

City of Plainwell



Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Todd Overhuel, Council Member
Roger Keeney, Council Member
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“The Island City”

AGENDA

Plainwell City Council

Monday, February 12, 2024 - 7:00PM

Plainwell City Hall Council Chambers

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Approval of Minutes – 01/22/2024 Regular Meeting
6. General Public Comments
7. County Commissioner Report
8. Agenda Amendments
9. Mayor’s Report

10. Recommendations and Reports:

A. Public Hearing - Notice of Closeout

Council will hold a public hearing to allow comment and receive a final report on the Southwright Apartments rental rehabilitation project CBDG grant.

B. DPW - AIS Blanket PO

Council will consider approving a blanket PO for AIS for \$10,000.

C. Resolution 2024-07

Council will consider adopting Resolution 2024-07 (Resolution No.2) to declare an intent to make public improvements, tentatively declaring the necessity of public improvements, tentatively designating a special assessment district, tentatively approving the costs of making the improvements, tentatively declaring the portion of the costs to be defrayed by a special assessment district, and setting a Public Hearing on the City of Plainwell Special Assessment District 24-01.

D. WR - Emergency Purchase - Replacement of Plant Water Well & Variable Frequency Drive

Council will consider approving the quote with Peerless Midwest for installation of a new well pump, new 3” PVC ball valve, and variable frequency drive (VFD) for a total cost of \$14,492.12.

E. DPW - Scrap materials from water meter change out

Council will consider approving the DPW to scrap old meters and parts from the water meter change out at Alliance Metal Recycling.

F. DPS – Purchase of Replacement Fire Hose

Council will consider approving the purchase of twelve sections of 2 ½” x 50’ fire hose and six sections of 1 ¾” x 50’ fire hose from Dinges Fire Company for a cost of \$5,448.76.

11. **Communications:** The January Investment and Fund Balance reports.
12. **Accounts Payable - \$511,932.12**
13. **Public Comments**
14. **Staff Comments**
15. **Council Comments**
16. **Adjournment**

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

The Island City

Plainwell is an equal opportunity provider and employer

Reports & Communications:

A. Public Hearing – Notice of Southwright Apartment Project Closeout

The CDBG grant provided funding to assist in the redevelopment of four apartments. Total cost of this project was \$357,517.00. The Central Business District Grant (CDBG) funded \$240,000, the property owner funded \$83,382.00, and the remainder was funded by the Michigan Economic Development Corporation (MEDC). The four apartments are located above 112 N. Main St (Perfect Image Salon). Three apartments are low income, and one is at market value. All four have tenants. This public hearing allows for comments and discussion of the overall project and what it accomplished. The Public Hearing serves as a completion of the Southwright Apartments Project.

Recommended action: Close out the rental rehabilitation grant from MEDC.

B. DPW - AIS Blanket PO

We have a yearly blanket PO for preferred vendor AIS. We have used most of the current year's blanket PO. The City has a loader that needs repair, and a new blanket PO will make sure we have funding for this repair.

Recommended action: Consider approving a blanket PO for AIS for \$10,000.

C. Resolution 2024-07 – a Resolution (No.2) to declare an intent to make public improvements, tentatively declaring the necessity of public improvement, tentatively designating a special assessment district, tentatively approving the costs of making the improvements, tentatively declaring the portion of the costs to be defrayed by the special assessment district and setting a Public Hearing on the City of Plainwell Special Assessment District 24-01.

On December 27, 2023 City Council awarded a bid to USA Earthworks to replace water mains, install sanitary sewer mains and replace streets in the old Orchard neighborhood. Resolution 2024-06 was adopted on January 22, 2024, creating Special Assessment District 24-01 to identify parcels impacted by and the anticipated costs of public improvements being made.

The City has identified 57 parcels that will benefit from the installation of city sewer. The project cost has been estimated at \$1,162,853.93, and the City may defer some of the cost through a Special Assessment on those parcels.

Recommended action: Consider approving the Resolution as presented.

D. WR – Emergency Purchase- Replacement of Plant Water Well & Variable Frequency Drive

The water renewal plant operates and maintains an onsite water well for use in the water treatment process. This repair is necessary due to the failure of the 2012 well system. The original work performed on February 2, 2024 for \$4,455.00 was to inspect the well and acid clean the screen. When power was shut off and cycled it was found that the VFD and pump motor had failed. The galvanized discharge pipe had developed pin holes in it and will be replaced with "Certa-Lok" plastic pipe. The old well produced approximately 15,000 gallons per day which is now on "City" water and costs ~\$100/day. Installing the new well will pay for itself in 6.5 months by not buying water for washing down tanks and floors and carrier water for process chemicals.

Recommended action: Consider approving the quote with Peerless Midwest for the installation of a new well pump, new 3" PVC ball valve, and variable frequency drive for a total cost of \$14,492.12

E. DPW – Scrap materials from water meter change out

The meters and parts being removed are not reusable. Scrapping the old meters and parts will generate revenue that can be used to offset the cost of problems that may arise during installation of the new meters.

Recommended action: Consider approving the DPW to scrap old meters and parts from the water meter change out at Alliance Metal Recycling.

F. DPS – Purchase of Replacement Fire Hose

The Department of Public Safety conducts yearly inspection and testing on the fire hose in our supply in accordance with the National Fire Protection Association standards set in 1962. During testing in 2023, the bulk of the fire hose failed. Fire hose was last purchased in 1999, and needs to be replaced to maintain supply and be ready situations requiring fire suppression.

Recommended action: Consider approving the purchase of twelve sections of 2 ½" x 50' fire hose and six sections of 1 ¾" x 50' fire hose from Dinges Fire Company for a cost of \$5,448.76.

Reminder of Upcoming Meetings

- February 13, 2024 – Plainwell DDA/BRA/TIFA – 7:30am
- February 15, 2024 – Plainwell Parks & Trees – 5:00pm
- February 21, 2024 – Plainwell Planning – 6:30pm
- **February 26, 2024 – Plainwell City Council – 7:00pm**

Non-Agenda Items / Materials Transmitted

- None