read in its entirety:

Sidewalks and Driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of good repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of this code.

Section 302.4.:

6 inches to be inserted.

Section 3.02.4.1, Added to read in its entirety:

Spite Lawns. For purposes of this section, a “spite lawn” is defined as an area previously managed as a turfgrass lawn that has been converted to a non-porous or erosion-prone surface following a determination by the City that the maximum allowable lawn height under the City’s Code of Ordinances has been exceeded. Because of the importance of maximizing the amount of porous surface within the City for purposes of stormflow and sedimentation management, the establishment of spite lawns within the City is prohibited. In order to prevent excessive sedimentation in the City’s storm drainage system, areas of parcels formerly vegetated may not be entirely denuded of vegetative cover through herbicide use, scalping, or other means of conversion to an unpaved, unvegetated condition. The following areas are exempted: (1) areas that are part of active, bona fide construction or landscaping projects with proper sedimentation controls in place and (2) areas that are part of a bona fide xeriscaping management system. In order to prevent excessive runoff to the City storm drainage system, areas of parcels formerly vegetated may not be entirely covered in a non-porous surface such as asphalt, concrete, or similar materials. Areas that are being paved as part of a bona fide and permitted construction project are exempted.

Section 302.8. Amended to read in its entirety:

Motor vehicles. Except as provided for in other regulations, no currently unregistered, unlicensed, or uninspected motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of

being stripped or dismantled. **All motor vehicles must be able to be legally operated on a public roadway or area open to the general public.**

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes, and all work is performed by the vehicle owner.

Section 302.10. Added to read in its entirety:

Steps and stairs. Exterior steps and stairs shall comply with the requirements of this code and any walkway, passageway or stairway with a vertical drop of more than eight inches shall be provided with a step or steps not greater than eight inches in height.

Section 302.11. Added to read in its entirety:

Trees and shrubs. Trees and shrubs shall be trimmed or removed as necessary to prevent potential damage or further damage to a structure, principal building, or accessory building.

Section 304.5.1. Added to read in its entirety:

Basement Floors. Basement floors shall be maintained in good repair.

Section 304.13.2. Amended to read in its entirety:

Operable windows. Every window, other than a fixed window, shall be maintained in good repair and easily operable and capable of being held in position by window hardware.

Section 304.14. Amended to read in its entirety:

Insect screens. From May 1 through October 31, a tight-fitting insect screen maintained in good repair shall be fit over every operable window. Doors used for natural ventilation shall be fitted with screen doors in good repair and shall have a self-closing device in good working order.

Section 304.15. Amended to read in its entirety:

Doors. All exterior doors and hardware shall be maintained in good repair. Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door.

Section 304.20. Added to read in its entirety:

Exterior attachments. Exterior attachments to basic structural elements including, without limitation, gutters, downspouts, screening, vents, antennas, awnings, and utility connections shall be maintained in good repair.

Section 305.3. Amended to read in its entirety:

Interior surfaces, fixtures, and appliances. All interior surfaces, including windows and doors, all interior fixtures, and all appliances required by this code or otherwise present in the

structure, shall be maintained in good repair, and kept in clean, operable and sanitary condition. Peeling, chipping, flaking or abraded paint, cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Section 305.3.1. Added to read in its entirety:

Interior flooring. All floors in any room where a water faucet is present shall be protected by an unbroken waterproof or water-resistant covering such as water-resistant paint, tile, linoleum or carpet. Such coating or covering shall be maintained in good repair.

Section 305.5. Amended to read in its entirety:

Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting imposed loads and shall be maintained in good condition. Guardrails shall be fitted with sufficient vertical balusters or masonry so that the narrow dimension of any opening below the guardrail is not greater than four inches.

Section 305.7. Added to read in its entirety:

Exits and egress. No marked exit shall be partially or totally blocked. An exit or egress from any space shall open easily and shall not have a dead bolt, or locking device that requires a key or knowledge of a combination lock or code to unlock from the inside. Hasp hardware is prohibited on any exit door.

Section 308.1. Amended to read in its entirety:

Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage. All trash and garbage shall be removed from a structure, yard or premises at least once per week.

Section 309.3. Amended to read in its entirety:

Single occupant. Unless otherwise provided for by this code, each occupant of a one-family dwelling shall be responsible for maintaining the standards set forth in this code for the structure and property.

Section 403.1. Amended to read in its entirety:

Habitable spaces. At least one required window or skylight in a habitable room must open safely, readily and directly to the outdoors, unless mechanical ventilation which meets the requirements of this section is provided. Any opening window or skylight shall be maintained in good repair. A permanently and properly installed mechanical cooling or fresh air ventilation system controlled by the occupants and maintained in good repair may be used in place of natural ventilation provided provisions for natural light are maintained, and further provided that required means of egress provisions are met as provided by the Building Code.

Section 506.1. Amended to read in its entirety:

General. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system which is in good repair and free of leaks.

Section 602.1. Amended to read in its entirety:

Facilities required. Every occupiable structure shall have approved heating facilities installed as required by this section, and all facilities shall be maintained in good repair.

Section 602.2. Amended to read in its entirety:

Residential occupancies. Every dwelling shall be provided with approved heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Section 602.3. Amended to read in its entirety:

Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guest room on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October to May to maintain the room temperatures specified in section 602.2.

Section 602.4. Insert: "October 1" in place of "[DATE]" in the first instance and "May 1" in place of "[DATE]" in the second instance.

Section 605.1. Amended to read in its entirety:

Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner in good repair.

Section 605.2. Amended to read in its entirety:

Receptacles. Every habitable space shall contain at least two separate and remote duplex outlets (except that a fixed ceiling or wall light fixture activated by a switch may be substituted for one of the required duplex outlets). Kitchens shall contain at least two duplex wall outlets and at least one fixed overhead light fixture, switch activated. Bathrooms shall contain at least one duplex outlet and one fixed light fixture, switch activated. Laundry area duplex outlets shall be properly grounded. Any new duplex outlet required by this code and located within six feet of a sink or in a bathroom shall be a ground fault interceptor device. All electrical outlets and fixtures shall be maintained in good repair.

~~*Section 701.1.* Amended to read in its entirety:~~

~~**Fire code.** The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment. The provisions in this chapter are intended to supplement the *International Fire*~~

~~Code, as may be adopted by the City from time to time, and the *International Fire Code* shall govern in the event of a conflict.~~

~~Section 701.2. Amended to read in its entirety:~~

~~**Responsibility.** The owner of the premises shall provide and maintain such fire safety facilities and equipment as required by the *International Fire Code* and shall maintain such facilities and equipment in good repair. A person shall not occupy as owner-occupant, or permit another person to occupy, any structure that does not comply with this chapter or the *International Fire Code* as adopted.~~

Section 2. Repealer. All ordinances and resolutions or parts of ordinances and resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 3. Savings Clause. The provisions of this Ordinance are severable. If any part of this Ordinance is declared void or inoperable for any reason by a court of competent jurisdiction, such declaration does not void any or render inoperable other part or portion of this Ordinance.

Section 4. No Effect on Pre-Existing Proceedings. Nothing in this Ordinance or in the code hereby adopted shall be construed to affect any suit or proceeding pending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by the adoption of this Ordinance.

Section 5. Effective Date. This Ordinance is effective ten (10) days following its publication in the manner permitted by law.

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

Brad Keeler
Mayor

JoAnn Leonard
City Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of the amendment to the Code of Ordinances for the City of Plainwell, Allegan County, Michigan, adopted by the City Council for the City of Plainwell at the time, date and place as specified above, pursuant to the required statutory procedures.

Respectfully submitted,

JoAnn Leonard
City of Plainwell Clerk

City of Plainwell



“The Island City”

Department of Public Safety
119 Island Ave
Plainwell, Michigan 49080
Phone: 269-685-9858
Fax: 269-685-5460
publicsafety@plainwell.org
www.plainwell.org

MEMORANDUM

TO: Mayor and City Council

FROM: Kevin Callahan, Director of Public Safety

DATE: 06/24/2026

RE: Golf Cart, E-Bike, and Public Property Ordinance Considerations

PURPOSE

The purpose of this memorandum is to inform City Council of several regulatory gaps identified during recent research conducted by the Department of Public Safety and to seek Council's direction regarding whether staff should pursue the development of new ordinances addressing these issues.

BACKGROUND

Over the past several months, the Department of Public Safety has received complaints regarding the operation of golf carts on city streets and within public parks, as well as complaints involving the operation of electric bicycles (e-bikes) in public areas.

In response to these concerns, staff conducted a review of applicable Michigan statutes and existing City ordinances to determine what enforcement options currently exist.

FINDINGS

Golf Carts

Staff initially believed golf carts were regulated under Michigan's Off-Road Vehicle (ORV) laws and that citations could be issued for operation on city streets under existing provisions. Upon further review, it was determined that golf carts are not classified as ORVs under Michigan law.

While some Michigan communities have adopted local ordinances specifically authorizing and regulating golf cart operation on public streets, the City of Plainwell currently does not have an ordinance that specifically addresses golf cart operation. As a result, enforcement options are limited unless another traffic violation or safety concern is present.

E-Bikes

Staff also reviewed state law and local ordinances relating to electric bicycles. Michigan law generally permits e-bike operation in many locations unless restricted by local ordinance. The City currently has limited regulations specifically governing e-bike operation on sidewalks, in parks, on trails, or in other public spaces.

As e-bike use continues to increase and speeds and capabilities of these devices expand, communities throughout Michigan are evaluating whether local regulations are necessary to address safety concerns and establish clear operating standards.

Camping and Sleeping on Public Property

The Department has also received questions regarding individuals sleeping, camping, or otherwise occupying public parks and other city-owned property for extended periods of time.

A review of the City's existing ordinances identified potential gaps in the City's ability to address camping, sleeping, and prolonged occupancy of public property when such conduct is inconsistent with the intended use of the property and does not otherwise violate a specific ordinance.

To address these concerns, staff has prepared draft ordinances related to:

- Camping, sleeping, and overnight occupancy in city parks.
- Camping, sleeping, and overnight occupancy on other city-owned property, including parking lots, public buildings, and similar public areas.

POLICY CONSIDERATIONS

Should Council wish to pursue regulation in these areas, staff believes ordinances could be developed that would:

- Clarify where golf carts may or may not be operated.
- Establish operational requirements and enforcement provisions for golf carts.
- Regulate e-bike operation in parks, on sidewalks, and in other public spaces.
- Prohibit camping, sleeping, and overnight occupancy on city-owned property while preserving lawful public access and recreational use.
- Provide clear enforcement authority for police and public safety personnel.

Any proposed ordinance would be reviewed by the City Attorney to ensure compliance with applicable state and federal law.

REQUEST FOR COUNCIL DIRECTION

At this time, staff is seeking policy direction from City Council regarding whether the City should move forward with the development and review of ordinances addressing:

1. Golf cart operation.
2. E-bike operation.
3. Camping and sleeping in city parks.
4. Camping and sleeping on other city-owned public property.

If Council wishes to proceed, staff will work with the City Attorney to refine draft ordinances and present formal ordinance language for future consideration.

Respectfully submitted,

Kevin Callahan
Director of Public Safety
City of Plainwell



"The Island City"

MEMORANDUM

211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282

TO: City Council / Justin Lakamper, City Manager
FROM: Luke Keyzer, Supt, Water Renewal
DATE: July 6, 2026
SUBJECT: Approval for annual Biosolids removal and land application...

SUGGESTED MOTION: I motion council to approve the removal and land application of Biosolids by Biotech Agronomics Inc for \$26,830.

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BACKGROUND INFORMATION: This is the first year of a 5 year contract. Approximately 500,000 gallons of Biosolids are hauled and land applied every year around November. The Biosolids are the end product of the Wastewater Treatment process. They are beneficial to farmers fields. They supply Nitrogen and Phosphorus to fields that will grow crops that are not for human consumption.

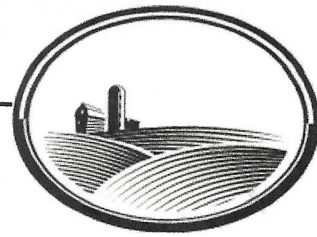
ANALYSIS: The bids for this were sealed bid, and we had 2 bidders. Biotech was the low bid at \$141,875 for the 5 years. Envirogro also bid on the project, and they bid \$163,125 for the 5 years. Both bids include paperwork and required testing for all EGLE requirements.

BUDGET IMPACT: This will affect the 590-540-802.000. This is a yearly budgeted item.

BioTech Agronomics, Inc.

Residual Management Company

1651 US 31 • Beulah • MI • 49617 • P: 231-882-7219 • F: 231-882-9690
www.biotechag.com



July 6, 2026

City of Plainwell
129 Fairlane Street
Plainwell, MI 49080

RE: "BIOSOLIDS LAND APPLICATION SERVICES"

Thank you for the opportunity to respond to your RFP solicitation. BioTech Agronomics, Inc. is a Michigan based Company and has been in the professional residuals management business for over 25 years servicing over 100 facilities in Michigan.

