City of Plainwell

"The Island City"

Department of Administration Services
211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
www.plainwell.org

AGENDA
DDA/TIFA/BRA
Tuesday, August 11, 2026 - 7:30AM
Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes –** 07/14/2026
5. **Public Comment**
6. **Chairman's Report**
7. **Recommendations and Reports:**

   A. BRA - Accounts Payable for June - $5,924.97
   The Board will consider confirming BRA payables for July 2026 in the amount of $5,924.97.

   B. DDA - Accounts Payable for June - $1,233.43
   The Board will consider confirming DDA payables for July 2026 in the amount of $1,233.43.

   C. TIFA - Accounts Payable for June - $879.29
   The Board will consider confirming TIFA payables for July 2026 in the amount of $879.29.

   D. Downtown Tree Species Selection
   The Board will review, discuss and select a tree species to be planted in the Downtown area.

8. **Communications:**

   A. The July 2026 Summary and Detail Financial Reports

   B. City Council Meeting minutes from 06/22/2026 and 07/13/2026

9. **Public Comment**
10. **Staff Comments**
11. **Board Comments**
12. **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 BRA DDA TIFA
July 14, 2026

1. Chairman Larabel called the meeting to order at 7:30am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Nick Larabel, Jim Turley, Adam Hopkins, Paul Rizzo, David Steffen, Rimante Grigaliunas, Randy Wisnaski and Justin Lakamper
   Excused: None.
4. Approval of Minutes:
   A motion by Rizzo, seconded by Hopkins, to accept and place on file the amended BRA DDA TIFA Meeting Minutes of the 06/09/2026 meeting. On a voice vote, all in favor. Motion passed.
5. Public Comment: None.
6. Chairman's Report: None.
7. Recommendations and Reports:
   A. **A motion by Hopkins, seconded by Wisnaski, confirming BRA payables for June 2026 in the amount of $12,666.37. On a voice vote, all in favor. Motion passed.**
   B. **A motion by Larabel, seconded by Turley, confirming DDA payables for June 2026 in the amount of $1,554.44. On a voice vote, all in favor. Motion passed**.
   C. **A motion by Turley, seconded by Wisnaski, confirming TIFA payables for June 2026 in the amount of $44.80. On a voice vote, all in favor. Motion passed**.
8. Communications:
   The June 2026 Summary and Detail Financial Reports and City Council meeting minutes from 05/26/2026 and 06/08/2026.
9. Public Comment: None.
10. Staff Comment:
    Lakamper shared that Council had passed a purchase agreement amendment to sell Building #2 to Classic Auto Mill. As part of the agreement, the City has agreed to reimburse CAM $360,000 (payable from the insurance settlement originally intended to demolish the building) for construction costs after project completion. The amendment allows for a 5 to 8-year competition timeline and establishes four specific requirements before reimbursement occurs.
    Larabel asked Grigaliunas if she knew what the timeline was, and she replied they plan on about a year or so.
    Larabel asked if Lakamper had received any updates on the PFAS testing. Lakamper replied that he had spoken with Jodi from GHD and learned that there are new project managers at both EGLE and the EPA, and the people the City had been working with have moved into other positions. This will likely slow the process. There has been no feedback yet on the restrictive covenants, and no further testing has occurred because EGLE has yet to review the work plan.
    Larabel asked if the City should have Attorney Mary Jane send a letter to move the project along, as there isn't anything really pushing the project, and Lakamper replied this would be a good idea.
    Leonard discussed an Ordinance amendment passed at last night's Council meeting that allows freestanding and/or ground mounted signs is areas of the CBD that meet specific criteria.
    Larabel asked for an update on the old Clark Gas Station and the NAPA land sale. Lakamper replied that the Planning Commission is holding a public hearing tomorrow at 6:30pm to receive comment on a zoning ordinance amendment that will allow the gas station to be demolished and rebuilt, as well as allowing CAM to be an automobile service station, restoration facility and dealership. He stated that the survey work for both

CAM and NAPA was completed, but an error with the parent parcel number used needed to be fixed, which is being sone now.
Steffen shared that he was ready to go with the new building but is waiting to see what happens with the sale of the GHD building before breaking ground.

11. Board Member Comments:
Turley asked about the repaving project in Industrial Park- which roads are being paved? Lakamper stated that the project is slated for spring of 2027, and that all the roads are being repaved. The project will use funding from Main and Local Streets, the TIFA budget, and the Water fund. More information will be shared with the businesses as the project gets closer.
Turley asked if there would be an additional opportunity offered to the public to tour Profielnorm. Lakamper replied he didn't think so, but that he could reach out to the owner and see if he could help set something up. Turley shared he is interested in seeing what they do, sharing that he heard they offer powder coating.

12. Adjournment:
A motion by Rizzo, seconded by Turley, to adjourn the meeting at 7:56am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 243 BROWNFIELD REDEVELOPMENT AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
243-443-718.001	Health Insurance Premiums	COPS HEALTH TRUST	JULY 2026 DENTAL/VISION PR	12.04	30208
243-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHI	JULY 2026 HEALTH INSURANCE	38.63	30211
243-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	JULY 2026 LIFE INSURANCE P	3.96	30209
243-443-725.010	WORKERS COMP 2025/2026	MML WORKERS COMP FUND	2026/2027 WORKERS COMPENSA	291.68	3824
243-443-935.001	LIABILITY INSURANCE	MICHIGAN MUNICIPAL LEAGUE	2026/2027 GENERAL LIABILIT	5,578.66	3831
		Total For Dept 443 PUBLIC		5,924.97	
		Total For Fund 243 BROWNFI		5,924.97	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
		Fund Totals:			
			Fund 243 BROWNFIELD REDEVE	5,924.97	
				5,924.97	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
248-443-718.001	Health Insurance Premiums	COPS HEALTH TRUST	JULY 2026 DENTAL/VISION PR	6.33	30208
248-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHI	JULY 2026 HEALTH INSURANCE	22.64	30211
248-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	JULY 2026 LIFE INSURANCE P	2.09	30209
248-443-725.010	WORKERS COMP 2025/2026	MML WORKERS COMP FUND	2026/2027 WORKERS COMPENSA	114.75	3824
248-443-775.000	Palm trees for downtown	WALMART	Palm trees for downtown	67.71	3874
248-443-935.001	LIABILITY INSURANCE	MICHIGAN MUNICIPAL LEAGUE	2026/2027 GENERAL LIABILIT	634.91	3831
		Total For Dept 443 PUBLIC		848.43	
Dept 775 SPECIAL EVENTS					
248-775-881.022	Farmers Market Costs - DDA	PLUMBER'S PORTABLE TOILETS	DDA - FARMERS MARKET PORTA	135.00	30239
248-775-881.022	Farmers Market Costs - DDA	JIM COX	DDA - KIDS MARKET DJ PS	250.00	30291
		Total For Dept 775 SPECIAL		385.00	
		Total For Fund 248 DOWNTOW		1,233.43	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
		Fund Totals:			
			Fund 248 DOWNTOWN DEVELOPM	1,233.43	
				1,233.43	

