

MINUTES
Plainwell City Council
December 13, 2021

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Peter Dams from Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 11/22/2021 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioner Report: None.
8. Agenda Amendments: None.
9. Mayor's Report:
Mayor Keeler praised the recent Holiday Festival downtown.
10. Recommendations and Reports:
 - A. **A motion by Steele, seconded by Overhuel, to open a Public Hearing at 7:04pm to hear comments for establishing a Commercial Rehabilitation District. On a voice vote, all in favor. Motion passed.**

Community Development Manager Siegel reported application has been made to establish a Commercial Rehabilitation District for 119 West Bridge Street. She introduced owners Mark and Lisa Mezaros who presented their business plans for the project and detailed the structural upgrades as well as improvements to the interior, which will increase the taxable value of the property. Given the investment and the time needed to get the businesses up and running, the designation as a Commercial Rehabilitation District will lessen the property tax burden once the improvements are completed. The owners are relying on the redevelopment grant from the state and this abatement is needed for grant approval.

No public comment.

A motion by Keeney, seconded by Wisnaski, to close the Public Hearing at 7:21pm. On a voice vote, all in favor. Motion passed.

A motion by Overhuel, seconded by Steele, to adopt Resolution 2021-19 approving a Commercial Rehabilitation District for 119 West Bridge Street. On a voice vote, all voted in favor. Motion passed.

- B. City Manager reported a recommendation by Superintendent Pond to replace a programmable logic computer to monitor the methane gas holding system. Work has previously been done by local sole-source provider, Perceptive Controls.
A motion by Steele, seconded by Overhuel, to approve the upgrade of a Programmable Logic Computer replacement for the Digester process at the Water Renewal Plant with Perceptive Controls at a cost of \$14,800.00. On a roll call vote, all voted in favor. Motion passed.
- C. Community Development Manager Siegel has been working with MEDC to solicit proposals for a grant administrator for a CDBG rental rehab grant for 112 N. Main Street. The city acts as applicant for the grant which is slated to provide \$311,000 for rehabilitating four (4) apartments at 112 N. Main Street with three (3) of them designated as "HUD-rental" units.
A motion by Wisnaski, seconded by Steele, to approve a grant administration agreement with Abonmarche Consultants in an amount not to exceed \$15,000.00 for the CDBG grant at 112 N. Main Street. On a roll call vote, all voted in favor. Motion passed.
- D. City Manager Wilson reported Superintendent Pond solicited bids for the installation of a previously purchased methane accumulator. The installation required specialized fabrication and welding.
A motion by Steele, seconded by Keeney, to approve the installation of a methane accumulator with Franklin Holwerda Company at an estimated cost of \$12,500.00. On a roll call vote, all voted in favor. Motion passed.
- E. City Manager Wilson updated Council on the Mill project specific to closing up Building 3 and recommended approval of the Change Order with Melching to install a door at an estimated cost of \$160,390.00. The city has applied to extend the grant with the State of Michigan.
A motion by Keeney, seconded by Wisnaski, to approve the change order for modification to the South Wall of Building 3 with Melching, Inc. at an estimated cost of \$160,390.00. On a roll call vote, all voted in favor. Motion passed.
- F. City Manager Wilson recommending financing the recent purchase of the Meert Property to allow time to investigate sales options and infrastructure improvements prior to extending the Industrial Park. The first step is to advertise a Notice of Intent to Issue Municipal Securities, by resolution.
A motion by Keeney, seconded by Wisnaski, to adopt Resolution 2021-20 as presented. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
A. **A motion by Steele, seconded by Overhuel, to accept and place of file the October 2021 DPS Report, and the November 2021 Investment and Fund Balance Reports. On a voice vote, all in favor. Motion passed.**
12. Accounts Payable:
A motion by Keeney, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$630,584.89 for payment of same. On a roll call vote, all in favor. Motion passed.
13. Public Comments: None
14. Staff Comments:

City Manager Wilson reported new water testing requirements from EGLE that are being implemented; he noted being close on completing the William Crispe Lease; he reported waiting for a survey on the Jenson Lot to determine how to split the property and; working on grants for river upgrades. He introduced Deputy City Clerk Maggie Fenger who addressed Council with her history and thanked everyone for this opportunity to serve the community.

Clerk/Treasurer Kelley echoed that Maggie is already hard at work preparing for the 2022 elections and getting up to speed. He reported completion of the audit, which will be presented to Council in January; testing is underway with the New Chart of Accounts; and he is setting up the new budget.

Superintendent Nieuwenhuis noted his crew is ready for winter maintenance. He reminded Council that leaf pickup was completed the week of Thanksgiving when the streets were swept. He reported 23 addresses were identified as having raked leaves after the street sweeping, noting that resources were used (costs incurred) for removing those extra leaves. There was discussion about letters or fines to those who are costing the city for these extra services.

Community Development Manager Siegel reported renewed permit activity for 127 South Main. She also reported the success of the Indoor Farmers Market and updated Council on grant activities.

Deputy Director John Varley reported the "Shop With a Hero" event is scheduled for Wednesday December 15 and that the new officer training is going very well.

15. Council Comments:

Councilmember Wisnaski welcomed Maggie Fenger, praised the Holiday Festival and reminded everyone of the suggestion to use a permanent tree in Hicks Parks for the annual tree lighting.

16. **A motion by Steele, seconded by Overhuel, to go into Closed Session pursuant to MCL 15.268(h) to consider a written attorney opinion exempt from discussion or disclosure by state or federal statute at 8:16pm. On a roll call vote, all in favor. Motion passed.**

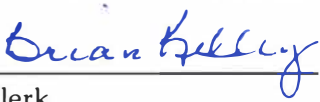
A motion by Steele, seconded by Overhuel, to returned to the Regular Meeting at 9:03pm. On a voice vote, all in favor. Motion passed.

17. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 9:03 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
December 27, 2021



Brian Kelley, City Clerk