

City of Plainwell



Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Todd Overhuel, Council Member
Roger Keeney, Council Member
Randy Wisnaski, Council Member

Department of Administration Services
211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821 Fax: 269-685-7282
Web Page Address: www.plainwell.org

“The Island City”

AGENDA

Plainwell City Council

Monday, November 22, 2021 - 7:00PM

Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Approval of Minutes** – November 8, 2021 Regular Meeting
6. **General Public Comments**
 - A. *Safe Harbor Children's Advocacy Council – Lori Antkoviak*
7. **County Commissioner Report**
8. **Agenda Amendments**
9. **Mayor's Report**
10. **Recommendations and Reports:**
 - A. **Sale of City Assets – Jensen Lot**

Council will consider proposals and recommendations for sale of part of the Jensen Lot.
 - B. **Sales of City Assets – Water Renewal Spare Parts**

Council will consider approving the sale of a spare pump pedestal elbow, sliding bracket and upper guide rail part to the Village of Barryton for \$480.00.
 - C. **DPW – Replace Dump Box Truck 19**

Council will consider amending the purchase of a replacement dump box for Truck 19 from Truck & Trailer Specialties for \$4,911.00.
 - D. **Crispe Community House – Lease Agreement Update**

Council will consider a pending lease agreement for William Crispe Community House.
11. **Communications:** The draft November 9, 2021 DDA/BRA/TIFA Board Meeting Minutes.
13. **Accounts Payable - \$109,191.77**
14. **Public Comments**
15. **Staff Comments**
 - A. Siegel – Proclamation for Small Business Saturday
16. **Council Comments**
17. **Adjournment**

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

MINUTES
Plainwell City Council
November 8, 2021

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Brian Warren from 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/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 10/25/2021 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Presentation – Scarecrow Contest:
Community Development Director Siegel presented the winners of the 2021 Scarecrow Contest. Best in Show went to Another Man’s Treasurer and the People’s Choice Winner was Hart’s Jewelry.
7. Public Comment: None.
8. County Commissioner Report: None.
9. Agenda Amendments: None.
10. Mayor’s Report:
Mayor Keeler asked for an update on the Deputy City Clerk position. Personnel Manager Lamorandier reported Maggie Fenger has accepted the Offer of Employment and will start November 29, 2021.
11. Recommendations and Reports:
 - A. Community Development Manager Siegel reported that application had been made for a Commercial Rehabilitation District designation for the Warnement Building. The Council’s action will authorize the City Clerk to make notice of a Public Hearing to allow the City Assessor and the affected tax jurisdictions to be heard on this matter.
A motion by Overhuel, seconded by Steele, to set a Public Hearing for December 13, 2021 to consider a Commercial Rehabilitation District for 119 West Bridge Street. On a voice vote, all voted in favor. Motion passed.
 - B. Public Safety Director Bomar reported the County has completed its update of the Multi-Jurisdictional Hazards Mitigation Plan, which needs adoption by the member jurisdictions to finalize.
A motion by Wisnaski, seconded by Keeney, to adopt Resolution 2021-18 for the Allegan County Emergency Management Multit-Jurisdictional Hazards Mitigation Plan. On a voice vote, all voted in favor. Motion passed.

C. Community Development Manager Siegel reported the city has been offered grant funding to assist in a project to update the Master Plan. The recommended action is to approve the update project, accept the grant funding and modify the budget accordingly.

A motion by Overhuel, seconded by Steele, to amend the 2021/2022 City Budget to approve a \$32,100 project to update the City's Master Plan and to accept related RRC Grant Funding of \$22,100. On a roll call vote, all voted in favor. Motion passed.

D. Superintendent Pond reported a budgeted project to replace the secondary digester cover and seeks approval for the recommending engineering phase.

A motion by Wisnaski, seconded by Keeney, to approve a professional services contract with Fleis & Vandenbrink for engineering for the Secondary Digest Cover Replacement Project in the amount of \$28,900.00. On a roll call vote, all voted in favor. Motion passed.

12. Communications: None

A. A motion by Steele, seconded by Overhuel, to accept and place of file the October 2021 Investment and Fund Balance Reports. On a voice vote, all in favor. Motion passed.

13. Accounts Payable:

A motion by Wisnaski, seconded by Keeney, that the bills be allowed and orders drawn in the amount of \$114,614.36 for payment of same. On a roll call vote, all in favor. Motion passed.

