

**MINUTES**  
**Plainwell City Council**  
**June 12, 2023**

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Andrew Fritz of Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes:  
**A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 05/22/2023 regular meeting. On a voice vote, all voted in favor. Motion passed.**
6. Public Comment: None.
7. County Commissioner Report: None.
8. Deputy Clerk Kelley reported no changes to the published Agenda.  
**A motion by Steele, seconded by Overhuel, to approve the Agenda for the June 12, 2023 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
9. Mayor's Report:  
Mayor Keeler introduced and welcomed City Manager Justin Lakamper.
10. Recommendations and Reports:
  - A. Community Development Manager Denise Siegel reported an updated offer from Nobis for land at Miller Road. Nobis is now offering \$25,000 per acre for 20.48 acres for all three (3) lots abutting Lincoln Parkway. Council confirmed having accepted the original offer from Nobis of \$315,000 for 10.48 acres for two of those lots. Siegel confirmed that the new offer supersedes all other offers. Council debated the precedent of accepting a lower offer for land adjacent to the utility supply and how it would affect selling land further north, where utilities are not yet available.  
**A motion by Keeney, seconded by Steele, to counter-offer the sale of 20.48 acres at a cost equal to the original purchase price (nearly \$31,500) per acre. On a roll call vote, all in favor. Motion passed.**
  - B. Finance Director Kelley presented a plan to set periodic billing rates for recycling and bulk-trash pickups. He explained that the original ordinance is worded to suggest that these charges are fees, not taxes and should be collected similarly to a water/sewer bill. Council discussed the reliability of Republic's service and that not everyone participates with the program and may not pay separately issued billing statements. Council questioned why only delinquent charges could be added to the tax bill when they have been included on the tax bill, up front, since the program was implemented.  
**A motion by Wisnaski to set a quarterly recycling charge of \$13.55 and a semi-annual bulk-trash fee of \$11.83. The motion failed due to lack of a seconded.**

**A motion by Steele, seconded by Wisnaski, to table this time until the June 26 meeting. On a voice vote, all voted in favor. Motion passed.**

- C. Finance Director Kelley introduced Andy Campbell from Bakertilly who reminded Council of the presentation of water rates from May 2023. Bakertilly has conducted a water rate study considering operational, capital and debt service requirements. Based on the study, Bakertilly recommends a water commodity rate of \$3.77 per thousand gallons, and a base ready-to-serve charge of \$14.73 per month for a ¾" meter. For the ready-to-serve charge rates for other meter sizes, the American Water Works Association standards should be used to set those rates. There was discussion about the timing of implementing the new rates.

**A motion by Overhuel, seconded by Keeney, to adopt the water usage rate of \$3.77 per 1,000 gallons and a base monthly ready-to-serve charge of \$14.73 for a ¾" meter, using AWWA standards for larger meters, effective October 1, 2023. On a roll call vote, all voted in favor. Motion passed.**

- D. Superintendent Nieuwenhuis recommended PK Contracting for pavement markings city-wide. He reported there are no other local vendors specializing in street markings, which carry specific requirements to meet state standards.

**A motion by Keeney, seconded by Wisnaski, to approve a project with PK Contracting for \$41,875.40 for pavement markings on major streets. On a voice vote, all voted in favor. Motion passed.**

- E. Superintendent Nieuwenhuis presented a proposal from Fleis & Vandenbrink for assistance with the Wellhead Protection Program. He also noted that the Michigan Rural Water Association may offer a similar service for a reduced rate.

**A motion by Overhuel, seconded by Steele, to table this item to consider a quote from the Michigan Rural Water Association. On a voice vote, all voted in favor. Motion passed.**

- F. Community Development Manager Siegel reported needing a Public Hearing to discuss a Commercial Rehabilitation Tax Exemption application.

**A motion by Steele, seconded by Overhuel, to set a public hearing for June 26, 2023 at 7pm to consider a Commercial Rehabilitation Tax Exemption. On a voice vote, all voted in favor. Motion passed.**

11. Communications:

**A motion by Steele, seconded by Overhuel, to accept and place on file the May 2023 Investment and Fund Balance Reports. On a voice vote, all voted in favor. Motion passed.**

12. Accounts Payable:

**A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$165,770.86 for payment of same. On a roll call vote, all voted in favor. Motion passed.**

13. Public Comments: None.

14. Staff Comments:

Personnel Coordinator Kersten reported that the City Assessor's office hours will be changing on July 12 to Wednesdays 9am to 1pm. She also reported that the union negotiations were ratified June 7 by the police union and that Council would receive the contract on June 26.

Superintendent Nieuwenhuis reported work on the bridges is going well. He also reported that the Jersey Street milling is now scheduled to begin June 19 and that paving will start June 23.

Community Development Manager Siegel reported several items, including an updated website, new downtown maps, a June 20 food truck rally and ongoing lead abatement. She also noted that the mill development project is transitioning back to the City Manager's Office.

Superintendent Pond reported having shared the city's concerns with the Clark Station with the Village of Martin and the City of Otsego, who are having similar concerns.

Finance Director/Deputy Clerk Kelley reported City Clerk JoAnn Leonard started last week and is enthusiastically training in Detroit. He also reported nearing completion of the budget, asking Council if they wanted opportunity to more in-depth review the budget. Council asked to set a special meeting for a budget workshop for June 20 at 5.30pm.

City Manager Lakamper thanked Council for the welcome and that he's glad to be here.

15. Council Comments:


Each Councilmember welcomed again City Manager Lakamper.

16. Adjournment:

**A motion by Steele, seconded by Overhuel, to adjourn the meeting at 8:29 PM. On a voice vote, all voted in favor. Motion passed.**

Minutes respectfully  
Submitted by,  
Brian Kelley  
Deputy City Clerk / Finance Director

MINUTES APPROVED BY CITY COUNCIL  
June 26, 2023

  
\_\_\_\_\_  
Brian Kelley, Deputy City Clerk