We look forward to being able to continue to work with you on this project.

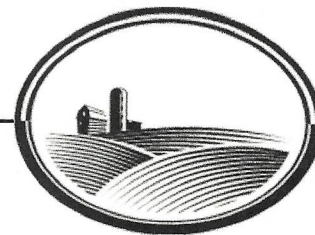
If you have any questions please contact me.

Yours in Service,

Don Popma
General Manager
BioTech Agronomics, Inc.
(616) 835.0100 cell
dpopma@biotechag.com

BioTech Agronomics, Inc. is an equal opportunity employer.

BioTech Agronomics, Inc.



Residual Management Company

1651 Beulah Highway • Beulah • Michigan • 49617

July 6, 2026

CONTRACT FOR TESTING, REMOVAL AND LAND APPLICATION OF BIOSOLIDS FROM THE CITY OF PLAINWELL WATER RENEWAL PLANT

Mr. Luke Keyzer, Superintendent

City of Plainwell

129 Fairlane Street

Plainwell, Michigan 49080

Proposal

BIOTECH AGRONOMICS, INC. is pleased to present this proposal to the City of Plainwell to define proposed work associated with removal and land application of Biosolids generated by the City of Plainwell WWTP located at 129 Fairlane St., Plainwell, Michigan.

Biosolids Loading and Transport

BIOTECH AGRONOMICS, INC. will furnish the necessary labor and equipment to efficiently and safely provide Biosolids Management services for the Plainwell WWTP. BIOTECH AGRONOMICS, INC. will load Biosolids into transport vehicles, transport the Biosolids to EGLE and federally approved application sites, and finally to land apply the Biosolids to suitable local farmland sites. All work performed will be under Michigan Part 24, Federal 503 and local regulations.

Land Application of Biosolids

BIOTECH AGRONOMICS, INC. will provide the labor and equipment to properly apply the Biosolids to suitable local application sites at agronomic rates in accordance with Michigan State University recommendations and applicable federal, state and local regulations. The Biosolids will be subsurface injected or surface applied according to a EGLE approved Residuals Management Plan using sewage sludge applicators equipped with a pressure/vacuum application system.

Determination of Quantity Removed

BIOTECH AGRONOMICS, INC. shall provide the Owner/Plant Superintendent a duplicate copy of load sheets, which detail the following items:

- Date of removal
- Time the applicator loaded in the field
- Applicator identification number
- Operator name
- Gallons of Biosolids on the applicator
- Farmer name and approved field identification number and the number of acres acceptable for use in the field
- Number of acres accepting Biosolids

One copy of the load sheet(s) will stay with the Owner's plant superintendent and the other will remain with BIOTECH AGRONOMICS, INC. The quantity of Biosolids loaded on and transported by the vehicle will be recorded as the certified capacity of the vehicle. All billed quantities will be invoiced by the gallon capacity of each vehicle transporting the material.

Agronomic Services

BIOTECH AGRONOMICS, INC. will provide agronomic management services that include the location of suitable farmland application sites. Application sites will meet the requirements for land application in accordance with applicable federal, state and local regulations for the use and disposal of Biosolids. Proposed farmland application sites shall be properly documented in accordance with Michigan Part 24 requirements. Records at a minimum shall include the following:

- Landowner agreement and permission form
- Soil analyses
- EGLE site I.D. information
- Plat maps indicating location and ownership of property
- SCS or equivalent soil survey map indicating soil types, slope and drainage class
- Relative sludge analyses, soil analyses or cropping information
- Proof of notification to local governing bodies as per EGLE requirements

Regulatory Reports

BIOTECH AGRONOMICS, INC. shall complete all required federal or state reports applicable to the Biosolids land application program. These records shall be maintained by BIOTECH AGRONOMICS, INC. as required by federal, state and local regulations and shall be provided to the Owner.

Laboratory Analyses and Permits

BIOTECH AGRONOMICS, INC. will be provided a EGLE approved Residuals Management Plan (RMP) by the facility. BIOTECH AGRONOMICS, INC. will provide laboratory analyses for total metals and nutrients and fecal coliform testing as needed on the Biosolids samples prior to removal from the facility. BIOTECH AGRONOMICS, INC. will be responsible for all routine soil fertility analyses associated with land application of the Owner's Biosolids during the term of this Agreement. BIOTECH AGRONOMICS, INC. shall not be responsible for any additional analytical testing that federal, state or local regulatory agencies may require.

Health and Safety

BIOTECH AGRONOMICS, INC. shall comply with the federal, state and local laws and regulations and take any needed actions to protect the life and health of employees on the job and the safety of the public and to protect property during the performance of the Agreement.

Insurance

BIOTECH AGRONOMICS, INC. shall provide and maintain at all times during the term of this Agreement the following minimum insurance coverage:

- a) Workers Compensation Insurance in compliance with the statutes of the State of Michigan which has jurisdiction of BIOTECH AGRONOMICS, INC. employees engaged in the performance of services hereunder with a limit of FIVE HUNDRED THOUSAND DOLLARS (\$500,000)
- b) General Liability Insurance with a minimum combined single limit of THREE MILLION DOLLARS (\$3,000,000), including the broad form property damage endorsement
- c) Automobile Liability Insurance (owned, non-owned or hired units) with a minimum combined single coverage limit of ONE MILLION DOLLARS (\$1,000,000)
- d) Pollution Liability Insurance with a minimum combined single limit of FIVE MILLION DOLLARS (\$5,000,000), including the broad form property endorsement

Digester or Tank Cleaning

At the request of the Owner, BIOTECH AGRONOMICS, INC. will provide confined space Digester or Tank cleaning services to remove accumulated Biosolids and or related mater for subsequent land application at the specified hourly rate. Under these conditions, the Owner shall provide for all required cleaning water at no cost to BIOTECH AGRONOMICS, INC. Any material removed under this confined space option shall be billed at the appropriate hourly rate plus the unit rate per gallon for land application of the Biosolids.

Biosolids Tender

The City of Plainwell shall tender all biosolids generated to BIOTECH AGRONOMICS, INC. that are suitable for land application on agricultural land as specified in the scope of this Agreement.

Notification

The City of Plainwell will provide BIOTECH AGRONOMICS, INC. with adequate advance notice of when the facility desires for BIOTECH AGRONOMICS, INC. to remove biosolids from the Facility. Depending on weather, seasonal weight restrictions, and farm land cropping cycles, additional notification may be required.

Cost of Services

7/1/2026 – 6/30/2027 = \$0.0502 per gallon for Biosolids hauling and land application.
Biosolids samples & Fecal samples = \$500.00 each sample.
PFOS-PFAS Testing = \$830.00 per sample.
PCB's, Cyanide, Molybdenum, Hexavalent Chromium & Phenols = \$400.00 per sample.
Tank Cleaning = \$540.00 per hour.

7/1/2027 – 6/30/2028 = \$0.0516 per gallon for Biosolids hauling and land application.
Biosolids samples & Fecal samples = \$500.00 each sample.
PFOS-PFAS Testing = \$835.00 per sample.
PCB's, Cyanide, Molybdenum, Hexavalent Chromium & Phenols = \$410.00 per sample.
Tank Cleaning = \$540.00 per hour.

7/1/2028 – 6/30/2029 = \$0.0531 per gallon for Biosolids hauling and land application.
Biosolids samples & Fecal samples = \$510.00 each sample.
PFOS-PFAS Testing = \$840.00 per sample.
PCB's, Cyanide, Molybdenum, Hexavalent Chromium & Phenols = \$420.00 per sample.
Tank Cleaning = \$540.00 per hour.

7/1/2029 – 6/30/2030 = \$0.0547 per gallon for Biosolids hauling and land application.
PFOS-PFAS Testing = \$850.00 per sample.
Biosolids samples & Fecal samples = \$520.00 each sample.
PCB's, Cyanide, Molybdenum, Hexavalent Chromium & Phenols = \$425.00 per sample.
Tank Cleaning = \$545.00 per hour.

7/1/2030 – 6/30/2031 = \$0.0564 per gallon for Biosolids hauling and land application.
Biosolids samples & Fecal samples = \$525.00 each sample.
PFOS-PFAS Testing = \$860.00 per sample.
PCB's, Cyanide, Molybdenum, Hexavalent Chromium & Phenols = \$450.00 per sample.
Tank Cleaning = \$560.00 per hour.

Fuel Cost and Adjustment

BIOTECH AGRONOMICS, INC. shall adjust the cost of services for each hauling event should fuel costs exceed \$4.00 per gallon. The fuel adjustment schedule will be the fixed document used for such purpose throughout the duration of this contract.

The unit price for biosolids management beneficial use services for any given removal operation will be subject to the adjustment below depending on the weekly fuel price (based on the week biosolids removal commences) determined by the United States Department of Energy's Energy Information Administration publication of Retail Prices for the Midwest United States in the On-Highway Diesel Fuel Price Table.

Diesel Price \$/Gallon	% Increase to Contract Price
Below \$4.00	None
\$4.00 - \$4.099	1.0%
\$4.10 - \$4.199	2.0%
\$3.20 and above = 1% increase per each \$0.10 increase in price/gallon.	

(This information is available at the website <http://www.eia.doe.gov>).

(On-Highway Diesel Prices Table – Midwest Column)

Good Faith

In the event BIOTECH AGRONOMICS, INC. is unable to remove and land apply the City's biosolids because (i) changes in the biosolids make it unfit for utilization on agricultural land as defined or interpreted by federal, state or local regulatory agencies, or (ii) changes in law prohibit providing the services or increase the cost of providing the services, or (iii) if unfavorable climatic or agronomic conditions have impeded efforts by BIOTECH AGRONOMICS, INC. to faithfully dispose of the biosolids as contemplated by this proposal, or (iv) as the result of flood, fire, strikes, acts of God, act of war or terrorism, civil disturbance, force majeure, or other occurrences not reasonable within the province and control of BIOTECH AGRONOMICS, INC. performance is hindered or halted, BIOTECH AGRONOMICS, INC. shall not be liable for any additional costs incurred by the City, and BIOTECH AGRONOMICS, INC. will not be deemed in default under this proposal unless thirty (30) days after the impediment has been resolved or eliminated BIOTECH AGRONOMICS, INC. fails or refuses to remove biosolids tendered to it.

Spill Plan and Protocol

BIOTECH AGRONOMICS, INC. has a strict protocol to be followed in the untimely event of a spill. If such an event occurs the person in charge of the load, the operator of the application equipment, load stand operator or truck driver, must contact their immediate supervisor after making a visual assessment of the action and if possible taking action to contain or correct the problem. The supervisor is to contact the BIOTECH AGRONOMICS, INC. Operations Manager and the chain of contacts begins. The plant personnel are informed and an assessment will be done by personnel from both entities. At this time the decisions will be made to contact local authorities, EGLE representative, additional emergency services and so on depending upon severity. All the above continues while the containment efforts are addressed. All assets and efforts of BIOTECH AGRONOMICS, INC. will be focused on cleanup and rectifying the problem to protect the health and safety of the public.

Terms

Payment terms shall be net 30 days from the date of invoice. Overdue payments will be assessed a finance charge of 1.5% per month on the unpaid balance.

Contract Duration

This Agreement shall remain in full force and effect from 7/1/2026 through 6/30/2031

Extensions

OPTIONAL = The term of this Agreement may be extended upon mutual agreement of both parties.

BIOTECH AGRONOMICS, INC.

Submitted by: _____

Print Name: Don Popma

Its: General Manager

Date: 6/26/2026

CITY OF PLAINWELL, MICHIGAN

Accepted By: _____

Print Name: _____

Its: _____

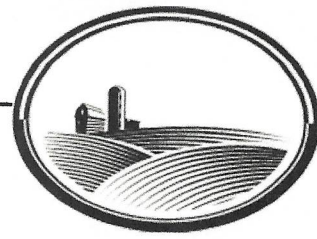
Date: _____

This document is representative of a complete contract. Upon award the document can be signed by both parties to become binding.

BioTech Agronomics, Inc.

Residual Management Company

1651 US 31 • Beulah • MI • 49617 • P: 231-882-7219 • F: 231-882-9690
www.biotechag.com



List of References

July 2026

City of Big Rapids WWTP

Mr. Jake Renne, Supt.