POST DATES 07/01/2026 - 07/31/2026
DB: Plainwell
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 247 TAX INCREMENT FINANCE AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
247-443-718.001	HEALTH INSURANCE PREMIUMS	COPS HEALTH TRUST	JULY 2026 DENTAL/VISION PF	9.29	30208
247-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHI	JULY 2026 HEALTH INSURANCE	14.94	30211
247-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	JULY 2026 LIFE INSURANCE F	1.95	30209
247-443-725.010	WORKERS COMP 2025/2026	MML WORKERS COMP FUND	2026/2027 WORKERS COMPENSA	214.77	3824
247-443-935.001	LIABILITY INSURANCE	MICHIGAN MUNICIPAL LEAGUE	2026/2027 GENERAL LIABILIT	638.34	3831
		Total For Dept 443 PUBLIC		879.29	
		Total For Fund 247 TAX INC		879.29	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
		Fund Totals:			
			Fund 247 TAX INCREMENT FIN	879.29	
				879.29	

MEMORANDUM

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

"The Island City"

TO: Chair and Board

FROM: Justin Lakamper, City Manager

DATE: August 11st, 2026

SUBJECT: Downtown Tree Selection

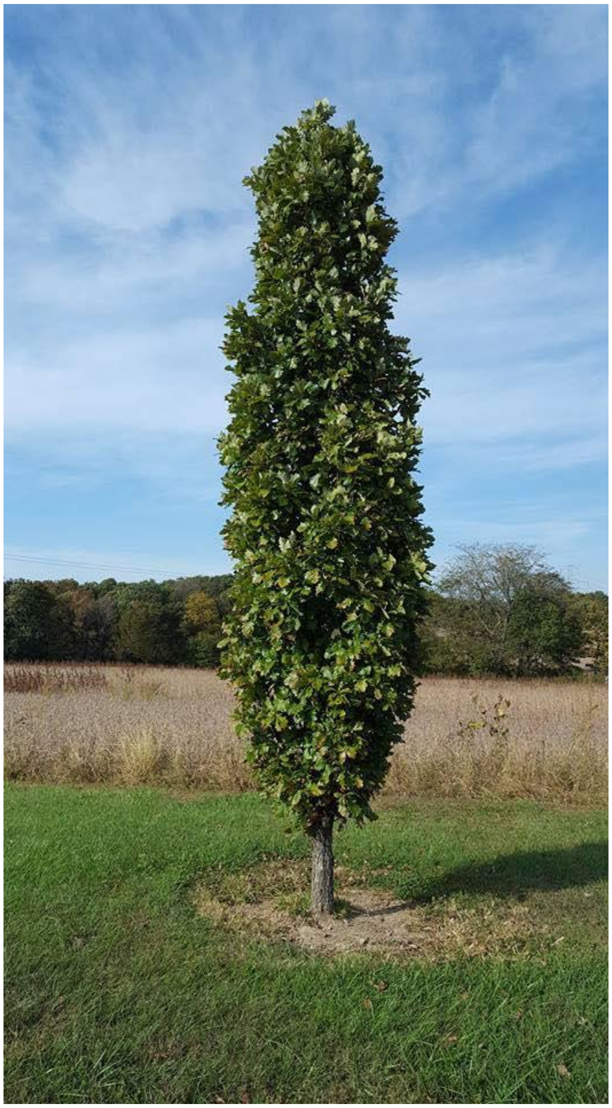
SUGGESTED MOTION: "I motion to select ________________ species of tree for planting in the Downtown"

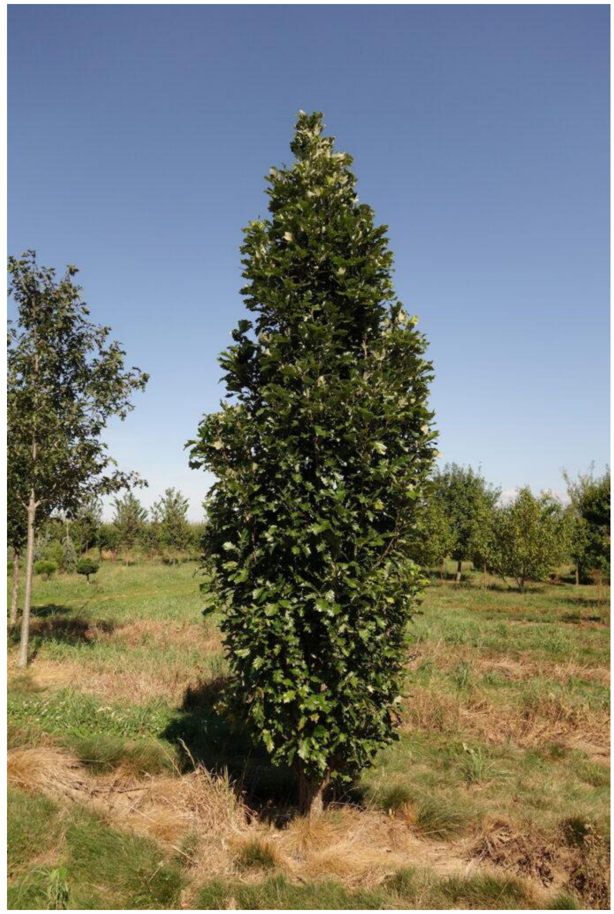
BACKGROUND INFORMATION: ReLeaf Michigan, a non-profit which plants trees throughout the State, and Consumers energy have come together to offer the City of Plainwell 40 free trees. They contacted Bob Neiuwenhuis and I recently and offered to pay for and assist with the planting of 40 trees in two separate locations in the City. This will be done at a volunteer planting event on a weekend in late September or October, which will be planned and coordinated with the Parks and Trees Commission. We would like to use the opportunity to replace the Downtown trees which we had planned for in the budget this year and replace and add trees to the New Orchard neighborhood, which lost several in the recent tornado. We have met with the arborists from ReLeaf Michigan who reviewed the two locations and soil types and have suggested to us four species of trees to consider for planting. We are asking the DDA/BRA/TIFA board to select one species from their suggestions to be planted Downtown.