14. Public Comments: None

15. Staff Comments

Personnel Manager Lamorandier reported interviews for part-time Public Works and Public Safety employers. She noted that no applications have been received for the open Part-Time Public Safety Officer position.

Superintendent Nieuwenhuis reported working on leaf pickup and noted receipt of the annual Christmas Tree on Tuesday the 9th. He suggested using an existing tree in Hicks Park as a permanent holiday display instead of buying a new tree each year.

Community Development Manager Siegel reported a successful opening of the Dog and the Bank restaurant, as well as the first indoor Farmer's Market of the year. She reminded Council of the Chamber Dinner at Lake Doster on November 18, 2021.

Superintendent Pond gave a report on metals testing.

Director Bomar noted the new patrol vehicle has arrived, but due to supply chain challenges it could be several weeks before that vehicle is placed in service.

Clerk/Treasurer Kelley reported preparing budget and chart of account updates, and for the arrival of a new Deputy City Clerk.

16. Council Comments:

Councilmember Wisnaski thanked Superintendent Nieuwenhuis for his efforts to save money.

Mayor Pro Tem Steele congratulated the Plainwell High School Marching Band for their recent successes.

Councilmember Overhuel asked for a received an update on the Noon Whistle.

17. Adjournment:

A motion by Keeney, seconded by Wisnaski, to adjourn the meeting at 7:39 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
November 25, 2021

Brian Kelley, City Clerk

DRAFT

Safe Harbor



Providing a lifeline to victims of child abuse and neglect.

402 Trowbridge St. Allegan, Michigan 49010 Phone 269-673-3791 Fax 269-355-1772

1127 West State St. Hastings, Michigan 49058 Phone 269-948-3617 Fax 269-948-3618

www.safeharborcac.org

November 5, 2021

To Whom It May Concern:

COVID has brought to light the number of children throughout Allegan County that are not receiving mental health services as well as an increase in child abuse and depression in children due to the stay-at-home orders along with other complications due to COVID. Nationally, 1 in 4 girls and 1 in 5 boys will be sexually abused by the time they reach the age of 18. Yearly, Safe Harbor's Allegan County Center provides a safe place for 200 children to share their story. We are requesting ARPA funding to help build a new Safe Harbor to meet the needs of the children in our communities.

Safe Harbor Children's Advocacy Center exists to provide a lifeline to victims of child abuse and neglect through prevention, intervention, treatment, and advocacy for child abuse victims in Allegan and Barry Counties. When families experience child sexual abuse from an acquaintance, a friend, a family member, or stranger, those families need a safe and child friendly environment for their children to share their story and begin their healing journey.

The increased numbers of children participating in services, and the additional staff needed to help children, creates a need for space that our current structure of 2,400 square feet lacks. When a child is interviewed at Safe Harbor, much of the space in the building is needed because the interview process includes a multi-disciplinary approach with law enforcement, child protective services, the prosecuting attorney, and mental health professionals, along with our specially trained staff interviewer. Having these parties in our conference room observing via closed circuit television during the interview provides them the necessary information for their investigation and eliminates multiple child interviews. Without this process, each party would separately interview the child, retraumatizing the child during each retelling.

Under normal operating conditions, our current structure's size limits the services that can be provided during a day. Only 1 child can participate in an interview while potentially 2 children can participate in therapy, but no other services for children and families can be done at the same time. All other services must be scheduled when child interviews do not occur causing delays for children and families to receive services. Putting COVID protection measures in place to ensure children and families health while receiving services creates complications and time delays in scheduling appointments.

To meet this need for space, Safe Harbor purchased a piece of property for \$1 from the City of Allegan, designed a new 6,000 square foot building with full lower level for future expansion, and plans to break ground Spring 2022. The new building will allow all available services to occur simultaneously - 2 children may share their story in separate interview rooms with two different sets of team members in separate team rooms, while our Board-Certified

Our Vision is a community where all children are safe from abuse and neglect, where citizens are educated about, and dedicated to protecting children.

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402 Trowbridge St. Allegan, Michigan 49010 Phone 269-673-3791 Fax 269-355-1772

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Child Abuse Pediatrician conducts a body safety medical exam for a child in the medical exam suite, 2 children can participate in separate traditional therapy sessions in separate therapy rooms, 1 child in the art therapy room, and another child in the play therapy room. Each of these children can participate in individual services confidentially while in the CASA office volunteers can be trained to speak up for children in abuse and neglect situations and in the conference room community adults can learn how to protect your children from abuse and neglect.