226 North Michigan Ave.

Big Rapids, MI 49307

(231) 796-8483

Land Application of 1,500,000 gallons of class B biosolids annually

City of Frankenmuth

Mr. Mark Schluckebier, Supt

240 W. Genesee Street

Frankenmuth, MI 48734

(989) 652-3445

Land Application of 2,000,000 gallons of class B biosolids annually



BIOTECH-01

CMONERA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lenz-Balder Insurance, Inc. 340 120th Ave Holland, MI 49424	CONTACT NAME: Jessie Twork		
	PHONE (A/C, No, Ext): (616) 748-9440	FAX (A/C, No): (616) 748-9444	
	E-MAIL ADDRESS: jtwork@lenzbalderins.com		
INSURED Bio Tech Agronomics, Inc. & Bonney Brothers Pumping Co. 1651 Beulah Hwy Beulah, MI 49617	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Incline Casualty Company		11090
	INSURER B: Accident Fund General Insurance Company		
	INSURER C: Admiral Insurance Company		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:			CP7000960	9/7/2025	9/7/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CA7000472	9/7/2025	9/7/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			UM7000524	9/7/2025	9/7/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WCP100077253	12/11/2025	12/11/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liability			FEIECC1690912	8/4/2025	8/4/2026	1,000,000
C	Pollution Liability			FEIECC1690912	8/4/2025	8/4/2026	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Professional Liability/Admiral Insurance Company #FEIECC1690912: 8/4/2025-8/4/2026 \$1,000,000 Limit

CERTIFICATE HOLDER

CANCELLATION

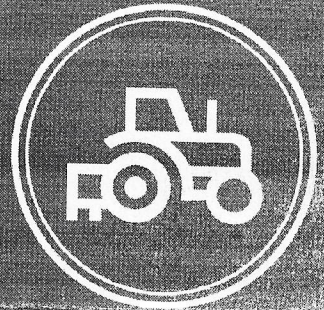
City Of Plainwell Water Renewal
129 Fairlane Street
Plainwell, MI 49080

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

EnviroGro

AGRONOMICS LLC
and LIQUID WASTE HAULERS



Proposal for Hauling & Land Application of Liquid Biosolids

**City of Plainwell Water Renewal Plant
129 Fairlane St.
Plainwell, MI 49080**

June 24, 2026

Business Information	
Company	EnviroGro Agronomics LLC, est. 2022
Address	591 6 Mile Rd NW Comstock Park, MI 49321
Phone Number	616-291-5839
Owner/President	Andy Leep
Email	Andy@EnviroGro.net
Servicing Area	West Michigan
Market Served	Municipalities Agricultural Sector Food Processing Facilities
Number of Employees	9
Services	• Hauling and land application of biosolids • Digester cleaning • Lagoon services • Liquid waste hauling
Agronomic Competency	EnviroGro Agronomics LLC employs a full-time agronomist and a field applicator, each with over 25 years' experience. We permit and calculate the agronomic rate to ensure compliance with EPA 40 CFR Part 503 regulations and all MDEQ and US-EPA regulations for the land application of wastewater sludge.
Equipment List	10 Semi Tractors 10 12,000-gallon Capacity Tank Trailers 8 Terra-Gators Tractor with 8,000-gallon Spreader Pump Tractor Pit Pump Lagoon Pump Hydraulic Power Unit Pump 6" Trash Pump Dredge Boom Truck Load Pipes & Stands

Proposal for **Plainwell Water Renewal Plant**

**for the Removal, Transportation, Land Application
and Agronomic Management of Biosolids**

June 24, 2026

EnviroGro Agronomics LLC ("EnviroGro") (Contractor) proposes to provide the labor, materials, and services necessary for the removal, transportation, and land application of Biosolids ("Biosolids") for Plainwell Water Renewal Plant (Owner) from the Plainwell Water Renewal Plant (WRP) located at 129 Fairlane Street, Plainwell, Michigan.

I. Responsibilities of EnviroGro

A. Acceptance of Biosolids

Contractor shall accept from the Owner Biosolids that are suitable for beneficial use in a land application program under federal, state and local laws, rules and regulations. The acceptance of Biosolids by Contractor does not release the Owner for the ultimate responsibility for the Biosolids meeting Federal and State Regulations. If at any time the Biosolids does not meet Federal and State Regulations or becomes unfit for land application for other reasons, no other method or cost of disposal will be Contractor's responsibility.

B. Biosolids Removal, Loading, and Transport

Contractor shall provide the necessary labor and equipment to remove Biosolids residual from the Water Renewal Plant, to load Biosolids into transport vehicles, and to transport the Biosolids to suitable farmland application sites in accordance with federal, state and local laws, rules and regulations. The vehicles utilized for the transportation of Owner's Biosolids shall be watertight and shall not leak.

Contractor understands that the Water Renewal Plant has approximately 500,000 gallons annually. Contractor will safely and effectively remove Biosolids residue in such a manner and in sufficient quantities to provide Owner with continuous and adequate operational capacity.

C. Hauling Schedule

Contractor shall land apply biosolids as needed to correlate with available farmland and available WRP storage. This is typically between April and December.

D. Loading Responsibilities

Contractor will provide the pumping services from the storage facility to the transport vehicles.

E. Computation of Quantity Removed

Contractor shall provide to the Owner a copy of a Contractor load sheet which details the following: date, time the truck left the WRP, truck number, driver name, gallons of Biosolids loaded on the vehicle, and farmer name. One copy of the load sheet(s) will remain with the Owner and the others will remain with Contractor.

F. Land Application of Biosolids Residuals

Contractor shall provide labor and equipment to properly apply the Biosolids by sub-surface application, to suitable application sites at agronomic rates in accordance with all applicable federal, state and local laws, rules and regulations.

G. Agronomic Responsibilities

Contractor shall provide agronomic management services that include the location of suitable farmland application sites. Application sites shall meet the requirements for land application sites in accordance with applicable federal, state and local laws, rules and regulations for the use and application of Biosolids.

H. Reporting Requirements

Contractor shall complete with the assistance of the Owner any state Biosolids disposal sheets as may be required by the Owner's Biosolids management permits that are applicable to the beneficial reuse and land application of the Biosolids.

I. Analyses & Permits

Contractor can provide Biosolids residual analyses for total metals and nutrients required by the IEPA, 40 CFR Part 503 Regulations and the Owner's permit. Contractor has no analysis calculated in the unit price. Contractor shall be responsible for all routine soil fertility analyses associated with land application of Owner's Biosolids during the length of this Contract.

J. Insurance

Contractor shall provide and maintain always during the term of this Agreement the following minimum insurance coverages:

1.

(a) Worker's Compensation (Statutory)	\$500,000
(b) Comprehensive General Liability	
Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000
Products-comp/ops	\$2,000,000
Aggregate	\$2,000,000
(c) Comprehensive Automobile Liability	
Combined Single Limit	\$1,000,000
(d) Umbrella or Excess Liability	\$5,000,000
2. Notification of Cancellation – Contractor guarantees that ten days' notice will be given to the city prior to the cancellation or change in any such insurance shall be endorsed to each policy and shall be noted on each certificate. If any of the insurance is canceled, the contractor will cease operations on the date of termination and shall not resume operations until new insurance is in force.

K. Good Faith

If Contractor is unable to remove and land apply the Owner's Biosolids because of changes in the Biosolids that make it unfit for land application on agricultural land as defined or interpreted by federal, state or local regulatory agencies, or due to circumstances beyond Contractor's control such as inclement weather, frozen soils, or as the result of strikes, acts of God, change in law or permits or other occurrences not reasonably within the range and control of Contractor, Contractor may not be able to land apply Biosolids residual per Federal or State Regulations. If this situation were to arise, Contractor would complete this project as soon as possible after the extenuating circumstances have been remedied or give notice to Owner that new or different alternatives would have to be discussed. The parties agree to negotiate in good faith to resolve the matter.

L. Hold Harmless

Contractor, upon execution of the contract, agrees to assume all liability for and protect, indemnify and save the City, its agents, officers, and employees harmless from and against all actions, claims, demands, judgments, losses, expense of suits or actions and attorney fees for injuries to, or death of, any person or persons whomsoever, including the parties hereto, and their agents. Contractor shall pay, settle compromise, and procure the discharge of any and all claims and losses, damages, and expenses. No employee of the contractor shall at any time be considered an agent or employee of the City.

M. Equal Employment Opportunity

Contractor is an Equal Opportunity Employer.

N. Assignments

Contractor will not assign, transfer, convey or otherwise dispose of the contract or his right to execute it or his right, title, or interest to it or any part thereof, or assign any of the moneys due or to become due under the contract, without the prior written consent of the City.

II. Responsibilities of the Owner

A. Access

The Owner shall provide access for Contractor to facilitate the removal of Biosolids from the Owner's facility and shall include access roadways, gates, etc. as applicable. Owner shall also provide access to Owner's property.

B. Biosolids Quality and Permits

The Owner shall provide all information integral to the generation and composition of the Biosolids residuals that are to be land applied. The Owner agrees and hereby certifies that none of the materials to be provided to Contractor under this Agreement shall constitute hazardous waste under federal, state or local law. The Owner guarantees that it will not combine or mix hazardous waste with the material to be provided to Contractor. The Owner shall provide high quality, nonhazardous, stabilized Biosolids to Contractor that is acceptable for land application.

C. Permits

The Owner agrees to provide copies of all applicable permits and approvals acquired from regulatory agencies to Contractor that are relevant to the proposed work. The Owner shall be responsible for and maintain all required federal, state and local Biosolids management permits as required by federal, state or local laws, rule and regulations. The Owner shall abide by and shall have definition and responsibilities as a "preparer" of the Biosolids residual under the requirements of US EPA and IEPA.

D. Material Consistency

Contractor will receive notice from the Owner if any drastic operations changes will be made that will affect the Biosolids residual material to be land applied.

E. Biosolids Residual Quantity

This proposal is based on the Owner's anticipated volumes of approximately 500,000 gallons annually of biosolids. If required, the WRP agrees to supply wash water to Contractor at no cost.

F. Biosolids Residuals Laboratory Analyses

All outside lab testing analyses for the Biosolids will be provided to the Owner by Contractor.

III. Contract Term

Contractor proposes a contract term that is five years starting upon agreement. The conditions of the contract may be extended if mutually agreed upon by both parties.

IV. Costs

Contractor proposes costs at the following rates:

Land Application Services for Biosolids Residuals Removed from Storage Tanks:

Cost of Services

Biosolids hauling and land application:

07/01/2026 – 06/30/2027: **\$0.0600 per gallon**

07/01/2027 – 06/30/2031: **\$0.0625 per gallon**

PFOS-PFAS testing: **\$750.00 per sample**

Biosolid and Fecal sample testing: **\$475.00 per sample**

PCB's, Cyanide, Molybdenum, Hexavalent Chromium & Phenols: **\$400 per sample**

Tank Cleaning: **\$515 per hour**

Fuel Cost and Adjustment

EnviroGro Agronomics LLC shall adjust the cost of services for each hauling event should fuel costs exceed \$4.00 per gallon. The fuel adjustment schedule will be the fixed document used for such purpose throughout the duration of this contract.

The unit price for biosolids management beneficial use services for any given removal operation will be subject to the adjustment below depending on the weekly fuel price (based on the week biosolids removal commences) determined by the United States Department of Energy's Energy Information Administration publication of Retail Prices for the Midwest United States in the On-Highway Diesel Fuel Price Table.

Diesel Price \$/Gallon	% Increase to Contract Price
Below \$4.00	None
\$4.00- \$4.09	1.0%
\$4.10 - \$4.19	2.0%
\$4.20 and above= 1% increase per each \$0.10 increase in price/gallon.	

(This information is available at the website <http://www.eia.doe.gov>)

(On-Highway Diesel Prices Table - Midwest Column)

V. Payment Terms

Contractor will invoice the Owner on a weekly basis.

- The net amount due of each invoice shall be due in full within thirty (30) calendar days from the invoice date.
- A two percent (2%) per month late charge will be applied to all unpaid balances greater than thirty (30) calendar days unpaid.

VI. Force Majeure

Contractor will use its commercial best efforts to remove fifteen to twenty thousand dry tons of material on an annual basis. If performance is delayed because of acts of God, landslides, lightning, earthquakes, hurricanes, tornadoes, blizzards and other adverse and inclement weather, fires, explosions, floods, acts of a public enemy, wars, blockades, insurrections, riots or civil disturbances; labor disputes, strikes, Work slowdowns, or Work stoppages; orders or judgments of any Federal, State or local court, administrative agency or governmental body, if not the result of willful or negligent action of the party relying thereon; power failure and outages affecting the Premises; and any other similar cause or event, including a change in law, regulation, ordinance or permit, provided that the foregoing is beyond the reasonable control of the party claiming Force Majeure, then such party shall give to the other party prompt written notice of the Force Majeure with reasonable full details concerning it; thereupon the obligation of the party giving the notice, so far as they are affected by the Force Majeure, shall be suspended during, but no longer than, the continuance of the Force Majeure without penalty. The affected party shall use all possible diligence to remove the Force Majeure as quickly as possible, but his obligation shall not be deemed to require the settlement of any strike, lockout, or other labor difficulty contrary to the wishes of the party involved.

Acceptance:

We accept the terms and conditions of this Agreement as prepared and presented to Plainwell Water Renewal Plant (WRP) within 60 days of June 24, 2026.

