

City of Plainwell



Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Cathy Green, Council Member
Roger Keeney, Council Member
Randy Wisnaski, Council Member

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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.

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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.

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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**

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