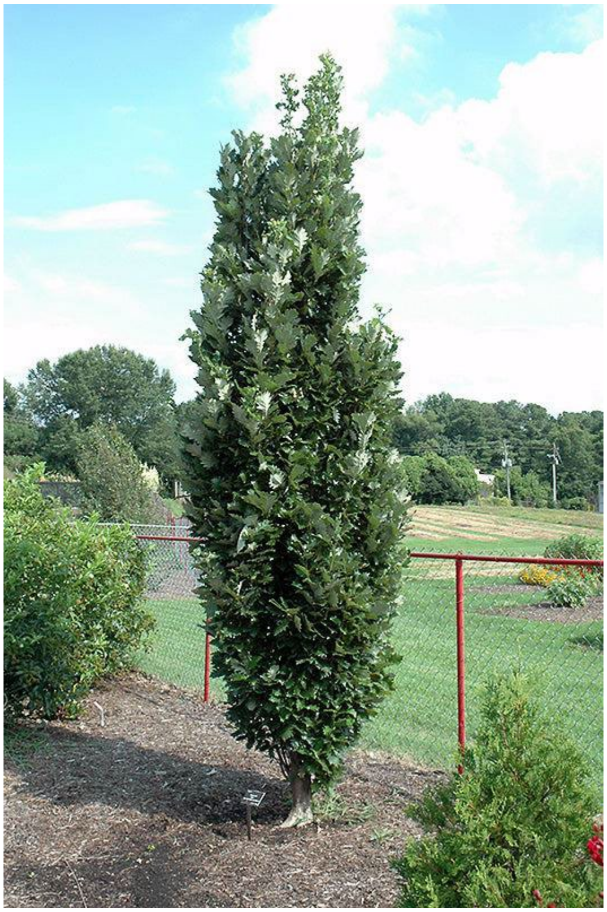
ANALYSIS: Downtown trees are a perennial issue for cities across the country as there is no perfect species that can handle large salt loads, have a root pattern that plays well with sidewalks, don't cause a mess when flowers or fruit bloom, or produce large quantities of leaf's. Size also becomes and issue as full grown trees eventually block out business faces and signs, and trees that are too small block vision. This requires them to be periodically replaced. Since this was already on the docket the opportunity to have them paid for is great.

The arborists have suggested the following species based on the factors mentioned above:

1. Kindred Spirit® Hybrid Oak
Quercus × *warei* 'Nadler'







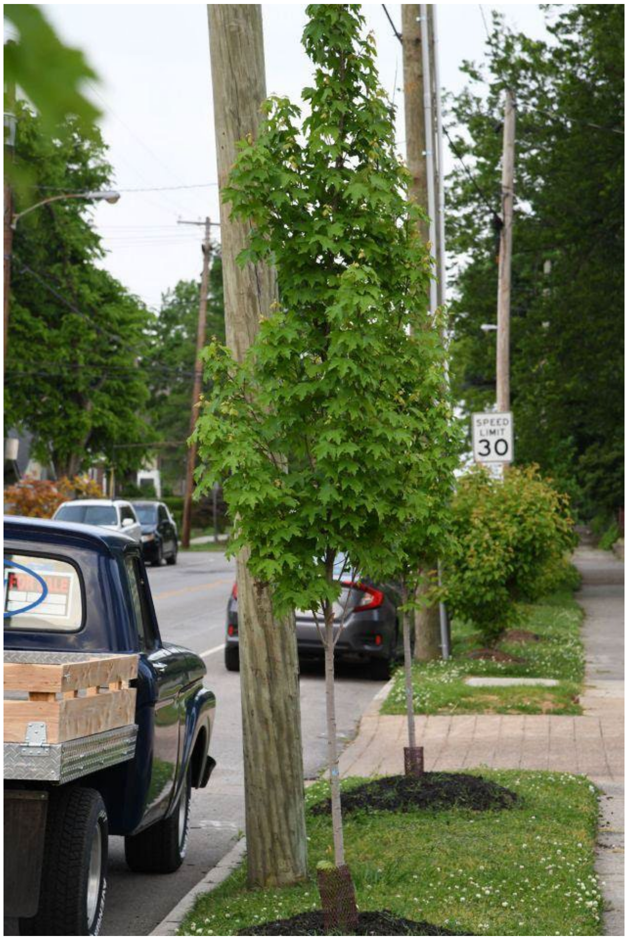
Characteristic	Assessment
Mature size	Approximately 30–40 feet tall and 6–8 feet wide
Form	Exceptionally narrow, tightly columnar
Hardiness	USDA Zone 4 and warmer
Fall appearance	Yellow, russet, or reddish tones
Downtown suitability	**Excellent**

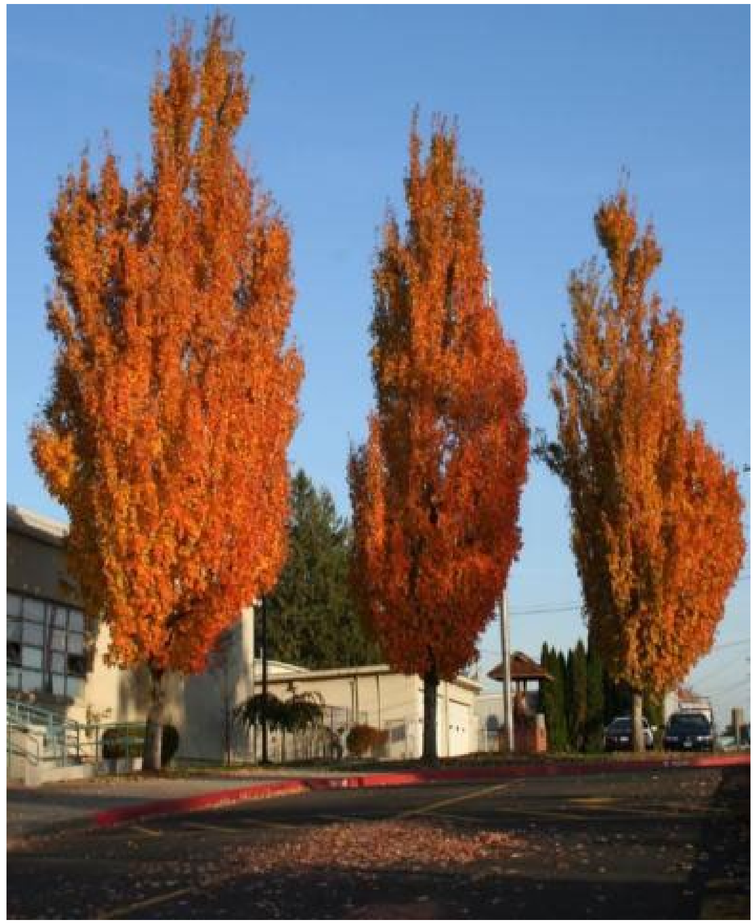
Qualities and benefits: Kindred Spirit is among the narrowest available shade-tree cultivars. It combines the upright form of English oak with some of the adaptability of swamp white oak. It tolerates urban soils, clay, drought after establishment, and some salt exposure. It also has strong resistance to powdery mildew, a common aesthetic problem on English-oak relatives. Its narrow crown is especially useful along tight sidewalks, beside multistory buildings, and in formal streetscape rows.