Safe Harbor can only accomplish this pivotal goal through community support. A thriving community must focus on the ability of the children to flourish by providing the help and healing they need after abuse. Through individual donations, business support, and foundation grants we have raised \$1,084,000 towards our overall goal of \$1,800,000 to build and furnish a new Safe Harbor.

We are requesting your help to Light the Way to a future of hope and healing through your communities ARPA funding. ARPA dollars can be used to help support non-profits. Providing hope and healing for children and families will help create a healthier and stronger communities. Thank you for considering this request to help child abuse victims find hope and healing.

Very Truly Yours,

Lori N. Antkoviak, J.D.
Executive Director

Our Vision is a community where all children are safe from abuse and neglect,
where citizens are educated about, and dedicated to protecting children.

Safe Harbor

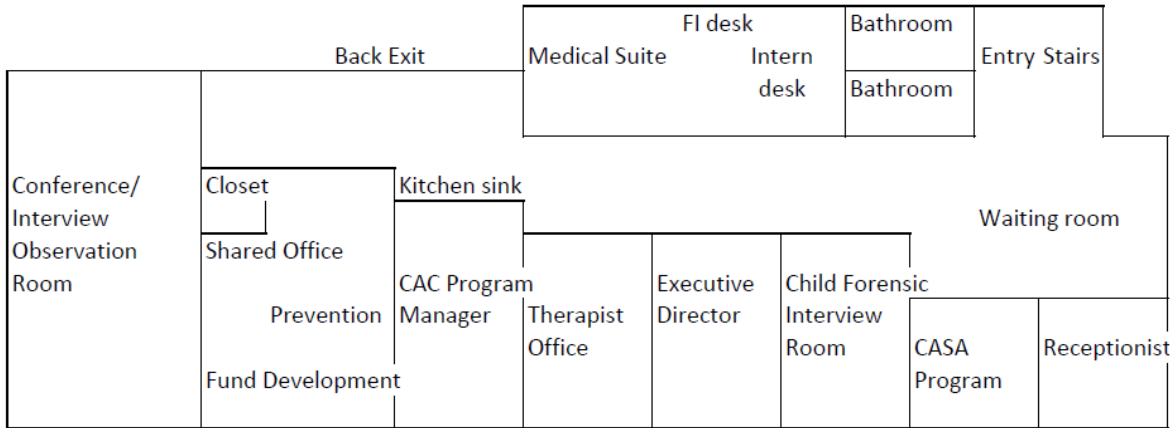


Children's Advocacy Center

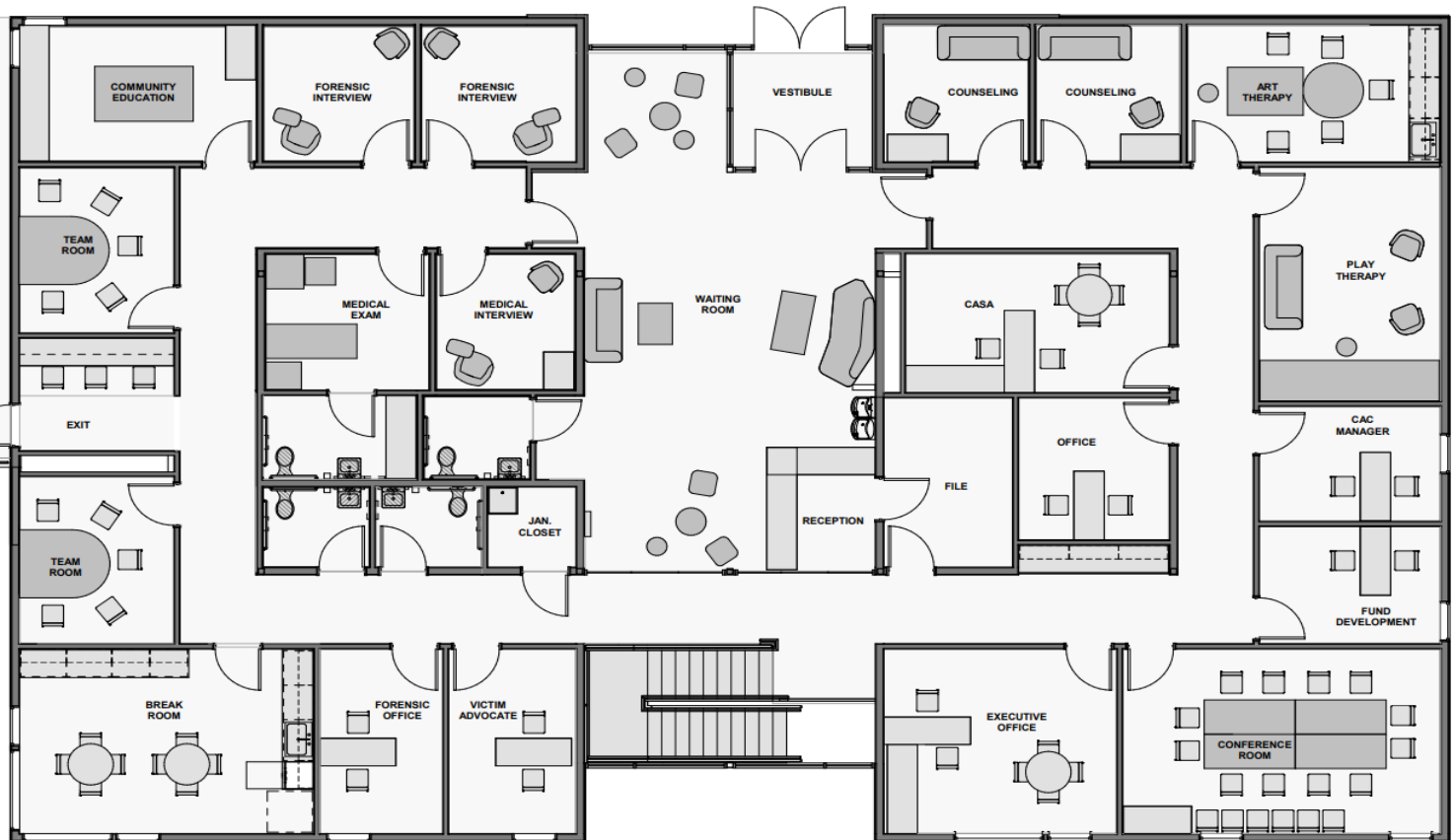
Lighting the Way to a Future of Hope and Healing.