By signing this Agreement, the individuals guarantee that they have the authority to bind the respective parties in this Agreement.

Submitted by:

EnviroGro Agronomics LLC

Date: _____

Accepted by:

Plainwell Water Renewal Plant (WRP)

Date: _____

This proposal is valid for 60 days after today's date.

Current Projects & References			
Project/City	City of Holland	Project/City	City of Grand Haven
Contact	Steve Dyke	Contact	Ryan Vredevelt
Phone	616-502-1537	Phone	616-847-3486
Project/City	Leprino Foods	Project/City	City of Zeeland
Contact	Sean McNamara	Contact	Doug Engelsman
Phone	517-331-0346	Phone	616-772-0873
Project/City	Ottawa County	Project/City	City of Grandville
Contact	Joe Hebert	Contact	Brandon Besteman
Phone	616-842-5400	Phone	616-457-0720
Project/City	Tyson Foods	Project/City	City of Otsego
Contact	Tim Kamradt Jr.	Contact	Ryan Wheeling
Phone	616-780-6447	Phone	269-598-0323
Project/City	City of Greenville	Project/City	Howard City
Contact	Shawn Wheat	Contact	Ben Pirkola
Phone	616-754-5802	Phone	616-893-4542
Project/City	City of Coopersville	Project/City	Van Buren S.P./Compton Inc.
Contact	Dennis Luce	Contact	Marc Compton
Phone	616-997-2119	Phone	269-214-8932



ENVIAGR-01

CKNICKERBOCKER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER General Agency Company 525 E. Broadway Mount Pleasant, MI 48858	CONTACT NAME: Cyndi Knickerbocker	
	PHONE (A/C, No, Ext): (989) 817-4235	FAX (A/C, No): (989) 772-1855
	E-MAIL ADDRESS: cknickerbocker@ga-ins.com	
INSURED Envirogro Agronomics LLC 6971 Fox Meadow Dr NE Rockford, MI 49341	INSURER(S) AFFORDING COVERAGE	
	INSURER A: EMC Property & Casualty Co	
	INSURER B: Employers Mutual Casualty Co	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☒ PRO-JECT ☐ LOC OTHER:			6D51929	1/25/2026	1/25/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Ltd Pollution \$ 100,000 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ CA9948 - Poll \$
B	☐ ANY AUTO OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			6E51929	1/25/2026	1/25/2027	BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ CA9948 - Poll \$
B	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			6J51929	1/25/2026	1/25/2027	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 Pers Adv & Inju \$ 3,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	6H51929	1/25/2026	1/25/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Plainwell
211 N Main St
Plainwell, MI 49080

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



"The Island City"

MEMORANDUM

211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282

ETO: City Council / Justin Lakamper, City Manager
FROM: Luke Keyzer, Supt, Water Renewal
DATE: July 7, 2026
SUBJECT: Approval for annual meter calibrations at plant and lift stations..

SUGGESTED MOTION: I motion to approve Forberg Smith to calibrate meters at the Water Renewal Plant and pumping stations in the collection system for \$5926.

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BACKGROUND INFORMATION: These meters get calibrated every year. We bill off from the meters not at the plant. These need to be calibrated yearly to make sure the billing is correct. Forberg started doing the work last year. The previous contractor no longer is in business..

ANALYSIS: Forberg Smith is a reputable company that is one of the few that calibrate meters. They did a great job for us last year.

BUDGET IMPACT: This will affect the 590-540-930 budget.

Mr. Luke LK Keyzer
Water Renewal
CITY OF PLAINWELL
WASTEWATER TREATMENT PLANT
129 FAIRLANE ST
PLAINWELL MI 49080-1272

Number 2061447774

Dated 06/05/26

Valid to 07/05/26

Customer No. 46163205

External Sales Forberg - Bill Johnson

Telephone 586-854-9747

bill.johnson@forbergsmith.com

Inside Sales Forberg - Sales

Telephone 216-712-6600

fsprocesssales@forbergsmith.com

Your Reference City of Plainwell 2026 Cals & Vers

Dated 06/05/26

Issue PO to:
Endress+Hauser c/o Forberg
2350 Endress Place
Greenwood, IN 46143

With My Endress+Hauser, view and order this quote! Easy,
fast, convenient!



Order and track
online

Summary

Item	Qty	Product	Delivery time	Net value (USD)
10	1 PC	Verification Service XD10VE-LQ59/0 (XD10VE-T71HA2)	to be agreed	3,540.00
				Unit price 3,540.00

Endress+Hauser Inc.
Toll Free - 888-ENDRESS
FAX - 317-535-8498
www.us.endress.com

Regional Centers:
East - Chalfont, PA 18914
Gulfcoast - Pearland, TX 77047
Midwest - Greenwood, IN 46143
West - Pearland, TX 77047

Remit To:
ENDRESS+HAUSER -DEPT 78795
P.O. Box 78000
DETROIT, MI 48278-0795

Item	Qty	Product	Delivery time	Net value (USD)
20	1 PC	On-site Calibration XD64AB-ADYYB181AJ	to be agreed	2,386.00
				Unit price
				2,386.00
Total prices				5,926.00
Logistic Service				0.00
Net value				5,926.00
Sales Tax Total				0.00
Total including tax (USD)				5,926.00

Ship-To

CITY OF PLAINWELL
WASTEWATER TREATMENT PLANT
129 FAIRLANE ST
PLAINWELL MI 49080-1272

Payment term

Net 30 Days

Delivery conditions

DAP Delivered at place CUSTOMER SITE - Incoterms® 2020

Warranty

No Warranty

Delivery time

on request

Details

Dated 06/05/26

Item	Qty	Product	Net value (USD)
10	1 PC	Verification Service XD10VE-LQ59/0 (XD10VE-T71HA2)	3,540.00
		EDI-Orderref.: 2061447774-0010	Unit price 3,540.00
		To ensure operational integrity, functional device performance is assessed on-site. Where applicable, corrective actions are proposed and included in device reports supplied.	

Delivery time to be agreed**Order code description**

- T7 Travel Expenses: 125 x Roundtrip mileage (travel hours included)
- 1H Instrument Selection 1: 7 x non Heartbeat instruments (Level, Liquid analysis)
- A2 Reporting for Instrument Selection 1: 7 x Verification Service report with measuring values

		Open Channel Flow	
20	1 PC	On-site Calibration XD64AB-ADYYB181AJ	2,386.00
		EDI-Orderref.: 2061447774-0020	Unit price 2,386.00
		To ensure accurate process control, metrological performance is checked by comparing results from instruments and suitably accurate references. Qualified calibration technicians apply standard operating procedures and traceable references onsite. Calibration certificates reflects the end results.	

Delivery time to be agreed

Item	Qty	Product	Net value (USD)
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Order code description

- A Preparation and standard travel time: included in the base price
- D Operational area: Waste water
- Y Number meas. points; Procedure:
4 x x special agreements
- Y Calibration range; Typical Uncertainty:
Others, special agreement
- B Number meas. points; calibration points: 4 x 1
point + loop check
- 1 Traceability of the reference: acc. national
standard
- 8 Cleaning calibration tools: not selected
- 1 SOP (Standard operation procedure): according to
Endress+Hauser standard
- A Documentation: Endress+Hauser calibration protocol
- J Additional travel expenses: 71 x Roundtrip
mileage (travel hours included)

General Terms & Conditions of Sale

All sales order related transactions with Endress+Hauser, Inc. shall be governed by Endress+Hauser, Inc.'s General Terms and Conditions of Sale ("E+H Terms") which are subject to modification. Please visit <https://www.us.endress.com/static/terms-conditions> for the most up to date E+H Terms. Any contracts or agreements which are currently in place shall apply and will not be replaced by the E+H Terms.



"The Island City"

MEMORANDUM

211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282

To: Mayor and City Council
FROM: Justin Lakamper, City Manager
DATE: July 13th, 2026
SUBJECT: Classic Auto Mill Purchase Agreement Amendment

SUGGESTED MOTION: "Motion to approve the first amendment to real estate purchase agreement between the City of Plainwell and Classic Auto Mill which was initially executed on January 26th, 2026"

BACKGROUND INFORMATION: In January the City entered into a purchase agreement with Classic Auto Mill for the sale of buildings 3,10,12,11,11a,15,16. The original purchase agreement did not include building 2 as it was slated to be torn down after sustaining significant damage to the roof in a wind storm in the spring of 2025. The damage resulted in us receiving an insurance payout of approximately \$590,000, which would have covered the cost of demolishing the building. Since signing the original purchase agreement Darius asked if the City would consider selling him building 2 as well as reimbursing him the cost of renovations of building 2, up to \$360,000. This concept was initially presented to Council at the March 9th council meeting and revisited again at the March 23rd council meeting where a motion was made to pursue a deal to sell CAM building 2 and structure a reimbursement of some of the insurance funds to CAM, which passed 5-0. Since then Darius and I have worked on the details of how he wishes to renovate and stabilize the building, and what he believes this will cost. He calculates it will cost \$360,000 to accomplish the renovations numbered below. This information was presented to an all boards workshop on June 6th during which the concept and details were discussed. Positive feedback was received from across the board.

The following construction must be completed within 5 years of closing, which the ability to extend for an additional 3 years, in order to receive a lump sum payout of \$360,000:

1. Removal of the existing damaged roof so that the floor of the top level becomes the new roof structure.
2. Construction of a four-foot barrier wall around the newly created rooftop open terrace, anchored to the floor.
3. Completion of a functional floor and drainage system for the newly created rooftop area.
4. Construction of a new access stairwell to the newly created rooftop terrace.

ANALYSIS: This proposal has been presented as a win-win for both CAM and Plainwell, and I believe that to be the case. Under this amendment, building 2 is retained, stabilized, and made useful to Darius or any future tenants as a roof top terrace. Darius also receives more square footage for his core auto business. Most importantly to the City, the remaining insurance funds of approximately \$230,00, which will no longer be needed for demolition, will remain in the BRA fund. The BRA fund is a fund which has a very small fund balance, does not generate much of its own revenue, and will have large legal expenses as we continue to develop the mill site. Therefore, having this windfall of cash while renovating the building is very beneficial to the city. The saved square footage of building 2 will also be increased taxable value in the future. Reimbursing Darius for the construction outlined is being pursued as an economic development tool, and is a legal use of City funds. This amendment was written and vetted by the city's attorney. The deal was structured so that all funds will be paid in a lump sum upon completion of all work, so that if the work is not completed the City will still maintain enough funds to tear the building down in the future.

BUDGET IMPACT: \$360,000 of BRA funds will be paid out upon completion of the project.

ATTACHMENTS: Draft Amendment

FIRST AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT

This First Amendment to Real Estate Purchase Agreement (the “Amendment”) is entered into as of the last date executed by one of the parties below (the “Effective Date”) by and between the CITY OF PLAINWELL, a Michigan municipal corporation, whose address is 211 North Main Street, Plainwell, Michigan 4908 (the “Seller”), and CLASSIC AUTO MILL, LLC, a Michigan limited liability company (the “Purchaser”) (collectively, the “Parties”), upon the terms and conditions stated below.

Background

Purchaser and Seller entered into a certain Real Estate Purchase Agreement (the “**Agreement**”) for certain parcels of real property commonly known as Buildings 3, 11A, 11, 12, 10, and 15 as further identified in the Agreement. Any words, terms, or phrases not expressly defined in this Amendment will have the meaning given in the Agreement. The Parties acknowledge and agree that for all purposes under the Agreement, the effective date of the Agreement is January 26, 2026.

Recognizing the extensive state of disrepair of Building 2 and the benefit to the citizens and visitors to the City of Plainwell in a redevelopment of Building 2, and the remainder of the parcels to be purchased by Purchaser under the Agreement, the Seller wishes to amend the Agreement to sell Building Two to Purchaser and provide an incentive for redevelopment to benefit the surrounding properties and the City.

Amendment

Purchaser and Seller now desire to amend the Agreement as follows:

1. In order to add the sale of Building 2 to the transaction contemplated by the Agreement, the Parties hereby replace Exhibit A of the Agreement with Exhibit 1 of this Amendment with the land identified on Exhibit 1 of this Amendment to constitute the “Premises” for all purposes under the Agreement.
2. The Purchase Price shall remain unchanged and the inclusion of Building 2 in the Premises shall not result in any adjustment to the Purchase Price.
3. Within ten (10) days of the Effective Date of this Amendment, Seller shall, at Seller’s expense, order a revised Title Commitment reflecting the revised Premises.
4. The Parties hereby add a new Section 6.8 that reads in its entirety as follows:

6.8 Building Two Improvements. Subject to the provisions of this Section, and provided Purchaser closes on the Premises, and Purchaser is not in default under the Agreement, Seller shall pay Purchaser a one-time lump-sum reimbursement in the amount of \$360,000.00 (Three Hundred Sixty Thousand Dollars) (the

“Reimbursement”) upon Purchaser’s full completion of the following work on Building Two (the “Roof Restoration Work”):

1. Removal of the existing damaged roof so that the floor of the top level becomes the new roof structure.
2. Construction of a four-foot barrier wall around the newly created rooftop open terrace, anchored to the floor.
3. Completion of a functional floor and drainage system for the newly created rooftop area.
4. Construction of a new access stairwell to the newly created rooftop terrace.