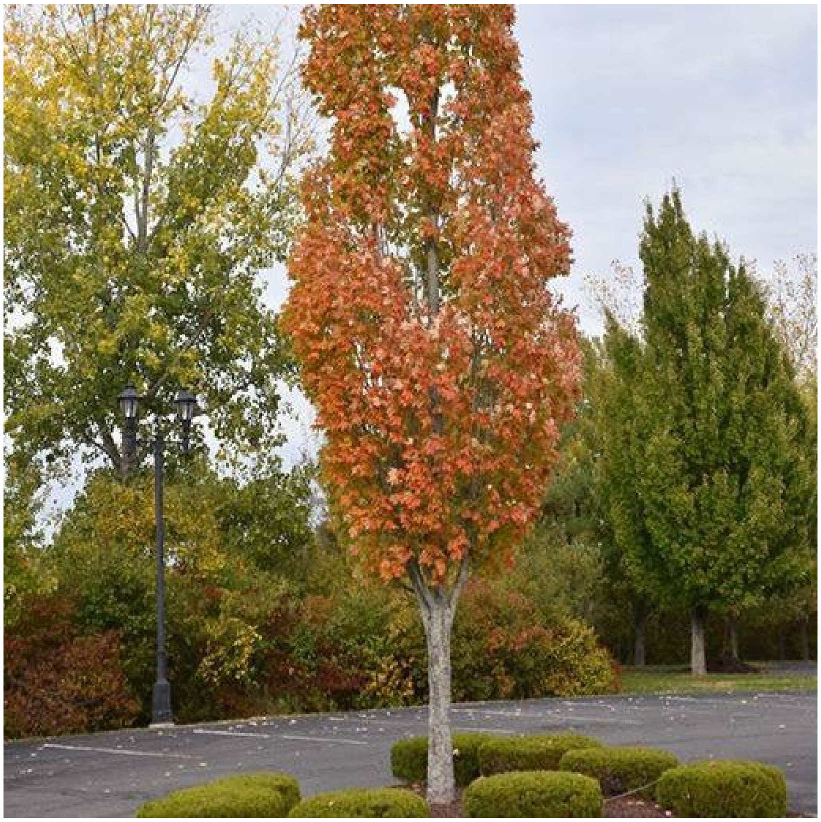
Considerations: Like any oak, it needs adequate root-zone volume to achieve long-term health. Young trees require irrigation during establishment. Acorn production may eventually create minor litter, although the narrow canopy limits its overall footprint.

Recommendation: A particularly strong candidate for the most spatially constrained downtown sites, provided structural soil, suspended pavement, or a sufficiently large planting bed is supplied.

2. Armstrong Gold® Red Maple
Acer rubrum 'JFS-KW78', commonly sold as Armstrong Gold®







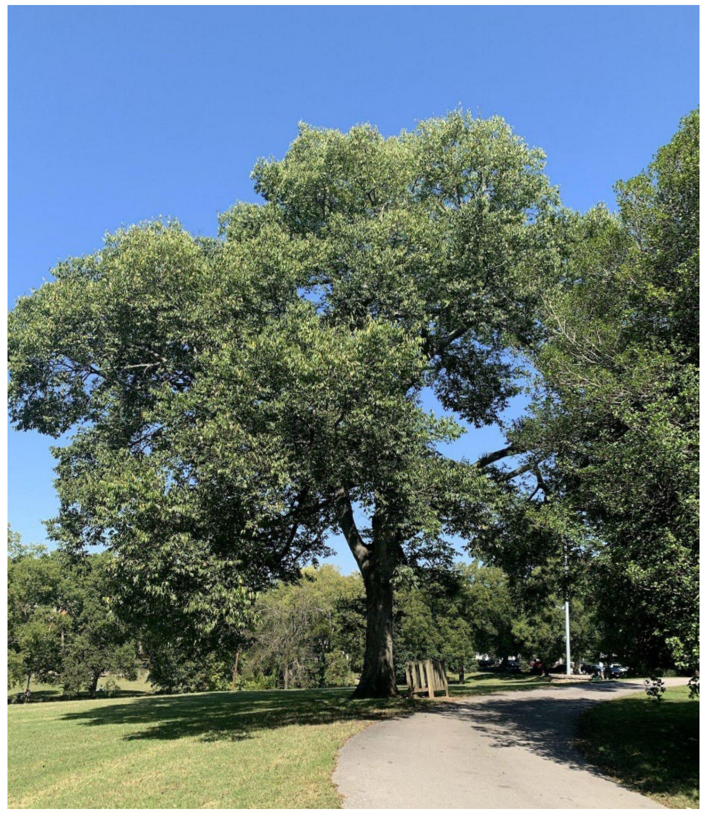
Characteristic	Assessment
Mature size	Approximately 40 feet tall and 12 feet wide
Form	Narrow, upright, with steeply ascending branches
Hardiness	Generally USDA Zones 4–9
Fall appearance	Golden yellow to orange
Downtown suitability	**Good, with site limitations**

Qualities and benefits: Armstrong Gold provides a taller canopy than Kindred Spirit while retaining a relatively narrow crown. It grows moderately quickly and offers dependable yellow-orange fall color. The upright branching pattern can reduce pruning conflicts with buildings and may provide better pedestrian and vehicle clearance than broad-crowned maples. Missouri Botanical Garden

Considerations: Red maples prefer moist, well-drained, slightly acidic soil. They can develop nutrient chlorosis in strongly alkaline soil and are less well suited to extremely dry, compacted tree pits or locations receiving heavy deicing-salt spray. Maples may also develop surface roots where rooting space is inadequate. NC State Extension

Recommendation: Appropriate for downtown planting beds with good drainage, reliable establishment irrigation, adequate soil volume, and moderate rather than severe salt exposure. It should not be the sole species planted throughout the downtown area.

3. Prairie Sentinel® Hackberry
Celtis occidentalis 'JFS-KSU1'



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Characteristic	Assessment
Mature size	Approximately 45 feet tall and 12 feet wide
Form	Tall, tightly upright or fastigiate
Hardiness	USDA Zone 4 and warmer
Fall appearance	Yellow
Downtown suitability	**Excellent for difficult sites**

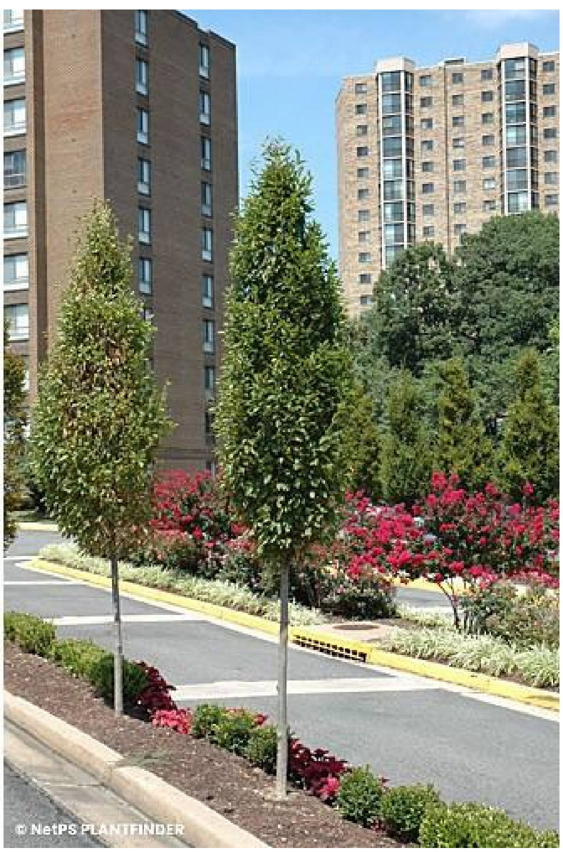
Qualities and benefits: Prairie Sentinel was selected from the high plains of western Kansas and is particularly adaptable to heat, drought, cold, and harsh urban conditions. Its narrow crown fits restricted streets while its mature height can provide meaningful vertical scale and some canopy benefit. Hackberry is also a North American native species with wildlife value. J. Frank Schmidt & Son Co.