Child victims in Allegan County need community support to share their story of abuse and find healing. Each year, an average of 200 Allegan County children come through the doors of Safe Harbor for child friendly forensic interviews, medical examinations, counseling, and court advocacy. Safe Harbor Children's Advocacy Center's mission is to provide a lifeline to victims of child abuse and neglect.

Current 2,400 square foot building



Proposed 6,000 square foot plan – with a lower level for future expansion



RFP Jenson Lot 10/29/21 3:03 p.m.

Qualifications Met	Name	Offer	Use	Timeline	Financing
Yes	David O'bryant	\$1.00	office /retail space	2-3 years	cash/bank loan
Yes	Barb Bechtel	\$27,317.00	Expansion	Begin ASAP	Self funded/possibly apply for revolving loan
No (provide 1 copy)	Melissa DeVisser	\$3,500	Performing Arts Space	2 years	Grants/loans/Donations

Opened by:
Brian Kelley
Denise Siegel

29 October 2021

(Our 5 year wedding anniversary coincidentally)

Barbed Wire Cafe proposal for the Jenson Lot, 134 South Main

Gary and I opened the Barbed Wire Cafe September 17, 2018 and survived nearly 18 months of covid restrictions emerging on the other side debt free and truly a destination point for Plainwell. We house dozens of artifacts and are as close to a museum as Plainwell has.

But in order to grow our business, it's beyond apparent to our success we need more space. The acquisition of the Jenson lot will give us an additional 50 seats, afford us more storage, and allow us to display even more of Plainwell's rich historical pieces including one of two known huge Warnament signs and several more photos from the 1920's of the entire class of Plainwell. We will also incorporate the opera house lumber obtained at the Warnement auction.

Our menu evolves every week and we boast over 20 scratch made breads and this continues to draw people into Plainwell. We have proven our mettle by being a destination point, and being an anchor on the southwest corner.

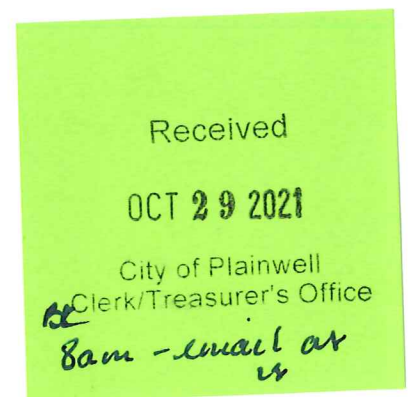
Everyone seems all excited about the new restaurants, but we have paid taxes and brought people to Plainwell from all over the midwest, and an addition will only bring more business to downtown.