In order for Purchaser to be entitled to the Reimbursement, all of the following must be satisfied: 1) the Roof Restoration Work shall have been done in compliance with all applicable laws, codes, and regulations, and 2) Purchaser shall be responsible for all costs, fees, and expenses associated with permitting, engineering, and construction and provided evidence of the same to the City. Purchaser represents that the estimated costs of completing the Roof Restoration Work will meet or exceed \$360,000. The Purchaser and Seller acknowledge and agree that the deadline for completion of the Roof Restoration Work shall be five (5) years after Closing. Purchaser may request to extend the deadline for completion of the Roof Restoration Work by an additional three (3) years and the acceptance of such request by Seller shall not be unreasonably withheld. Purchaser and Seller may mutually agree in writing to any change to the Roof Restoration Work and shall in no event decrease the reimbursement due to Purchaser.

Upon the Purchaser’s completion of the Roof Restoration Work, Purchaser shall provide a written “Notice of Completion” to Seller. Such notice shall be delivered to Seller in writing by personal delivery, certified mail, nationally recognized overnight courier, or electronic mail to the contact designated by Seller in the purchase agreement or otherwise designated in writing. The Notice of Completion shall state that the required work has been completed and shall include reasonable supporting documentation, which may include photographs, and permit signoffs, or other completion records reasonably sufficient to verify completion of the Roof Restoration Work and compliance with this Section. If Seller reasonably determines that the Roof Restoration Work has not been completed in accordance with this Section 6.8, Seller shall provide written notice specifying the deficiencies and Purchaser shall have one hundred eighty (180) days to cure such deficiencies before Seller may deny the Reimbursement. Provided Seller does not dispute the completion of the Roof Restoration Work in compliance with this Section 6.8, Seller shall issue the lump-sum reimbursement of \$360,000.00 to Purchaser within five (5) business days after Purchaser’s delivery of the Notice of Completion and supporting documentation to Seller. If Seller fails to pay the lump-sum reimbursement within fourteen (14) business days after Buyer’s completion of the required work and notice of completion, the unpaid amount shall accrue a late payment penalty of 1.5% of the unpaid reimbursement amount for each month, or portion thereof, that the payment remains overdue, until paid in full.

5. Except as modified by this Amendment, all other terms and conditions of the Agreement remain in full force and effect and the Parties ratify the Agreement in full.

IN WITNESS WHEREOF, the parties have executed this Amendment on the date first written below, and each hereby acknowledge receipt of a copy of this Amendment.

SELLER

CITY OF PLAINWELL, a Michigan municipal corporation:

Date: _____

By: Brad Keeler

Its: Mayor

Date: _____

By: JoAnn Leonard

Its: City Clerk

PURCHASER

Classic Auto Mill, LLC

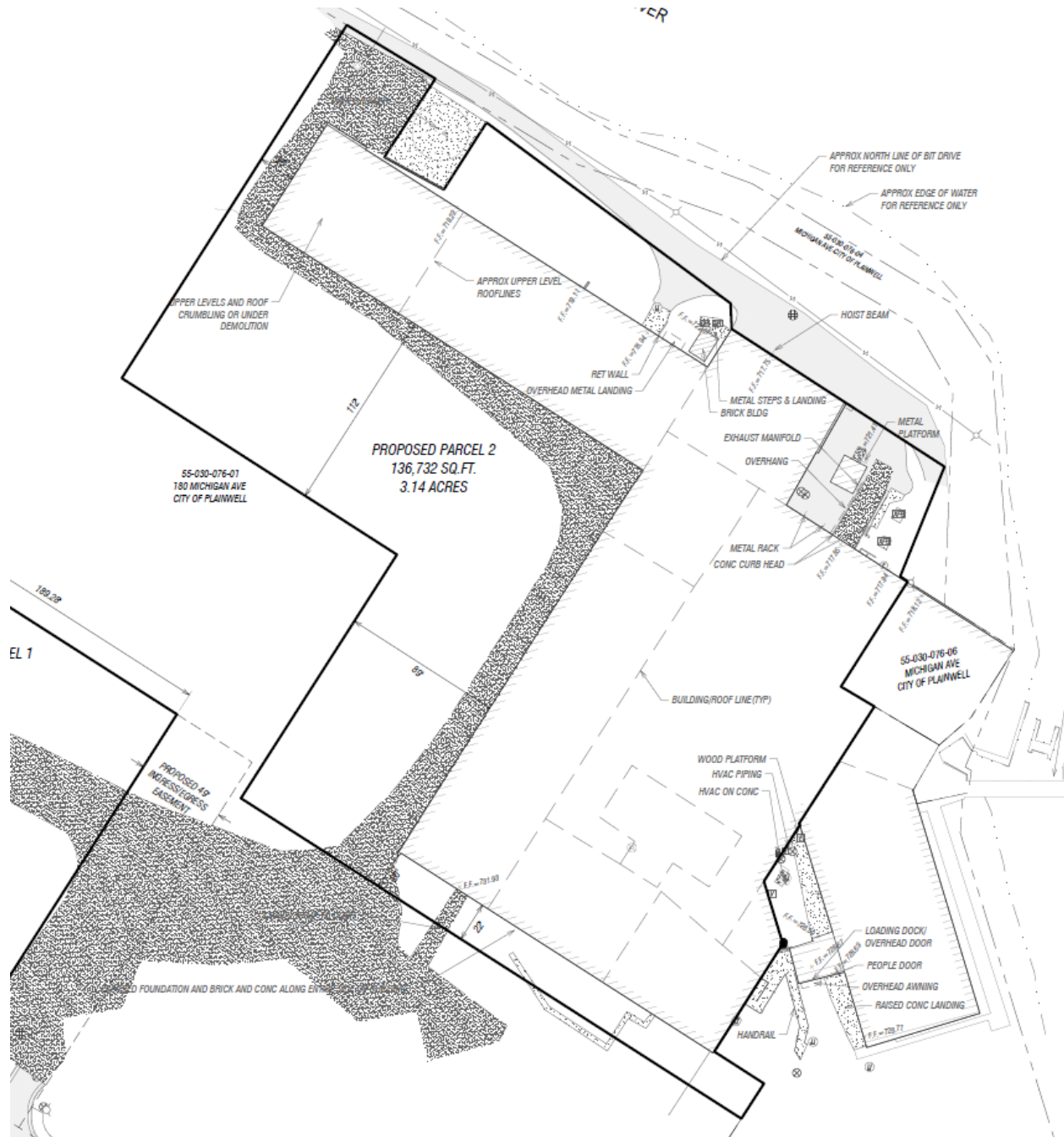
Date: _____

By: Darius Grigaliunas / Rimante Grigaliunas

Its: Single Member as Husband and Wife Tenants by the Entirety

Exhibit 1

The Premises is labeled below as “Proposed Parcel 2”



Investment Activity Report



City of Plainwell

Investment Portfolio Detail - Unaudited

at: 06/30/2026

Denise Wilcox, Finance Director/Treasurer

I verify that this investment portfolio is in conformity with Michigan laws and the City's Investment Policy as approved by City Council.

Insert Signature: **Denise Wilcox**

Digitally signed by Denise Wilcox
Date: 2026.07.09 14:53:10 -04'00'

	Investment Type	CUSIP	Principal Balance	Monthly Interest Earned	Institution or Bank	Contact Name and Number	Purchase Date	Maturity Date	Yield	Remaining Days to Maturity
1	Pooled Investment*	N/A	\$2,540,343	\$7,802.08	Michigan Class	Jeff Anderson - 616.244.9376	03/28/2016		3.79%	
3	214-Day CD	N/A	\$250,000	\$952.59	Grand River Bank	Christy Vierzen - 616.259.1322	06/10/2026	01/10/2027	3.88%	194
5	7 Month CD Renewal	N/A	\$239,000	\$333.60	First Nat'l Bank of America	Angie Hicks - 616.538.6041	06/16/2026	07/17/2027	3.99%	382
6	7 Month CD Purchase	N/A	\$305,279	\$1,089.73	Lake Michigan CU	Katey Morse - 616-900-1494	02/14/2026	09/14/2026	4.30%	76
7										

Total Investments: \$3,334,621.90 \$10,178.00 = Monthly investment interest

Average Yield: 3.94%

Cash Activity for the Month

Cash, beginning of month:	\$3,944,030.00	
		\$7,750.69 = Monthly bank account interest
Cash, end of month:	\$3,829,769.00	
Cash and Investments, end of month:	\$7,164,390.90	\$17,928.69 = Total monthly interest earned

Justin Lakamper, City Manager

I verify that this investment portfolio is in conformity with Michigan laws and the City's Investment Policy as approved by City Council.

Insert Signature: **Justin Lakamper**

Digitally signed by Justin Lakamper
Date: 2026.07.09 15:34:11 -04'00'

** Funds 701 and 703 not included - Trust & Agency and Tax

CITY OF PLAINWELL

ESTIMATED CASH BALANCE/FUND BALANCE REPORTMONTH ENDED: **6/30/2026**% OF FISCAL YEAR: **100.00%***** - Amounts taken from audited financial statements as of June 30, 2025****** - OPEB listing on this worksheet is included in the General Fund for financial statement purposes******* - These amounts are taken directly from the End of Month Financial Statement provided to Council**

AUDITED FIGURES AS OF MOST RECENT AUDIT *			CURRENT YEAR PERFORMANCE - UNAUDITED ***		ESTIMATED FUND BALANCE (COLUMN B + COLUMN E - COLUMN F)		TOTAL RECONCILED CASH AND INVESTED FUNDS	CURRENT YEAR AMENDED BUDGET EXP	EXPENSE BUDGET USED
FUND	CASH AND INVESTED FUNDS BALANCE	FUND BALANCE	ACTUAL REVENUE YTD - CASH BASIS	ACTUAL EXPENSE YTD - CASH BASIS					
General	1,182,116	1,223,297.95	2,912,224	2,714,290	1,380,050	101	1,344,914	3,092,881	87.76%
Major Streets	465,931	567,926.24	407,707	326,428	547,209	202	567,926	407,121	80.18%
Local Streets	239,445	267,070.25	206,712	183,053	263,104	203	267,070	186,056	98.39%
Solid Waste	84,905	102,254.45	270,869	237,550	118,224	230	102,254	227,027	104.63%
Brownfield BRA	40,631	578,710	741,362	164,422	1,155,649	243	578,710	145,904	112.69%
Tax Increment TIFA	202,979	368,888	114,230	28,600	454,518	247	368,888	54,533	52.45%
Downtown DDA	154,012	277,419	115,852	35,913	357,358	248	277,419	128,724	27.90%
Revolving Loan	57,600	52,023	5,293	10,930	46,385	297	52,023	10,000	109.30%
Capital Improvement	102,580	140,351	117,888	80,118	178,121	401	140,351	92,125	86.97%
Fire Reserve	77,958	117,272	116,598	77,284	156,586	402	117,272	77,294	99.99%
Airport	31,838	29,437	75,701	69,494	35,643	581	29,437	92,298	75.29%
Sewer	2,016,160	1,374,861	1,819,658	1,646,271	1,548,248	590	1,374,861	2,024,030	81.34%
Water	1,948,490	1,491,566	1,225,155	701,518	2,015,204	591	1,491,566	821,195	85.43%
Motor Pool / Equipment	48,792	327,623	393,981	229,690	491,914	661	327,623	230,495	99.65%
OPEB**	136,231	121,616	55,593	38,557	138,652	662	121,616	58,781	65.60%
	6,789,668	7,040,314	8,578,820	6,544,117	8,886,865		7,161,930	7,648,464	85.56%

Justin Lakamper, City Manager	Denise Wilcox, Finance Director/Treasurer
I verify that I have reviewed the revenue and expenditure financial summary attributed to my department and to the best of my knowledge the report is accurate.	I verify that I have reviewed the revenue and expenditure financial summary attributed to my department and to the best of my knowledge the report is accurate.
Insert Signature: Justin Lakamper Digitally signed by Justin Lakamper Date: 2026.07.09 15:35:47 -04'00'	Insert Signature: Denise Wilcox Digitally signed by Denise Wilcox Date: 2026.07.09 14:52:27 -04'00'