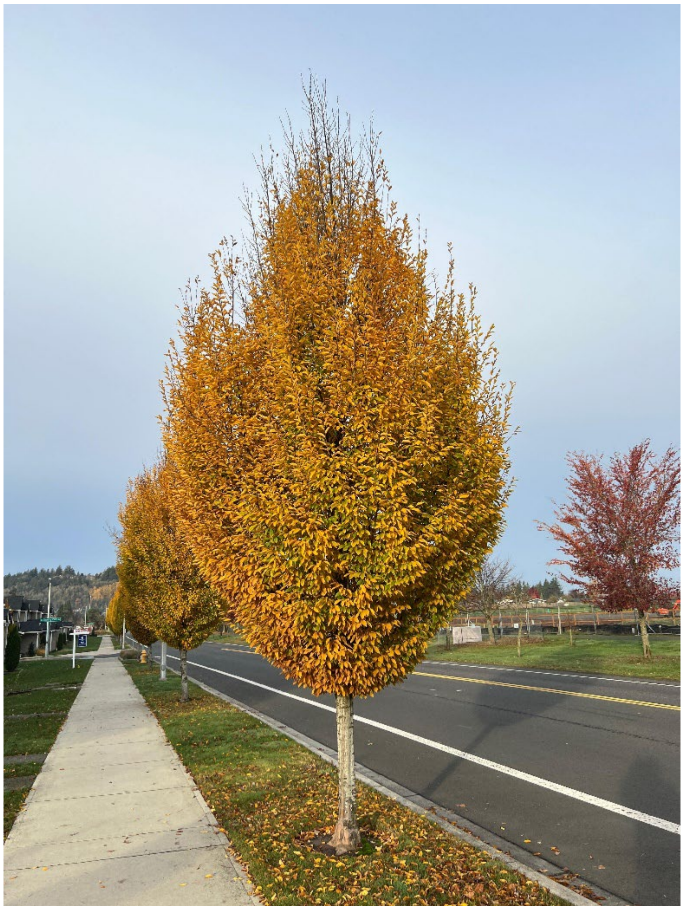
Considerations: Hackberries may develop cosmetic leaf galls or witches' broom. These conditions generally do not seriously harm the tree but can affect appearance. Fruit and seeds may create limited cleanup needs near heavily used sidewalks, café seating, or decorative paving. NC State Extension

Recommendation: One of the best choices for exposed downtown locations with heat, drought, wind, or challenging soils. Avoid concentrating it immediately beside outdoor dining areas where fruit litter would be undesirable.

4. Frans Fontaine European Hornbeam

Carpinus betulus 'Frans Fontaine'





Characteristic	Assessment
Mature size	Approximately 35 feet tall and 15 feet wide
Form	Dense, narrow, and upright
Hardiness	USDA Zone 5 and warmer
Fall appearance	Rich golden yellow
Downtown suitability	**Very good**

Qualities and benefits: Frans Fontaine has a refined, formal appearance, dense dark-green foliage, and a narrow crown that remains relatively slender with age. It performs in both acidic and alkaline soils and becomes drought tolerant once established. Its uniform architectural form is especially appropriate for civic buildings, formal plazas, pedestrian corridors, and streets intended to have a consistent allée effect. J. Frank Schmidt & Son Co.

Considerations: It is the widest of the four selections and therefore requires more lateral clearance. Good drainage and establishment watering remain important. Because it is a European rather than North American species, it contributes less directly to native-tree diversity than the hackberry or red maple.

Recommendation: Well suited to prominent, moderately constrained downtown spaces where appearance and uniformity are priorities. Use more cautiously in the smallest tree pits or locations with the heaviest road-salt exposure.

Overall comparison

Tree	Narrow-space fit	Tough-site tolerance	Ornamental value	Principal caution
Kindred Spirit Oak	Excellent	Excellent	Good	Needs adequate long-term root volume
Armstrong Gold Maple	Very good	Moderate	Excellent	Sensitive to severe drought, salt, and alkaline soil
Prairie Sentinel Hackberry	Very good	Excellent	Moderate	Cosmetic galls and possible fruit litter
Frans Fontaine Hornbeam	Good	Good	Excellent	Wider crown; salt exposure should be limited

BUDGET IMPACT: While the trees and supplies are free we will need to provide in-kind support for the planting which will result in DPW labor and equipment rental coming out of the DDA budget for trees. This however, would be a planned expense.

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 07/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
243-000-404.040	Captured Tax Real - BR - City Tax	6,908.00	0.00	0.00	6,908.00	0.00
243-000-404.041	Captured Tax Real - BR - Library	1,159.00	0.00	0.00	1,159.00	0.00
243-000-404.042	Captured Tax Real - BR - Capital Impr	589.00	0.00	0.00	589.00	0.00
243-000-404.043	Captured Tax Real - BR - Fire Reserve	589.00	0.00	0.00	589.00	0.00
243-000-404.044	Captured Tax Real - BR - Solid Waste	765.00	0.00	0.00	765.00	0.00
243-000-404.047	Captured Tax Real - DDA - School	16,439.00	0.00	0.00	16,439.00	0.00
243-000-404.048	Captured Tax Real - BR - County Taxes	4,085.00	0.00	0.00	4,085.00	0.00
243-000-413.060	Captured Tax Pers - BR - City Tax	2,259.00	0.00	0.00	2,259.00	0.00
243-000-413.061	Captured Tax Pers - BR - Library	379.00	0.00	0.00	379.00	0.00
243-000-413.062	Captured Tax Pers - BR - Cap Improvement	192.50	0.00	0.00	192.50	0.00
243-000-413.063	Captured Tax Pers - BR - Fire Reserve	192.50	0.00	0.00	192.50	0.00
243-000-413.064	Captured Tax Pers - BR - Solid Waste	250.25	0.00	0.00	250.25	0.00
243-000-413.065	Captured Tax Pers - BR - County Taxes	1,336.00	0.00	0.00	1,336.00	0.00
243-000-665.000	Interest Earnings - Investments	2,000.00	1,118.41	1,118.41	881.59	55.92
243-000-693.000	Sale of Fixed Assets - Land	30,000.00	0.00	0.00	30,000.00	0.00
243-000-699.401	Interfund Transfer In - Cap Improvement	80,000.00	6,666.67	6,666.67	73,333.33	8.33
TOTAL REVENUES		147,143.25	7,785.08	7,785.08	139,358.17	5.29
Expenditures						
243-443-703.000	Salaries/Wages - Full Time Employees	51,033.00	2,941.89	2,941.89	48,091.11	5.76
243-443-704.001	Wages - Part Time Employees	6,553.26	591.33	591.33	5,961.93	9.02
243-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	4,671.00	269.20	269.20	4,401.80	5.76
243-443-712.001	Cash in Lieu of Benefits - Insurance Buy	2,940.00	0.00	0.00	2,940.00	0.00
243-443-713.001	Overtime Pay	687.00	0.00	0.00	687.00	0.00
243-443-716.000	Retirement - Defined Contribution 401a	3,963.00	294.26	294.26	3,668.74	7.43
243-443-718.001	Health Insurance Premiums - Current EE	483.00	38.22	38.22	444.78	7.91
243-443-718.013	Health Insurance - HSA - Employer Paid	138.00	1.57	1.57	136.43	1.14
243-443-723.001	Retiree Health Care - OPEB	106.00	12.05	12.05	93.95	11.37
243-443-725.001	Fringe Benefit - Life Insurance	47.00	3.96	3.96	43.04	8.43
243-443-725.010	Workers Comp Insurance	234.00	291.68	291.68	(57.68)	124.65
243-443-767.000	Clothing - Uniforms - contract provided	228.00	0.00	0.00	228.00	0.00
243-443-775.000	Supplies - Repairs and Maintenance	800.00	0.00	0.00	800.00	0.00
243-443-801.013	Professional Services - Attorney	20,000.00	0.00	0.00	20,000.00	0.00
243-443-801.030	Professional Services - Auditor	435.00	0.00	0.00	435.00	0.00
243-443-830.000	Contractual Reimbursement CRA Activities	26,357.00	0.00	0.00	26,357.00	0.00
243-443-931.000	Equipment Repair & Maintenance	10,000.00	0.00	0.00	10,000.00	0.00
243-443-935.001	Property Liability Insurance	5,144.00	5,578.66	5,578.66	(434.66)	108.45
243-443-940.000	Rentals - Equipment	8,000.00	384.47	384.47	7,615.53	4.81
243-443-948.000	Computer Services	8.00	0.00	0.00	8.00	0.00
243-905-991.001	Debt Service - Principal -Interfund Loan	16,007.00	1,333.89	1,333.89	14,673.11	8.33
243-905-991.243	Principal - EGLE Loan BRA 2020-2444	65,396.00	0.00	0.00	65,396.00	0.00
243-905-993.001	Debt Service - Interest - Interfund Loan	618.00	51.49	51.49	566.51	8.33
TOTAL EXPENDITURES		223,848.26	11,792.67	11,792.67	212,055.59	5.27
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		147,143.25	7,785.08	7,785.08	139,358.17	5.29
TOTAL EXPENDITURES		223,848.26	11,792.67	11,792.67	212,055.59	5.27
NET OF REVENUES & EXPENDITURES		(76,705.01)	(4,007.59)	(4,007.59)	(72,697.42)	5.22