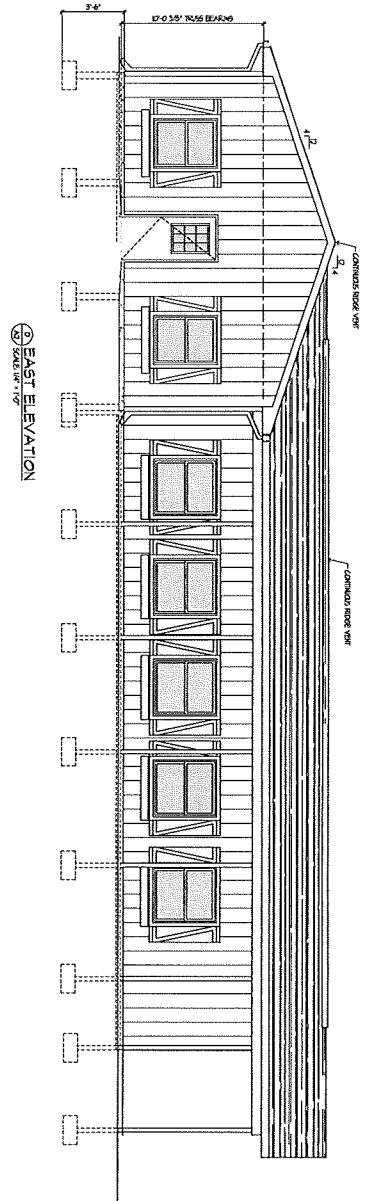
We hope to obtain a tavern license to serve beer and wine as we hope to staff for dinners soon. Our catering business has exploded: we went from none to everything at the Kalamazoo Kennel Club, two weddings, several birthdays, graduations, and two events at the the Bellflower at D avenue this year.

As with our initial build, we will be self funded, devoid of bank loans. However, we may apply for a second city loan of \$10,000 at 1%, depending on lumber costs at time of construction.

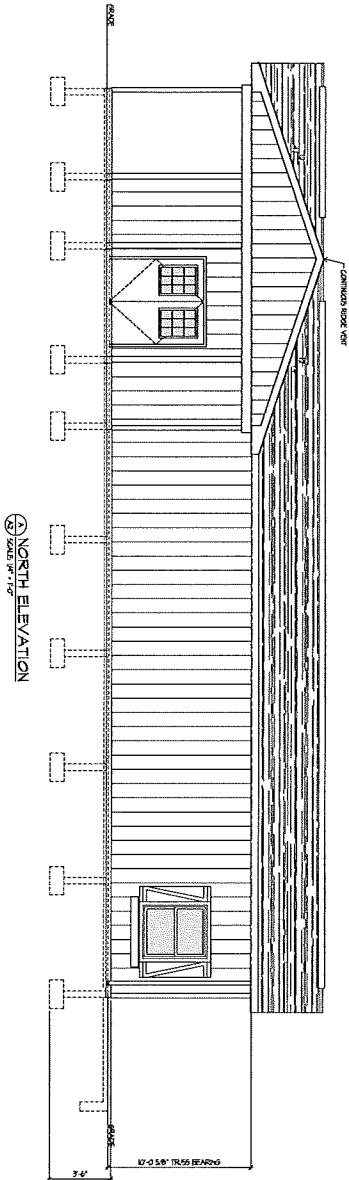
We will do concrete and footings as soon as we close in November and start framing after the holidays weather not withstanding.

\$27,317.00

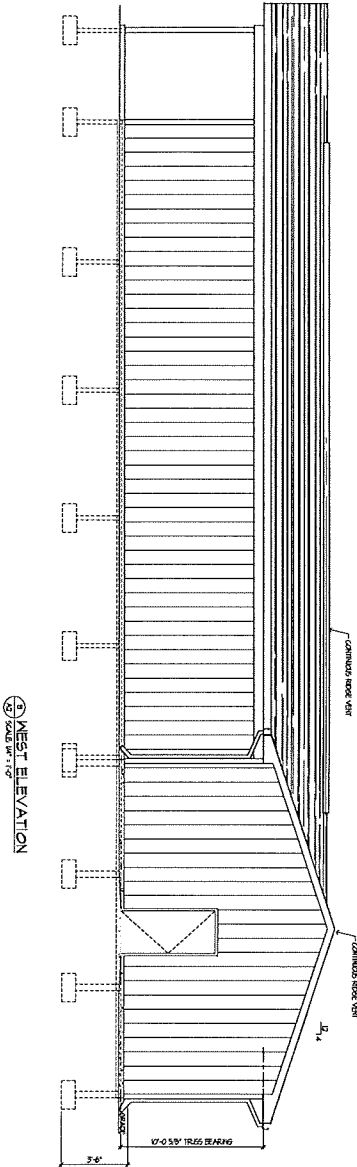




② EAST ELEVATION
SCALE: 1/8" = 1'-0"