Water Renewal
Superintendent: Luke Keyzer
June 2026



Significant Department Actions and Results

Pending Items (including CIP) FY 25/26

Duperon Screen Replacement

Duperon Drive Replacement

Repair Sewer Manhole Odor Study

YSI DO Probe Replacement

Wakefields Lift Station upgrade

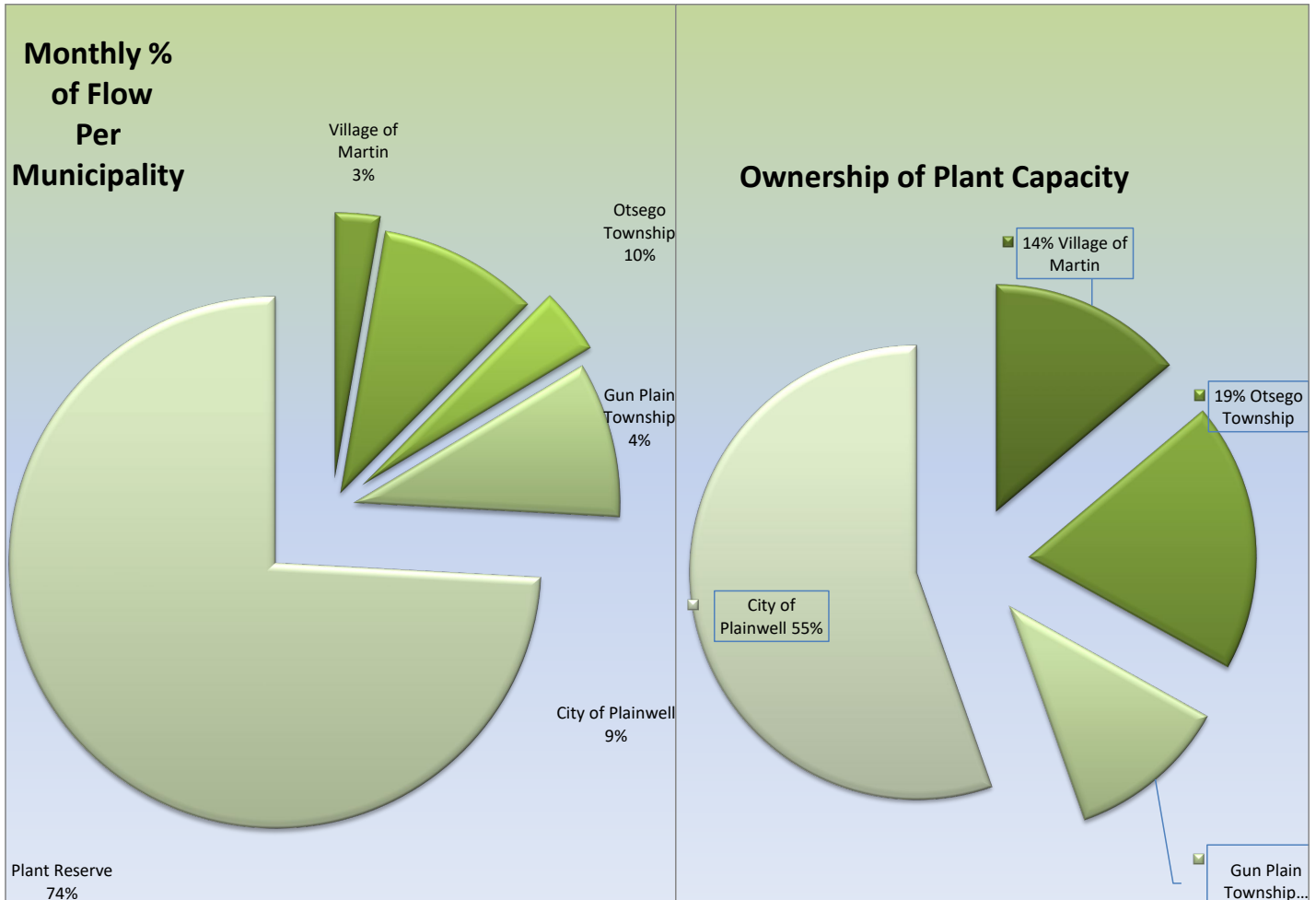
Expenditure Summary/Issues

<u>(budgeted)</u>	(completed)
\$62,500	
\$25,000	
\$30,215	
21,610	
<u>\$20,000</u>	
\$159,325	

Monthly Flow Data

Our permitted volume of treatment is 1,300,000 gallons per day. The table and graph below shows the breakdown of average monthly flow from our customer communities, the percent ownership of our customer communities.

	Total Gallons	Permitted Daily Flow Gallons	Reserve	Ownership of Plant Capacity
Village of Martin	721,915			
Gun River MH Park	278,000			
US 131 Motor Sports Park	51,000			
Total:	1,050,915			
AVG. DAILY:	37,533	180,000	79%	14%
Otsego Township	3,795,800			
AVG. DAILY:	135,564	250,000	46%	19%
Gun Plain Township	1,053,000			
Ridderman Gas Station	12			
USA Earthworks	3,000			
North Point Church	2,000			
North 10th Street	290,232			
Gores Addition	206,000			
TOTAL	1,554,244			
AVG. DAILY	7,357	150,000	95%	12%
City of Plainwell	3681806			
AVG. DAILY:	122726.86	720,000	83%	55%
Avg. Daily Plant Flow from entire service district		0.32		



State Required Reporting Compatible Pollutants

MI State Requirement	City Benchmark	Monthly Avg. Reported/MDEQ
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Carbonaceous Biochemical oxygen demand (CBOD-5):

25 mg/l	15	6.15
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This test measures the amount of oxygen consumed by bacteria during the decomposition of organic materials. Organic materials from wastewater treatment facility act as a food source for bacteria.

TOTAL SUSPENDED SOLIDS (TSS):

30 mg/l	15	7
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Includes all particles suspended in water which will not pass through a filter. As levels of TSS increase, a water body begins to lose its ability to support a diversity of aquatic life.

PHOSPHORUS (P):

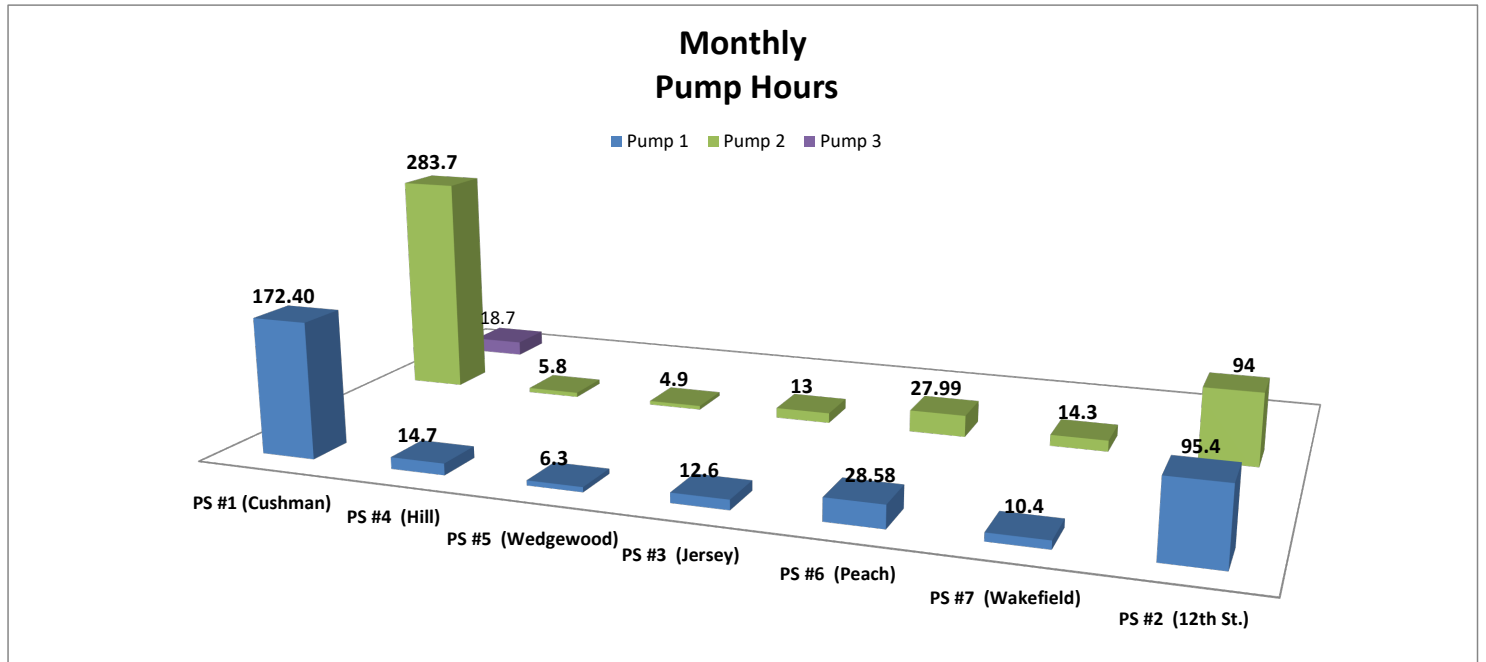
1.0 mg/l	0.45	0.23
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Controlling phosphorous discharges is a key factor in preventing eutrophication of surface waters. Eutrophication is caused by water enrichment of inorganic plant nutrients. Eutrophication negatively effects water bodies due to increases in algal blooming, causing excessive plant growth which depletes dissolved oxygen in the river which is necessary for aquatic life to survive.

Total Coliform (COLI):

200counts/ml	50	2
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A group of bacteria found in soil, on vegetation and in large numbers in the intestine of warm-blooded animals, including humans. Water is not a natural medium for coliform organisms and their presence in water is indicative of some type of contamination.



Pumps convey the waste where gravity sewers cannot, run times are a indicator of how the station is operating and being maintained.

07/09/2026

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL
 INVOICE ENTRY DATES 06/19/2026 - 07/09/2026
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

Vendor Code	Vendor Name		
	Invoice	Description	Amount
000004	PLAINWELL AUTO SUPPLY INC		
	768375	DPW - TIRE/RIM(4) TRAILER 83 AS	900.00
	768514	DPW - CAP NUT(3)/FLARE PLUG TRUCK 12 AS	9.56
	768521	DPW - CAP NUT/FLARE PLUG TRUCK 12 AS	4.38
	768594	WR - SILICONE SPRAY LK	6.29
TOTAL FOR: PLAINWELL AUTO SUPPLY INC			920.23
000009	CONSUMERS ENERGY		
	202522480434	WR PLANT ELECTRIC SERVICE JUNE 2026	7,484.30
	2026.06	JUNE 2026 CITY WIDE ELECTRIC	6,948.94
	2026.06 2	JUNE 2026 CITY WIDE ELECTRIC	4,360.29
TOTAL FOR: CONSUMERS ENERGY			18,793.53
000014	MICHIGAN GAS UTILITIES CORP		
	5965267808	CH FOOT BRIDGE GAS SERVICE MAY 2026	42.53
	5965405600	DPS BLDG GAS SERVICE MAY 2026	111.90
	5965644575	DPW BLDG GAS SERVICE MAY 2026	97.55
	5965674198	WR PLANT GAS SERVICE MAY 2026	2,195.25
	5966689841	WR CUSHMAN ST LIFT GAS SERVICE MAY 2026	79.26
	5967738436	DPW WATER CHEM ROOM GAS SERVICE MAY 2026	138.35
	5968036324	DPW BACK BARN GAS SERVICE MAY 2026	50.36
	5968286749	WR 12TH ST LIFT GAS SERVICE MAY 2026	57.89
TOTAL FOR: MICHIGAN GAS UTILITIES CORP			2,773.09
000034	VERIZON		
	6145721936	DPW/WR ALARM SERVICE 5/11 - 6/10/2026	44.13
	6146875813	CITY CELL/HOT SPOT SERVICE 5/24 - 6/23/2026	141.42
TOTAL FOR: VERIZON			185.55
000042	RS TECHNICAL SERVICES		
	30917	WR - 2026 ANNUAL MAINT CHLORINE AND SULFUR EQUIP	5,277.52
	30917.1	WR - REPAIRS TO CHLORINE AND SULFUR EQUIP LK	1,518.38
TOTAL FOR: RS TECHNICAL SERVICES			6,795.90
000070	MML WORKERS COMP FUND		
	3061208	2026/2027 WORKERS COMPENSATION INSURANCE	23,592.00