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 07/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED

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GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 07/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND						
Revenues						
247-000-404.040	Captured Tax Real - BR - City Tax	27,868.00	0.00	0.00	27,868.00	0.00
247-000-404.041	Captured Tax Real - BR - Library	4,675.00	0.00	0.00	4,675.00	0.00
247-000-404.042	Captured Tax Real - BR - Capital Impr	2,375.00	0.00	0.00	2,375.00	0.00
247-000-404.043	Captured Tax Real - BR - Fire Reserve	2,375.00	0.00	0.00	2,375.00	0.00
247-000-404.044	Captured Tax Real - BR - Solid Waste	3,088.00	0.00	0.00	3,088.00	0.00
247-000-404.048	Captured Tax Real - BR - County Taxes	16,480.00	0.00	0.00	16,480.00	0.00
247-000-583.000	Local Grants	87,584.00	0.00	0.00	87,584.00	0.00
247-000-665.000	Interest Earnings - Investments	6,500.00	1,245.86	1,245.86	5,254.14	19.17
TOTAL REVENUES		150,945.00	1,245.86	1,245.86	149,699.14	0.83
Expenditures						
247-443-703.000	Salaries/Wages - Full Time Employees	38,873.00	2,010.35	2,010.35	36,862.65	5.17
247-443-704.001	Wages - Part Time Employees	205.63	12.93	12.93	192.70	6.29
247-443-704.005	Wages - Part Time Seasonal Employees	0.00	81.09	81.09	(81.09)	100.00
247-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	3,200.00	160.34	160.34	3,039.66	5.01
247-443-712.001	Cash in Lieu of Benefits - Insurance Buy	2,820.00	0.00	0.00	2,820.00	0.00
247-443-716.000	Retirement - Defined Contribution 401a	2,092.00	201.08	201.08	1,890.92	9.61
247-443-718.001	Health Insurance Premiums - Current EE	231.00	18.49	18.49	212.51	8.00
247-443-718.013	Health Insurance - HSA - Employer Paid	54.00	2.04	2.04	51.96	3.78
247-443-723.001	Retiree Health Care - OPEB	27.00	2.52	2.52	24.48	9.33
247-443-725.001	Fringe Benefit - Life Insurance	22.00	1.95	1.95	20.05	8.86
247-443-725.010	Workers Comp Insurance	172.00	214.77	214.77	(42.77)	124.87
247-443-767.000	Clothing - Uniforms - contract provided	47.00	0.00	0.00	47.00	0.00
247-443-801.013	Professional Services - Attorney	500.00	0.00	0.00	500.00	0.00
247-443-801.030	Professional Services - Auditor	85.00	0.00	0.00	85.00	0.00
247-443-935.001	Property Liability Insurance	603.00	638.34	638.34	(35.34)	105.86
247-443-940.000	Rentals - Equipment	1,785.00	929.07	929.07	855.93	52.05
247-443-948.000	Computer Services	8.00	0.00	0.00	8.00	0.00
247-900-972.000	Capital Outlay - Contracted Services	400,000.00	0.00	0.00	400,000.00	0.00
TOTAL EXPENDITURES		450,724.63	4,272.97	4,272.97	446,451.66	0.95
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		150,945.00	1,245.86	1,245.86	149,699.14	0.83
TOTAL EXPENDITURES		450,724.63	4,272.97	4,272.97	446,451.66	0.95
NET OF REVENUES & EXPENDITURES		(299,779.63)	(3,027.11)	(3,027.11)	(296,752.52)	1.01