③ NORTH ELEVATION
SCALE: 1/8" = 1'-0"



④ WEST ELEVATION
SCALE: 1/8" = 1'-0"

NEW BUILDING FOR:
BARBED WIRE CAFE
140 S. MAIN ST.
PLAINWELL, MICHIGAN 49080

ELEVATIONS

HOWARD L. OVERBECK
ARCHITECT P.C.

100 EAST CENTER
POWERSVILLE, MICHIGAN
PHONE: (269) 223-2423
FAX: (269) 223-2440



PROJECT NO.
0000

DATE
DRAWN
REVISION



Brad Keeler Mayor
Lori Steele Mayor Pro-Tem
Roger Kenney, Council Member
Todd Overhuel, Council Member
Randy Wisnaski, Council Member
www.plainwell.org

Bryan D. Pond, Superintendent
129 Fairlane Street
Plainwell, Michigan 49080
Phone: 269-685-5153
Fax: 269-685-1994
Email: BPond@plainwell.org

11/16/21

To: Erik Wilson, City Administrator
From: Bryan Pond, Superintendent WR
Cc: Brian Kelley City Treasurer
RE: Sale of Pump Pedestal elbow, sliding bracket, upper guide rail Village of Barryton MI.

With the new pump installation in our Wedgewood lift station a new pump elbow was not needed, this resulted in savings because of reduced labor costs associated with installation of these parts.

I would like to sell the additional parts for the pump to the Village of Barryton for \$480.00, the parts are valued at \$630.00

I am requesting council's approval for the sale of the spare pump pedestal elbow, sliding bracket, upper guide rail part and an invoice be issued.

City of Plainwell



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211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282
Web Address: www.plainwell.org

To: Erik Wilson, Brian Kelley
From: Robert Nieuwenhuis
Subject: Equipment
Date: 11/17/2021

The City DPW is looking to replace the dump box on City truck number 19. The box on this truck is starting to show its age and rusting through. We are looking to replace this box prior to complete failure of the box. Do to our everyday supply issues we are looking at 10-12-week lead time just to get the product not painted. We plan to install the box and paint it in house to save money and a few months on the completion.

We have a quote from Truck and Trailer for \$4,911.00

I have attached quotes for the same size box as we are looking for and the prices are almost double. We are able to get a box through truck and trailer that isn't completed to save money. The painting and installation are things we are capable of completing inhouse.

I recommend the purchase from Truck and Trailer.

DPW Superintendent
Robert Nieuwenhuis

www.plainwell.org.

The City of Plainwell is an equal opportunity provider, and employer

Truck & Trailer Specialties

3286 Hanna Lake Ind. Park Dr.

Dutton, MI. 49316

Phone 616-698-8215, Fax 616-698-0972

City of Plainwell

Attn: Bob Nieuwenhuis

Phone: 269-207-7320

November 17, 2021

Equipment Quotation

Chassis info: 2013 F350, VIN #1FDWF3GT6DEA24768

Supply uninstalled 9' Carbon Steel Rugby Eliminator LP Dump Body #1925862 including:

Outside length: 9'7", width 96"

Side height: 17"

Tailgate height: 23"

Double walled rigid sides: 10 ga. inner, 12 ga. Grade outer

Stacked understructure

3" I-beam crossmembers on 16" spacing

5" structural channel longitudinal

10 ga. seamless, one piece steel floor

Fully boxed top rail w/ 6" board pockets

EZ-LATCH tailgate

Fully boxed perimeter tailgate with 2 braces

1-1/4" diameter top and 1" bottom hinge pins

Body capacity: 3.35 yd, with 6" extension: 4.48 yd,

board pockets/extensions **not** included

Standard height 1/4 cab shield #1807909 with window, **shipped loose**

LED light kit #1898596

Body to be primed only

Crysteel replacement hinge #1621645 included, **shipped loose**

Does **not** include hoist

Above uninstalled Price: \$4,911.00 ea.