TOTAL FOR: MML WORKERS COMP FUND			23,592.00
000079	ALLEGAN COUNTY NEWS		
	21528	ADMIN - JUNE 2026 LEGALS GL	460.00
TOTAL FOR: ALLEGAN COUNTY NEWS			460.00
000087	BILL G BOMAR		
	2026.07	RETIREE HEALTH PREMIUM REIMBURSEMENT JULY 2026	405.80
TOTAL FOR: BILL G BOMAR			405.80
000096	NYE UNIFORM CO INC		
	948110	DPS - DUTY BELT WELCHER KC	81.07
TOTAL FOR: NYE UNIFORM CO INC			81.07
000104	HARDINGS MARKET 380		
	2026.07.01	WR - PURIFIED WATER LK	6.99
TOTAL FOR: HARDINGS MARKET 380			6.99
000131	KEVIN CHRISTENSEN		
	2026.07	RETIREE HEALTH PREMIUM REIMBURSEMENT JULY 2026	245.90
TOTAL FOR: KEVIN CHRISTENSEN			245.90
000153	FLEIS & VANDENBRINK INC		
	72785	FEBRUARY 2026 PRO SERVICES - ZONING,WTR SYS UPDA1	968.00
TOTAL FOR: FLEIS & VANDENBRINK INC			968.00
000157	DAVID RANTZ		
	2026.07	RETIREE HEALTH PREMIUM REIMBURSEMENT JULY 2026	491.80
TOTAL FOR: DAVID RANTZ			491.80
000309	JOHN VARLEY		
	2026.06.23	DPS - SHOW ALLOWANCE REIMBURSEMENT KC	158.36
TOTAL FOR: JOHN VARLEY			158.36
000470	AARON CHAPMAN		
	2026.07	RETIREE HEALTH PREMIUM REIMBURSEMENT JULY 2026	415.02
TOTAL FOR: AARON CHAPMAN			415.02
000760	ALLEGAN COUNTY SHERIFFS DEPT		
	2026.05	DPW - MAY 2026 SHERIFFS CREW ASSIST CP	344.00
TOTAL FOR: ALLEGAN COUNTY SHERIFFS DEPT			344.00
000910	GRAINGER		
	9957161863	WR - 2026 BOOTS B HILESKI LK	226.01

TOTAL FOR: GRAINGER			226.01
000947	WYOMING ASPHALT PAVING INC.		
	2026-252	DPW - N MAIN PROJECT CP	6,026.16
TOTAL FOR: WYOMING ASPHALT PAVING INC.			6,026.16
001081	MIKE BRUCE		
	2026.06.20	DPS - SHOE ALLOWANCE REIMBURSEMENT MB/KC	70.59
TOTAL FOR: MIKE BRUCE			70.59
001369	UNITED STATES POSTAL SERVICE		
	06/02/2026	Postage to return UB meter for inspection	14.85
TOTAL FOR: UNITED STATES POSTAL SERVICE			14.85
001415	DAN'S TREE SERVICE		
	2026.06	DPW - TREE REMOVAL 470 N MAIN/172 E PLAINWELL RN	1,500.00
TOTAL FOR: DAN'S TREE SERVICE			1,500.00
001645	ALEXANDER CHEMICAL CORPORATION		
	109561	WR - CYLINDER RENTAL LK	16.50
	109629	WR - 45020LB FERRIC CHLORIDE LK	10,402.05
	109659	WR - CHLORINE(4)/SULFUR DIOXIDE(3) LK	1,468.50
TOTAL FOR: ALEXANDER CHEMICAL CORPORATION			11,887.05
001748	REPUBLIC SERVICES		
	0249-008928187	DPW - TWO CONTAINERS JULY 2026	380.00
	0249-008928463	WR - TWO CONTAINERS JULY 2026	250.00
TOTAL FOR: REPUBLIC SERVICES			630.00
001834	AUTOMOTIVE SPECIALTY ACCESSORIES		
	06/03/2026	Panel system for new truck	894.17
TOTAL FOR: AUTOMOTIVE SPECIALTY ACCESSORIES			894.17
002002	USABUEBOOK		
	INV01088140	WR - COOLING TOWEL(6)/MOSQUITO & FLY SPRAY LK	578.21
TOTAL FOR: USABUEBOOK			578.21
002116	CHARTER COMMUNICATIONS		
	005584501061426	DPS INTERNET/PHONE/TV JUNE 2026	335.31
	172241901060726	AIRPORT INTERNET JUNE 2026	94.54
TOTAL FOR: CHARTER COMMUNICATIONS			429.85
002246	ELHORN ENGINEERING CO.		
	311275	DPW - CHEMICALS FOR WELLS 4 & 7 CP	1,503.00

TOTAL FOR: ELHORN ENGINEERING CO.			1,503.00
002247	PLUMBER'S PORTABLE TOILETS		
	417417	DDA - FARMERS MARKET PORTABLE TOILET 6/9 - 7/7/2026	135.00
TOTAL FOR: PLUMBER'S PORTABLE TOILETS			135.00
002281	HOME DEPOT		
	0112534	DPW - PICKLE BALL SURFACE REPAIRS RN	733.49
	1120558	DPW - PICKLE BALL DEPOSIT REFUND CP	(25.00)
	112057	DPW - PICKLE BALL - 80LB TYPE S MASON RETURN CP	(63.36)
	2100965	WR - TRIMMER KIT LK	249.00
	3011833	WR - TOWSMART BALL MNT/PIN LK	107.96
	3902473	DPW - PICKLE BALL COURT REPAIRS CP	459.60
	5020780	DPS - 6-POLY PANEL WATER FILTRATION KC	11.36
	5024869	DPW - 2X12-8 PRIME(4) RIVERWALK REPAIRS RL	93.12
	6022742	DPW - STAPLE GUN/STAPLES RIVERWALK JF	56.74
	6510264	WR - 20LB HYD WATER STOP CEMENT LK	26.97
	7012367	DPW - BALL VALVE SHERWOOD PARK RESTROOM DR	17.28
	7102036	DPW - SAFETY GLASSES(12)/EARPLUGS(25) RN	57.18
	7103596	DPW - MARKING PAINT AB	10.78
	9023603	DPW - LED STREETLIGHTS(3)/FASCIA(2) AIRPORT JF	225.90
TOTAL FOR: HOME DEPOT			1,961.02
002368	ORTON, TOOMAN, HALE, MCKOWN & KIEL		
	2026.06	DPS - PROFESSIONAL SERVICES JUNE 2026	475.00
TOTAL FOR: ORTON, TOOMAN, HALE, MCKOWN & KIEL			475.00
002371	RENEWED EARTH INC		
	35397	DPW - BROWN MULCH(5) FLOWER BEDS CP	207.50
TOTAL FOR: RENEWED EARTH INC			207.50
002527	COPS HEALTH TRUST		
	2026-07	JULY 2026 DENTAL/VISION PREMIUMS AK	1,502.71
TOTAL FOR: COPS HEALTH TRUST			1,502.71
002670	MICHIGAN MUNICIPAL LEAGUE LIA & PRO		
	3366208	2026/2027 GENERAL LIABILITY INSURANCE	116,486.00
TOTAL FOR: MICHIGAN MUNICIPAL LEAGUE LIA & PRO			116,486.00
002703	CONTINENTAL LINEN SERVICES INC		
	4528947	CH RUGS	58.36
	4528949	DPW RUGS	96.48
	4528950	WR RUGS	38.37
TOTAL FOR: CONTINENTAL LINEN SERVICES INC			193.21

002713	SYSTEMS SPECIALTIES CO		
	67563	WR - ROTORK SERVICE LK	4,856.00
TOTAL FOR: SYSTEMS SPECIALTIES CO			4,856.00
003067	HELPNET		
	145-10771	EMPLOYEE ASSISTANCE PROGRAM 7/1 -9/30/2026 AK	299.88
TOTAL FOR: HELPNET			299.88
004168	SBF ENTERPRISES		
	0141185	UB PRINT/MAIL JULY 2026	144.95
	0141216	ADMIN - SUPPLIES/PRINTING SUMMER 2026 TAX BILLS DV	680.61
	2026 STAX	ADMIN - SUMMER 2026 TAX BILL POSTAGE DW	775.33
	2026.07	UB POSTAGE JULY 2026/JUNE BILLING	439.16
TOTAL FOR: SBF ENTERPRISES			2,040.05
004182	PITNEY BOWES/PURCHASE POWER		
	2026.06	ADMIN - POSTAGE DW	1,119.00
	2026.07	ADMIN - POSTAGE	998.00
TOTAL FOR: PITNEY BOWES/PURCHASE POWER			2,117.00
004190	WATERSOLVE LLC		
	10795	WR - 1 465LB DRUM SOLVE 137 LK	1,200.00
TOTAL FOR: WATERSOLVE LLC			1,200.00
004206	MADISON NATIONAL LIFE INSURANCE CO		
	1780603	JULY 2026 LIFE INSURANCE PREMIUMS AK	419.37
TOTAL FOR: MADISON NATIONAL LIFE INSURANCE CO			419.37
004794	UNITED HEALTHCARE INSURANCE COMPANY		
	2026.07 TOWN	RETIREE HEALTH INSURANCE JULY 2026 - TOWN	379.25
	2026.07 WHIT	RETIREE HEALTH INSURANCE JULY 2026 - WHITNEY	379.25
TOTAL FOR: UNITED HEALTHCARE INSURANCE COMPANY			758.50
004796	SILVERSCRIPT INSURANCE COMPANY		
	2026.07 TOWN	RETIREE PRESCRIPTION COVERAGE JULY 2026 - TOWN	78.30
	2026.07 WHIT	RETIREE PRESCRIPTION COVERAGE JULY 2026 - WHITNEY	78.30
TOTAL FOR: SILVERSCRIPT INSURANCE COMPANY			156.60
004812	FISH WINDOW CLEANING		
	2647-171562	WR - JUNE 2026 WINDOW CLEANING LK	32.00
TOTAL FOR: FISH WINDOW CLEANING			32.00
004814	WILLIAMS & WORKS		

103010	MAY 2026 PRO SERVICES PLANNING/ZONING JL	1,593.90
TOTAL FOR: WILLIAMS & WORKS		1,593.90
004837	MUNIWEB - INGSTRON	
1515	MAY 2026 WEBSITE HOSTING JL	1,035.00
TOTAL FOR: MUNIWEB - INGSTRON		1,035.00
004855	PLAINWELL ACE HARDWARE	
23068	DPS - GROUND CONNECTOR FIRE HALL MB/KC	18.99
23083	DPW - GARDEN SPRAYER FOR ASPHALT DR	26.99
23106	DPW - PARK/CITY RESTROOM SUPPLIES JF	33.33
23123	DPW - CLIP(8)/FASTENERS(12)/WIRE AIRPORT OVERHEAD	130.76
23136	DPW - SOLID DECK STAIN/BRUSH CH FENCE RN	81.76
23161	ADMIN - SWIFFER REFILL/INSECT KILLER PS	12.16
TOTAL FOR: PLAINWELL ACE HARDWARE		303.99
004873	MLIVE MEDIA GROUP	
4219865	ADMIN - PUBLIC NOTICE PLANNING COMM MTG 7/15/26 (	142.73
TOTAL FOR: MLIVE MEDIA GROUP		142.73
004884	CNA SURETY	
05/01/2026	AK Notary renewal	55.00
TOTAL FOR: CNA SURETY		55.00
004886	REPUBLIC SERVICES	
0249-008936713	JULY 2026 CITY WIDE RECYCLE	4,993.09
TOTAL FOR: REPUBLIC SERVICES		4,993.09
004896	WALTERS SWEEPING	
2784	DPW - JUNE 2026 STREET SWEEPING	3,800.00
TOTAL FOR: WALTERS SWEEPING		3,800.00
004913	JOSEPH CULVER	
2026.06.03	DPS - SHOW ALLOWANCE REIMBURSEMENT JC/KC	39.66
2026.06.29	DPS - SHOW ALLOWANCE REIMBURSEMENT JC/KC	113.96
TOTAL FOR: JOSEPH CULVER		153.62
005008	RODD LEONARD	
2026.06.24	DPW - SHOE ALLOWANCE REIMBURSEMENT RL/RN	178.04
TOTAL FOR: RODD LEONARD		178.04
005012	UNITED BANK	
2026.06.17 CORR	ACH FEE UB ACH ACCT CORRECTION	7.50
2026.06.17 RTN	ACH FEE UB ACH RETURN	7.50

	2026.07.03	RETURN ACH FEE UB	7.50
TOTAL FOR: UNITED BANK			22.50
005023	VAIRKKO TECHNOLOGIES, LLC		
	33434	JUNE 2026 TRAINING COURSE CONTENT	67.80
	33435	JUNE 2026 EMPLOYEE TRAINING CONTENT	102.00
TOTAL FOR: VAIRKKO TECHNOLOGIES, LLC			169.80
005025	ZEINSTRA GREENHOUSE		
	2026 COP-01	DPW - 2026 FLOWERS RN	11,026.00
TOTAL FOR: ZEINSTRA GREENHOUSE			11,026.00
005040	US INTERNET		
	5973048	SECURANCE EMAIL FILTERING 7/14 - 8/13/2026	70.00
TOTAL FOR: US INTERNET			70.00
005041	EVOQUA WATER TECHNOLOGIES		
	907641097	WR - JUNE 2026 ODOR CONTROL LK	200.00
TOTAL FOR: EVOQUA WATER TECHNOLOGIES			200.00
005047	STAPLES, INC.		
	6065701262	DPW - COPY PAPER/MEMOBOOKS KC	59.23
	6065788659	DPW - POLYBAG(4)HAND TOWELS/CLEANERS CP	328.78
	6066673507	DPW - COPY PAPER/STORAGE BAGS CP	54.62
TOTAL FOR: STAPLES, INC.			442.63
005054	EARTHPLANTER LLC		
	06/23/2026	3 city planters	656.00
TOTAL FOR: EARTHPLANTER LLC			656.00
005064	R & R ASSESSING INC		
	2026-07	JULY 2026 CITY ASSESSING SERVICES	1,800.00
TOTAL FOR: R & R ASSESSING INC			1,800.00
005090	BRADY ROBERTS		
	2026.06.18	DPW - SHOE ALLOWANCE REIMBURSEMENT BR/KC	240.08
TOTAL FOR: BRADY ROBERTS			240.08
005125	8X8 INC		
	5714049	CITY WIDE PHONES JUNE 2026	632.69
TOTAL FOR: 8X8 INC			632.69
005149	AAA LAWN CARE INC		
	2113410	WR - SUMMER VEGITATION CONTROL LK	287.00