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 07/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Revenues						
248-000-404.030	Captured Tax Real - DDA - City Tax	48,070.41	3,421.03	3,421.03	44,649.38	7.12
248-000-404.031	Captured Tax Real - DDA - Library	8,064.72	410.68	410.68	7,654.04	5.09
248-000-404.032	Captured Tax Real - DDA - Capital Impr	4,097.00	291.52	291.52	3,805.48	7.12
248-000-404.033	Captured Tax Real - DDA - Fire Reserve	4,097.00	291.52	291.52	3,805.48	7.12
248-000-404.034	Captured Tax Real - DDA - Solid Waste	5,326.00	379.01	379.01	4,946.99	7.12
248-000-404.045	Captured Tax Real - DDA - County Taxes	28,429.00	1,505.04	1,505.04	26,923.96	5.29
248-000-413.060	Captured Tax Pers - BR - City Tax	1,443.00	0.00	0.00	1,443.00	0.00
248-000-413.061	Captured Tax Pers - BR - Library	242.00	0.00	0.00	242.00	0.00
248-000-413.062	Captured Tax Pers - BR - Cap Improvement	123.00	0.00	0.00	123.00	0.00
248-000-413.063	Captured Tax Pers - BR - Fire Reserve	123.00	0.00	0.00	123.00	0.00
248-000-413.064	Captured Tax Pers - BR - Solid Waste	160.00	0.00	0.00	160.00	0.00
248-000-413.065	Captured Tax Pers - BR - County Taxes	853.00	0.00	0.00	853.00	0.00
248-000-583.000	Local Grants	8,402.00	0.00	0.00	8,402.00	0.00
248-000-654.001	Charges for Service - Farmers Market Fee	4,100.00	775.79	775.79	3,324.21	18.92
248-000-654.102	Special Event Revenues - DDA	2,300.00	0.00	0.00	2,300.00	0.00
248-000-665.000	Interest Earnings - Investments	2,600.00	711.30	711.30	1,888.70	27.36
TOTAL REVENUES		118,430.13	7,785.89	7,785.89	110,644.24	6.57
Expenditures						
248-443-703.000	Salaries/Wages - Full Time Employees	38,457.00	881.41	881.41	37,575.59	2.29
248-443-704.001	Wages - Part Time Employees	411.00	25.87	25.87	385.13	6.29
248-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	3,178.00	69.23	69.23	3,108.77	2.18
248-443-712.001	Cash in Lieu of Benefits - Insurance Buy	2,760.00	0.00	0.00	2,760.00	0.00
248-443-716.000	Retirement - Defined Contribution 401a	1,506.00	88.13	88.13	1,417.87	5.85
248-443-718.001	Health Insurance Premiums - Current EE	280.00	21.96	21.96	258.04	7.84
248-443-718.013	Health Insurance - HSA - Employer Paid	72.00	3.44	3.44	68.56	4.78
248-443-723.001	Retiree Health Care - OPEB	110.00	10.12	10.12	99.88	9.20
248-443-725.001	Fringe Benefit - Life Insurance	18.00	2.09	2.09	15.91	11.61
248-443-725.010	Workers Comp Insurance	92.00	114.75	114.75	(22.75)	124.73
248-443-767.000	Clothing - Uniforms - contract provided	45.00	0.00	0.00	45.00	0.00
248-443-774.000	Supplies - Planting	2,700.00	0.00	0.00	2,700.00	0.00
248-443-775.000	Supplies - Repairs and Maintenance	4,100.00	67.71	67.71	4,032.29	1.65
248-443-801.030	Professional Services - Auditor	100.00	0.00	0.00	100.00	0.00
248-443-851.000	Postage	100.00	0.00	0.00	100.00	0.00
248-443-900.000	Printing and Publishing	3,500.00	0.00	0.00	3,500.00	0.00
248-443-920.000	Utilities - Electric	1,000.00	0.00	0.00	1,000.00	0.00
248-443-930.001	Land & Building Repairs/Maintenance	2,000.00	0.00	0.00	2,000.00	0.00
248-443-931.000	Equipment Repair & Maintenance	4,000.00	0.00	0.00	4,000.00	0.00
248-443-935.001	Property Liability Insurance	606.00	634.91	634.91	(28.91)	104.77
248-443-948.000	Computer Services	50.00	0.00	0.00	50.00	0.00
248-443-955.000	Miscellaneous Expense	200.00	0.00	0.00	200.00	0.00
248-443-967.050	Project Costs - Christmas Decorations	2,000.00	0.00	0.00	2,000.00	0.00
248-775-880.021	Community Promotion - Special Events	5,000.00	0.00	0.00	5,000.00	0.00
248-775-881.022	Farmers Market Costs - DDA	2,100.00	385.00	385.00	1,715.00	18.33
248-900-971.000	Capital Purchase	105,000.00	0.00	0.00	105,000.00	0.00
TOTAL EXPENDITURES		179,385.00	2,304.62	2,304.62	177,080.38	1.28

Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 07/31/2026
% Fiscal Year Completed: 8.49
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 07/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND						
TOTAL REVENUES		118,430.13	7,785.89	7,785.89	110,644.24	6.57
TOTAL EXPENDITURES		179,385.00	2,304.62	2,304.62	177,080.38	1.28
NET OF REVENUES & EXPENDITURES		(60,954.87)	5,481.27	5,481.27	(66,436.14)	8.99
TOTAL REVENUES - ALL FUNDS		416,518.38	16,816.83	16,816.83	399,701.55	4.04
TOTAL EXPENDITURES - ALL FUNDS		853,957.89	18,370.26	18,370.26	835,587.63	2.15
NET OF REVENUES & EXPENDITURES		(437,439.51)	(1,553.43)	(1,553.43)	(435,886.08)	0.36

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 07/31/2026
% Fiscal Year Completed: 8.49
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 07/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	35,143.25	0.00	0.00	35,143.25	0.00
D08	D08 - Interest and rentals	2,000.00	1,118.41	1,118.41	881.59	55.92
F40.13	F40.13 - Other financing, Sale of Assets	30,000.00	0.00	0.00	30,000.00	0.00
F40.05	F40.05 - Other financing, Transfer In	80,000.00	6,666.67	6,666.67	73,333.33	8.33
TOTAL REVENUES		147,143.25	7,785.08	7,785.08	139,358.17	5.29
Expenditures						
443	PUBLIC WORKS	141,827.26	10,407.29	10,407.29	131,419.97	7.34
905	DEBT SERVICE	82,021.00	1,385.38	1,385.38	80,635.62	1.69
TOTAL EXPENDITURES		223,848.26	11,792.67	11,792.67	212,055.59	5.27
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		147,143.25	7,785.08	7,785.08	139,358.17	5.29
TOTAL EXPENDITURES		223,848.26	11,792.67	11,792.67	212,055.59	5.27
NET OF REVENUES & EXPENDITURES		(76,705.01)	(4,007.59)	(4,007.59)	(72,697.42)	5.22

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 07/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	56,861.00	0.00	0.00	56,861.00	0.00
D08	D08 - Interest and rentals	6,500.00	1,245.86	1,245.86	5,254.14	19.17
D04	D04 - State grants	87,584.00	0.00	0.00	87,584.00	0.00
TOTAL REVENUES		150,945.00	1,245.86	1,245.86	149,699.14	0.83
Expenditures						
443	PUBLIC WORKS	50,724.63	4,272.97	4,272.97	46,451.66	8.42
900	CAPITAL OUTLAY	400,000.00	0.00	0.00	400,000.00	0.00
TOTAL EXPENDITURES		450,724.63	4,272.97	4,272.97	446,451.66	0.95
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		150,945.00	1,245.86	1,245.86	149,699.14	0.83
TOTAL EXPENDITURES		450,724.63	4,272.97	4,272.97	446,451.66	0.95
NET OF REVENUES & EXPENDITURES		(299,779.63)	(3,027.11)	(3,027.11)	(296,752.52)	1.01