Lead time: 10-12 Weeks ARO

Option #1:

Weld above cabshield to above dump body, 100%

Blast and paint dump body Black in color, exterior only (no underside or inside)

Option #1 Price Add: \$1,400.00 ea.

Lead time: 12-14 Weeks ARO

Payment Terms: Net 30

Body to be picked up at Dutton T&T when ready

Pricing good for: 30 days

Thank you for the opportunity to quote.

Submitted by:

Chad Veenstra/Mike Bouwman

CRYSTEEL 9 FT Dump For Sale

8 Results Found | This Page: 1 of 1



[CLICK HERE](#) FOR RENTAL UNITS



Dump Truck Bodies Only
For Sale Price: USD \$17,195


 [Financial Calculator](#)

Stock Number: 811-1853059
Length: 9 ft
Composition: Stainless Steel
Width: 96 in

NEW Crysteel 9' x 96" wide Stainless Steel S-Tipper Dump Body 40" Front with Tapered Integral 1/4 Cabshield. 14" Fold Down Sides, 20" Quick-Drop Tailgate. 7 GA. Stainless Steel Floor. Crysteel Q... [See More Details](#)

8 [SAVE](#) 

Updated: Wed, Nov 3, 2021 7:21 AM

[CONTACT US](#) 

(800) 722-0588 

Sold By: [CRYSTEEL TRUCK EQUIPMENT](#)
Lake Crystal, Minnesota 56055
[VISIT OUR WEBSITE](#) 

 Get Shipping Quotes

[Apply for Financing](#)

Dump Truck Bodies Only
For Sale Price: USD \$15,495

 [Financial Calculator](#)

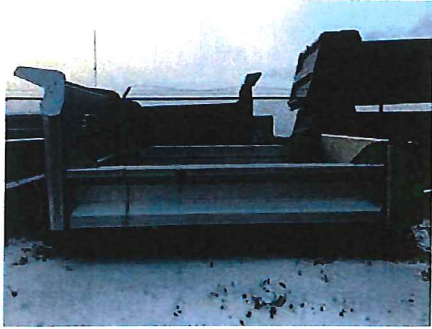
Stock Number: 811-1888843
Length: 9 ft
Composition: Stainless Steel
Width: 96 in



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Sold By: [CRYSTEEL TRUCK EQUIPMENT](#)
Lake Crystal, Minnesota 56055
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Updated: Wed, Nov 10, 2021 1:25 PM

NEW Crysteel 9' x 96" wide Stainless Steel S-Tipper Dump Body 40" Front with Tapered Integral 1/4 Cabshield. 14" Fold Down Sides, 20" Quick-Drop Tailgate. 3/16" AR450 Steel Floor, 7 GA Steel Cro... [See More Details](#)

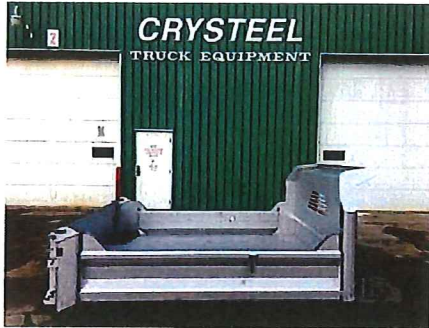
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BUY
WHAT
YOU
WANT WITH



Check Buying Power



Dump Truck Bodies Only

For Sale Price: USD \$13,895

 [Financial Calculator](#)

Stock Number: 811-2005253

Length: 9 ft

Composition: Stainless Steel

Width: 96 in

CONTACT US 

(800) 722-0588 

Sold By: [CRYSTEEL TRUCK EQUIPMENT](#)
Lake Crystal, Minnesota 56055

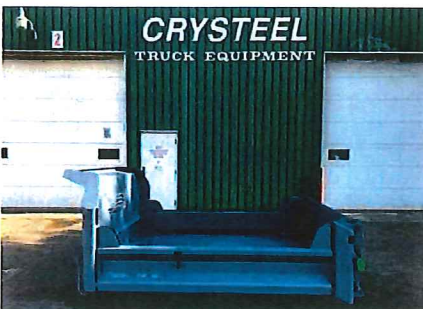
[VISIT OUR WEBSITE](#) 

Updated: Wed, Sep 15, 2021 3:19 PM

New Crysteel 9' x 96" wide Stainless Steel S-Tipper Dump Body 40" Front with Tapered Integral 1/4 Cabshield. 14" Fold Down Sides with Boxed Top Rail, 20" Quick-Drop Tailgate. 7 GA. Steel Floor. ... [See More Details](#)