	2113426	DPW - SUMMER VEGETATION CONTROL RN	1,080.00
TOTAL FOR: AAA LAWN CARE INC			1,367.00
005171	FLYERS ENERGY LLC		
	CFS-46507067	DPS - FUEL FOR POLICE/FIRE VEHICLES 6/30/2026	1,270.43
TOTAL FOR: FLYERS ENERGY LLC			1,270.43
005179	ALLEGAN CO FIREFIGHTER TRAINING COM		
	0008-26	DPS - FIRE ACADEMY 1 LONCORE KC	350.00
TOTAL FOR: ALLEGAN CO FIREFIGHTER TRAINING COM			350.00
005195	T-MOBILE USA INC		
	2026.05	CITY WIDE CELL PHONES 5/21 - 6/20/2026	373.13
TOTAL FOR: T-MOBILE USA INC			373.13
005197	ED'S TRUCK REPAIR LLC		
	26-10793	DPW - CH GENERATOR REPAIR RN	1,737.77
	26-10795	DPW - CH GENERATOR PARTS RN	1,365.75
TOTAL FOR: ED'S TRUCK REPAIR LLC			3,103.52
005224	SCOTTS LANDSCAPE MANAGEMENT INC		
	S20159	DPW - MOWER BLADES CP	115.50
TOTAL FOR: SCOTTS LANDSCAPE MANAGEMENT INC			115.50
005225	BLUE CARE NETWORK OF MICHIGAN		
	261600031530	JULY 2026 HEALTH INSURANCE PREMIUMS AK	16,643.31
TOTAL FOR: BLUE CARE NETWORK OF MICHIGAN			16,643.31
005233	DENISE WILCOX		
	2026.06.08	ADMIN - TRAINING MILEAGE REIMBURSEMENT DW/JL	179.80
TOTAL FOR: DENISE WILCOX			179.80
005236	AMAZON		
	06/01/2026	Envelopes	104.19
	06/04/2026	Remington mount	119.80
	06/14/2026	Bump ahead sign for road work	42.13
TOTAL FOR: AMAZON			266.12
005237	GUARDIAN NETWORK SOLUTIONS		
	06/22/2026	Monitor for MB	157.86
TOTAL FOR: GUARDIAN NETWORK SOLUTIONS			157.86
005259	BROOKE WOLF		
	65	DDA - BALOON ARTIST FOR KIDS DAY MARKET PS	420.00

TOTAL FOR: BROOKE WOLF			420.00
999999	ALAMO DIRT WORKS		
	2026.06.22	ADMIN/DPW - REFUND BOND DEPOSIT 115 CHURCH ST F	1,000.00
TOTAL FOR: ALAMO DIRT WORKS			1,000.00
ACACH	ALLEGAN COUNTY TREASURER		
	2026.05	MAY 2026 MOBILE HOME TAX	125.00
TOTAL FOR: ALLEGAN COUNTY TREASURER			125.00
CBEFT	HUNTINGTON NATIONAL BANK		
	2026.06	ADMIN - HUNTINGTON BANK SERVICE FEES JUNE 2026 - R	15.00
TOTAL FOR: HUNTINGTON NATIONAL BANK			15.00
CC9999	2COCOM SPEECH		
	06/01/2026	Dictation software	338.14
	06/01/2026	UB Doorhangers	241.67
	06/03/2026	Unreceipted charge	25.00
	06/05/2026	Dog waste bags	289.77
	06/08/2026	Monthly Subscription	62.00
	06/12/2026	Chain hoist 10ft	124.99
	06/19/2026	Gas for cruiser	11.00
	06/19/2026	Monthly Subscription	30.00
	06/23/2026	Rebate on gas	(0.11)
TOTAL FOR: SUNOCO			1,122.46
COPEFT	CITY OF PLAINWELL		
	2026-07	JULY 2026 CITY UB FOR JUNE USAGE RB	3,586.78
TOTAL FOR: CITY OF PLAINWELL			3,586.78
REFUND UB	KEENE, KATHRYN		
	07/02/2026	UB refund for account: 03-00034300-03	64.37
TOTAL FOR: KEENE, KATHRYN			64.37
STATE MICH	STATE OF MICHIGAN		
	2025 IFT	ANNUAL IFT PAYMENT - W/FORM 170-IFT DW	23,754.99
TOTAL FOR: STATE OF MICHIGAN			23,754.99
TOTAL - ALL VENDORS			294,667.31

INVOICE AUTHORIZATION**Person Compiling Report****Denise Wilcox, Finance Director/Treasurer**

I verify that to the best of my knowledge the attached invoice listing is accurate and the procedures in place to compile this invoice listing has been followed.

I verify that I have reviewed the expenditures and to the best of my knowledge the attached invoice listing is accurate and matches invoices physically authorized by Department Heads.

Insert Signature: **Roxanne Branch**
Digitally signed by Roxanne Branch
Date: 2026.07.09 14:56:01 -04'00'

Insert Signature:

Luke Keyzer, Water Renewal Plant Supt.**Kevin Callahan, Public Safety Director**

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature: **Luke Keyzer**
Digitally signed by Luke Keyzer
Date: 2026.07.09 15:05:36 -04'00'

Insert Signature: **Kevin A Callahan**
Digitally signed by Kevin A Callahan
Date: 2026.07.10 10:59:05 -04'00'

Bob Nieuwenhuis, Public Works Supt.**Justin Lakamper, City Manager**

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature:

Insert Signature: **Justin Lakamper**
Digitally signed by Justin Lakamper
Date: 2026.07.09 16:19:35 -04'00'

Reports & Communications:

A. City – Ordinance 407 – Amending Chapter 52 “signs” of the Code of Ordinances

An Ordinance to amend Chapter 52 “SIGNS” of the City of Plainwell Code of Ordinances; to amend Sec. 52-10, to amend subsection C to add the Service Business (SB) zoning district; to amend Sec. 52-10 (C)(7) to include the Service Business (SB) and Central Business (CBD) zoning districts, and add a new subsection E; to amend Sec. 52-10, to amend subsection D from “USES” to “SIGNS”, to amend Sec. 52-10, to amend subsection E to read “INDUSTRIAL DISTRICT”, to amend Sec. 52-10 (E), to amend subsection 5 to include the Service Business (SB) zoning district; and to amend Sec. 52-17, to amend the Table of References.

Recommended action: Consider adopting Ordinance 407 as presented.

B. City – Ordinance 408 – Amendment to Ordinance 405 2024 International Property Maintenance Code (IPMC)

Plainwell adopted Ordinance 405 implementing the 2024 IPMC. It was noted that some sections of the IPMC needed further clarification to align with best practices. Ordinance 408 makes these changes, amending Ordinance 405 to better meet the City’s needs.

Recommended action: Consider adopting Ordinance 408 as presented.

C. DPS – Golf Cart, E-Bike, and Public Property Ordinance Discussion

Over the past several months, the Department of Public Safety has received complaints regarding the operation of golf carts on city streets and within public parks, as well as complaints involving the operation of electric bicycles (e-bikes) in public areas. In response to these concerns, staff conducted a review of applicable Michigan statutes and existing City ordinances to determine what enforcement options currently exist.

1. Golf Carts

Staff initially believed golf carts were regulated under Michigan's Off-Road Vehicle (ORV) laws and that citations could be issued for operation on city streets under existing provisions. Upon further review, it was determined that golf carts are not classified as ORVs under Michigan law.

While some Michigan communities have adopted local ordinances specifically authorizing and regulating golf cart operation on public streets, the City of Plainwell currently does not have an ordinance that specifically addresses golf cart operation. As a result, enforcement options are limited unless another traffic violation or safety concern is present.

2. E-Bikes

Staff reviewed state law and local ordinances relating to electric bicycles. Michigan law generally permits e-bike operation in many locations unless restricted by local ordinance. The City currently has limited regulations specifically governing e-bike operation on sidewalks, in parks, on trails, or in other public spaces. As e-bike use continues to increase and speeds and capabilities of these devices expand, communities throughout Michigan are evaluating whether local regulations are necessary to address safety concerns and establish clear operating standards.

3. Camping and Sleeping on Public Property

DPS has received questions regarding individuals sleeping, camping, or otherwise occupying public parks and other city-owned property for extended periods of time. A review of the City's existing ordinances identified gaps in the City's ability to address camping, sleeping, and prolonged occupancy of public property when such conduct is inconsistent with the intended use of the property and does not otherwise violate a specific ordinance.

Recommended action: Council will consider approving the development of new ordinances to address regulatory gaps.

D. WR – Biosolids Disposal - 5 Year Contract

Superintendent Keyzer issued a Request of Biosolids Management Services proposal. Two firms bid on the project to dispose of approximately 500,000 gallons of bio-solids annually generated as part of the digester process. Superintendent Keyzer recommends Bio-Tech Agronomics for this project. The contract cost is estimated because diesel fuel charges above \$4/gal incur additional charges.

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

Recommended action: Consider approving a new five-year contract with Bio-Tech Agronomics for annual biosolids disposal with an estimated contract cost of \$141,875.00.

E. WR – Annual Flow Meter Calibration

There are eleven flow meters in use at Water Renewal, used in the plant and at pumping stations. These meters are used for reporting, process control and to bill customer communities for service. EGLE mandates meter calibration annually. Forberg Smith is recommended for this service.

Recommended action: Consider approving the annual calibration of flow meters at the Water Renewal Plant by Forberg Smith for \$5,926.00.

F. City –Classic Auto Mill Purchase Agreement Amendment

In January the City entered into a purchase agreement with Classic Auto Mill for the sale of buildings 3, 10, 12, 11, 11a, 15, and 16. The original purchase agreement did not include building 2 as it was slated to be torn down after sustaining significant damage to the roof in a windstorm in the spring of 2025. The damage resulted in us receiving an insurance payout of approximately \$590,000, which would have covered the cost of demolishing the building. Darius has asked if the City would consider selling him building 2 as well as reimbursing the cost of renovations, up to \$360,000. This concept was initially presented to Council at the March 9th council meeting and revisited again at the March 23rd Council meeting, where a motion was made to pursue a deal to sell CAM building 2 and structure a reimbursement of some of the insurance funds to CAM, which passed 5-0. Darius and I have worked on the details of how he wishes to renovate and stabilize the building, and what he believes it will cost. He calculates it will cost \$360,000 to accomplish the renovations. This information was presented at an All Boards Workshop on June 6th during which the concept and details were discussed. Positive feedback was received from across the board.

This proposal has been presented as a win-win for both CAM and Plainwell, and I believe that to be the case. Under this amendment, building 2 is retained, stabilized, and made useful to Darius or any future tenants as a roof top terrace. Darius also receives more square footage for his core auto business. Most importantly to the City, the remaining insurance funds of approximately \$230,00, which will no longer be needed for demolition, will remain in the BRA fund. The BRA fund has a very small fund balance, does not generate much of its own revenue, and will have large legal expenses as we continue to develop the mill site. Therefore, having this windfall of cash while renovating the building is very beneficial to the city. The saved square footage of building 2 will also be increased taxable value in the future. Reimbursing Darius for the construction outlined is being pursued as an economic development tool, and is a legal use of City funds. This amendment was written and vetted by the city's attorney. The deal was structured so that all funds will be paid in a lump sum upon completion of all work, so that if the work is not completed the City will still have sufficient funds to tear the building down.

Recommended action: Consider approving the first amendment to real estate purchase agreement between the City of Plainwell and Classic Auto Mill which was initially executed on January 26th, 2026.

Reminder of Upcoming Meetings

- July 14, 2026 – DDA/BRA/TIFA – 7:30am
- July 14, 2026 – Parks & Trees – 4:00pm
- July 15, 2026 – Planning Commission – 6:30pm
- ***June 27, 2026 – City Council – 7:00pm – *Held at DPS Building, located at 119 Island Ave**

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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