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 07/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	101,028.13	6,298.80	6,298.80	94,729.33	6.23
D08	D08 - Interest and rentals	2,600.00	711.30	711.30	1,888.70	27.36
D04	D04 - State grants	8,402.00	0.00	0.00	8,402.00	0.00
D06	D06 - Charges for services	6,400.00	775.79	775.79	5,624.21	12.12
TOTAL REVENUES		118,430.13	7,785.89	7,785.89	110,644.24	6.57
Expenditures						
443	PUBLIC WORKS	67,285.00	1,919.62	1,919.62	65,365.38	2.85
775	SPECIAL EVENTS	7,100.00	385.00	385.00	6,715.00	5.42
900	CAPITAL OUTLAY	105,000.00	0.00	0.00	105,000.00	0.00
TOTAL EXPENDITURES		179,385.00	2,304.62	2,304.62	177,080.38	1.28
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		118,430.13	7,785.89	7,785.89	110,644.24	6.57
TOTAL EXPENDITURES		179,385.00	2,304.62	2,304.62	177,080.38	1.28
NET OF REVENUES & EXPENDITURES		(60,954.87)	5,481.27	5,481.27	(66,436.14)	8.99
TOTAL REVENUES - ALL FUNDS		416,518.38	16,816.83	16,816.83	399,701.55	4.04
TOTAL EXPENDITURES - ALL FUNDS		853,957.89	18,370.26	18,370.26	835,587.63	2.15
NET OF REVENUES & EXPENDITURES		(437,439.51)	(1,553.43)	(1,553.43)	(435,886.08)	0.36

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
JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
July 13, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Scott Smail from Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Roger Keeney and Cathy Green.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 06/22/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: Craig Gilbert of 803 N. Main St. - thanked the City for showing up the way they did following the storm and tornado damage in April. He lost 9 trees, and his driveway was blocked and truck buried. The devastation was hard to believe. He thanked DPW for hauling brush day after day and helping clean up the damage.
7. County Commissioner Report: None.
8. Agenda approval:
A motion by Wisnaski, seconded by Steele, to approve the Agenda for the July 13, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
    A. Clerk Leonard discussed Ordinance 407, which amends Chapter 52: Signs of the Code of Ordinances in the following manner: 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. The amendment will allow businesses that meet the requirements in the CBD to have freestanding signs.
    A motion by Wisnaski, seconded by Steele, adopting Ordinance 407 as presented. On a roll call vote, all voted in favor. Motion passed.

    B. Director Callahan discussed Ordinance 408, which amends Ordinance 405 2024 Internation Property Maintenance Code (IPMC). It was noted that some sections of the IPMC needed further clarification to align with best practices and better meet the City's needs. Ordinance 408 makes these changes.
    A motion by Green, seconded by Keeney, adopting Ordinance 408 as presented. On a roll call vote, all voted in favor. Motion passed.

    C. Director Callahan discussed Golf Cart and E-bike use on City streets and public parks, noting that DPS has received multiple complaints about both, as well as complaints of individuals sleeping and/or camping in public parks and on other City owned property. Director Callahan believes that it is in the City's best interest to consider drafting new Ordinances to address these concerns, as current enforcement options are limited. Council supports the drafting of Ordinances that address Director Callahan's concerns, and authorized him to work with the City Attorney. The draft Ordinances will be presented to Council for review when ready.

    D. Superintendent Keyzer discussed responses received for a 5-year Biosolids Management Service Request for Proposal (RFP). Two companies provided bids. Bio-Tech Agronomics is recommended to provide this service. The contract cost is estimated, as diesel fuel prices above $4.00/gal incur additional fees.

A motion by Steele, seconded by Wisnaski, approving a new five-year contract with Bio-Tech Agronomics for annual biosolids disposal with an estimated contract cost of $141,875.00. On a roll call vote, all voted in favor. Motion passed.

E. Superintendent Keyzer discussed annual flow meter testing required by the State of Michigan (EGLE). The 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.
A motion by Keeney, seconded by Steele, approving the annual calibration of flow meters at the Water Renewal Plant by Forberg Smith for $5,926.00. On a roll call vote, all voted in favor. Motion passed.

F. City Manager Lakamper discussed an amendment to the Purchase Agreement with Classic Auto Mill. The amendment adds Building #2 to the sale and stipulates that CAM will be reimbursed $360,000 from the insurance settlement originally intended to demolish the building after construction is completed. There are four items listed in the agreement under <u>Section 6.8:</u>
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.

There is a 5 year timeline for project completion, with a 3 year extension available if needed.
A motion by Keeney, seconded by Green, approving the amendment to the purchase agreement with Classic Auto Mill as presented. 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 June 2026 Investment and Fund Balance Reports and the June 2026 Water Renewal Report. On a voice vote, all voted 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 $294,667.31 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:
    A. Personnel Coordinator/Deputy Treasurer Kersten shared that open enrollment for benefits went well. The new benefit year begins in August. She is working on payroll updates for the new fiscal year.
    B. Superintendent Keyzer had nothing to report.
    C. Director Callahan stated that the 4th of July holiday went well. There were a few complaints, but nothing serious.
    D. Clerk Leonard discussed Early Voting, letting everyone know it begins Saturday, July 25 and runs through Sunday August 2 from 8am - 4pm.
    E. City Manager Lakamper discussed the conversion dam project, sharing that DPS is taking GHD employees to the sites by river in the water rescue boat as landowners have yet to allow access.
    He discussed the Mill property, stating that the preliminary survey and title work were completed but the parcel number was wrong- this is fixed now. As soon as the finalized survey comes back, we will be able to schedule the closing and sign the buildings over to CAM officially. Chip sealing on N. and S. Main St. will begin next week which will extends the life of the road by ~7 years. One lane will remain open for travel. Following chip sealing, the roads will be striped.
    Playground equipment for Thurl Cook Park has arrived and will be installed shortly, along with wood chips specifically designed for playground safety. Mayor Pro-Tem Steele stated that the City should have a ribbon cutting to celebrate the new playground equipment once it's installed.

Lakamper discussed a meeting he had with Ginger, who runs the flight school and Stem Academy at the airport. They have a new mechanic on staff, Miguel, using one of the larger hangers and are renovating the other large hanger for use as a classroom. They received grant money last year, and have installed a bathroom, new lighting, a furnace, and are currently installing drywall. They need some siding, and the City will help with that. It's a great partnership, the airport and the City. There hasn't been any word on the runway grant offered by the State of Michigan. That group meets on the 16th, hopefully there will be news in a few days. He discussed a Public Hearing being held at the Planning Commission meeting on Wednesday, July 15th, discussing a zoning Ordinance amendment to allow automobile service stations and public garages and Specialty Vehicle Garages in designated areas of the CBD, inviting everyone to come and share their thoughts. The amendment will allow the old Clark gas station to be demolished and rebuilt, as well as Classic Auto Mill to operate as a classic car restoration, sales, service and storage facility.

15. Council Comments:
    A. Wisnaski asked for an update on the parking lot use agreement wedding venue. Lakamper answered that they can use the parking lot as is and would be required to maintain it. It sounds as though they intend to pave and use the lot that they purchased with the building now.
    B. Steele stated her daughter is here, and she is updating flooring. She had a nice 4th of July. She reminded everyone of the All School Reunion happening August 8 at 1pm in the PHS cafeteria. Doors open at noon. Please bring a dish to pass and your own table service.
    C. Green shared that clean up at the Miller Road cemetery is underway.

16. Adjournment:
    A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:01pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
July 27, 2026

JoAnn Leonard

JoAnn Leonard, City Clerk