

MINUTES
Plainwell City Council
April 26, 2021

1. Mayor Keeler called the regular meeting to order at 7:00 PM in Plainwell City Hall Council Chambers.
2. Ken Fritz of Lighthouse Baptist Church gave the invocations.
3. Pledge of Allegiance was recited.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Keeney and Councilmember Wisnaski. Absent: Councilmember Overhuel.
A motion by Steele, seconded by Keeney, to excuse Councilmember Overhuel with prior notification. On a voice vote, all in favor. Motion passed.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Minutes of the 04/12/2021 regular meeting. On 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: None
10. Recommendations and Reports:
 - A. City Manager Wilson provided an update on the mill demolition and introduced GHD Project Manager Jodie Dembowske. The project is approximately 12-16 weeks behind, which requires additional oversight by GHD. A letter was sent to Melching Inc. regarding "liquidated damages" of \$1,000 per day, asking for justification for the city having caused delays. The original project end date was February 29. A Change Order of \$19,603.75 for GHD oversight was entered and needs confirmation. This Change Order is for April 2021 only – additional oversight will be needed, but a final number isn't known due to not having a completion date. Councilmember Wisnaski asked why the city pays more for Melching's delayed completion. Manager Wilson noted the GHD oversight is necessary to project city assets and future development, and that the liquidated damages will help offset some of the additional investment in oversight, which is necessary to keep the demolition within the contracted specifications.
A motion by Wisnaski, seconded by Keeney, to confirm a Change Order with GHD for \$19,603.75 for additional construction oversight and project support through April 26, 2021. On a roll call vote, all in favor. Motion passed.
 - B. City Manager Wilson reported an additional change order with Robert Darvas Associates for additional structural engineering related to in-fill of Building 10 as part of the Demolition Project.
A motion by Keeney, seconded by Steele, to confirm a Change Order for \$5,000.00 to Robert Darvas Associates for \$5,000.00 for additional consulting structural engineering services. On a roll call vote, all in favor. Motion passed.

- C. City Manager Wilson reported on Melching's Pay Application #5. He noted GHD is still working through the details, and that the pay application to the State will be issued soon. Tonight's actions allow the contractor to be paid as funds are available.
A motion by Steele, seconded by Wisnaski, to approve Pay Application #5 for Melching, Inc. in an amount not to exceed \$582,495.30. On a roll call vote, all in favor. Motion passed.
- D. Superintendent Nieuwenhuis solicited three (3) bids for asphalt product to be used by the recently acquired paving machine. The quotes were very similar and the recommendation is to use the more local vendor, Wyoming Asphalt for product up to \$17,000.00 for Spring 2021 paving.
A motion by Wisnaski, seconded by Keeney, to accept the bid from Wyoming Asphalt for road paving product in an amount not to exceed \$17,000.00. On a roll call vote, all in favor. Motion passed.
- E. City Charter requires Council approval for all dispositions and sale of city-owned assets. Superintendent Nieuwenhuis has identified three (3) city assets for sale. A chop saw can be sold for \$50 and a leaf blower could be sold for \$20. A John Deere mower could be sold at auction or as a trade-in, but it is believed the auction would net a higher value.
A motion by Steele, seconded by Keeney, to authorize the sale of city assets as presented, with the John Deere offered at auction. On a roll call vote, all in favor. Motion passed.
- F. Superintendent Nieuwenhuis solicited quotes for a mower needed to replace an obsolete model. The quotes and time frames are included in the Council Packet, but the Administration recommends a Grasshopper Mower from Starr Lawn and Garden in an amount not to exceed \$10,995.00. Council discussed the cost of future repairs and the delivery time. There was discussion of desired models and a local vendor capable of servicing its product.
A motion by Steele, seconded by Wisnaski, to approve the purchase of an Exmark mower from Steensma Lawn & Power Equipment in an amount not to exceed \$11,999.00. On a roll call vote, all in favor. Motion passed.
- G. City Manager Wilson reminded Council of a pending Option Agreement to purchase acreage in Gun Plain Township. The Township has discussed the draft 425 agreement included in the Packet and has asked the City to consider 1 mill for the entirety of the agreement as well as a "floor" of \$6,000 per year in taxes. Council considered options for reducing the cost of the 425. City Manager Wilson noted that there is heavy interest in the land from existing Industrial Park businesses who have hinted at leaving if they are not able to expand. Once the property is developed and full, the issue of cost should not be an issue. The 425 agreement is for 50 years after which the property remains inside the city limits. This is a unique economic development opportunity to help the businesses in the Park that mean so much to the city.
A motion by Steele, seconded by Keeney, to authorize the City Manager to continue 425 Agreement negotiations with Gun Plain Township for 1 mill with a "floor" of \$6,000 per year in taxes. On a roll call vote, all in favor. Motion passed.
- H. AT&T approached the City asking for a reduction of rent due to market conditions as well as an extension. The existing lease expires on July 31, 2023. The attached lease extends the term from August 1 2023 and would have 5 separate consecutive additional periods of 5 years each. Rent would be reduced from approximately \$1,300 to \$1,000 per month. However, staff has asked for relocation language that would allow the City to give 12 months' notice to relocate (possible tower in the industrial park). If AT&T does not wish to relocate than the lease will be terminated. Our City attorney has reviewed the proposed lease. Council and staff have discussed possibly demolishing the tower on Thomas Street at some point in the future since it is not in use. If Council, at some point, wishes for the removal of this tower we would

have the ability to terminate the lease. In reviewing the document our address is wrong and they did not include a survey of the existing "leased" premises. I would like to clean that up before the document is executed

A motion by Steele, seconded by Keeney, to authorize the City Manager to execute an extension of the Lease Agreement with AT&T for the Thomas Street Water Tower, with the ability to make minor changes to the draft agreement. On a roll call vote, all in favor. Motion passed.

11. Communications:

A. A motion by Steele, seconded by Wisnaski, to accept and place on file the March 2021 Public Safety Report. On a voice vote, all 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 \$50,692.89 for payment of same. On a roll call vote, all in favor. Motion passed.

13. Public Comments: None

14. Staff Comments:

Personnel Manager Lamorandier reported a compliance audit with USDA is scheduled for April 24, 2021.

Superintendent Nieuwenhuis reported preparing for the 2021 Flower Program and meeting with the volunteers.

Community Development Manager Siegel reported having been appointed to the Economic Development Commission for Allegan County. She reported the building at 220 S. Main has been purchased and will house a financial services firm. She noted a May 7, 2021 Grand Reopening of Stanford Lodge with new management.

Superintendent Pond reported having received a new 5-year permit from the State of Michigan which includes requirements for PFAS monitoring and testing. He also gave a report on the Morrow Dam sediment cleanup.

Clerk/Treasurer Kelley met with legislators last week to discuss pending election law changes. Otherwise he is focused on the budget.

15. Council Comments:


Councilmember Wisnaski inquired about the South Main gas station. City Manager Wilson reported that a Consent Order was to be delivered on April 24, 2021 requiring 90 days to complete the fixes before additional actions could be taken.

16. Adjournment:

A motion by Steele, seconded by Keeney, to adjourn the meeting at 8:42 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
May 10, 2021



Brian Kelley, City Clerk