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Dump Truck Bodies Only

For Sale Price: USD \$10,995

 [Financial Calculator](#)

Stock Number: 811-1760767

Length: 9 ft



CONTACT US 

(800) 722-0588 

Sold By: [CRYSTEEL TRUCK EQUIPMENT](#)
Lake Crystal, Minnesota 56055

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8

SAVE 

Updated: Wed, Nov 10, 2021 1:22 PM

Composition: Steel

Width: 96 in

NEW Crysteel 9' x 96" wide HDX E-Tipper Dump Body. 40" Front with Window and Cabshield. 14" Fold Down Sides with Boxed Top Rail. 24" Quick Drop Double Acting Tailgate, 3/16" AR400 Steel Floor. S... [See More Details](#)

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Dump Truck Bodies Only

For Sale Price: USD \$9,695

 [Financial Calculator](#)

Stock Number: 811-1624685

Length: 9 ft

Composition: Steel

Width: 96 in

CONTACT US



(800) 722-0588



Sold By: [CRYSTEEL TRUCK EQUIPMENT](#)

Lake Crystal, Minnesota 56055

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NEW Crysteel 9' x 96" wide E-Tipper Dump Body. 40" Front with Window and Cabshield. 14" Fold Down Sides with Boxed Top Rail, 20" Quick Drop Double Acting Tailgate, 7 GA. A1011 Steel Floor. Cryst... [See More Details](#)

8

SAVE 

Updated: Wed, Nov 10, 2021 12:45 PM

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Dump Truck Bodies Only

For Sale Price: USD \$8,795

 [Financial Calculator](#)

Stock Number: 811-1626624

Length: 9 ft

Composition: Steel 

Width: 96 in

CONTACT US



(800) 722-0588



Sold By: [CRYSTEEL TRUCK EQUIPMENT](#)

Lake Crystal, Minnesota 56055

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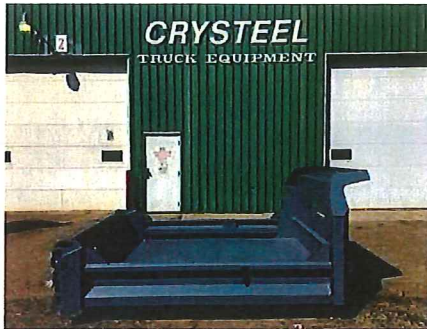
SAVE 

NEW Crysteel 9' x 96" wide E-Tipper Dump Body. 40" Front with Window and Cabshield. 12" Rigid Sides, 20" Quick Drop Double Acting Tailgate, 10 GA. Steel Floor. Crysteel Quick Install LB500 Hoist... [See More Details](#)

Updated: Mon, Oct 4, 2021 3:16 PM

 Get Shipping Quotes

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Dump Truck Bodies Only

For Sale Price: USD \$5,895

 [Financial Calculator](#)

Stock Number: 811-

1921110

Length: 9 ft

Composition: Steel

Width: 96 in



CONTACT US 

(800) 722-0588 

Sold By: [CRYSTEEL TRUCK EQUIPMENT](#)

Lake Crystal, Minnesota 56055

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8

SAVE 

NEW Crysteel 9' x 96" wide E-Tipper Dump Body. 40" Front with Window and Cabshield. 12" Fold Down Sides with Boxed Top Rail. 18" Quick Drop Double Acting Tailgate, 7 GA. A1011 Steel Floor. Body ... [See More Details](#)

Updated: Wed, Nov 10, 2021 11:05 AM

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Dump Truck Bodies Only

For Sale Price: Call

 [Financial Calculator](#)

Stock Number: land09

Length: 12 ft

CONTACT US 

(631) 341-7021 

Sold By: [Cassone Truck & Equipment Sales](#)

RONKONKOMA, New York 11779

[VISIT OUR WEBSITE](#) 

9 Foot long Landscape Body with 50" sides, quick drop tail gate, aluminum liftgate/ramp, tarp receivers, and side step. This is a sweet body for a great price. We can paint this body black or your... [See More Details](#)

4

SAVE 

Updated: Mon, Nov 1, 2021 7:09 AM



 Get Shipping Quotes

Apply for Financing

Detailed Search >

State Search >

Model Search >

*Notice: Financing terms available may vary depending on applicant and/or guarantor credit profile(s) and additional approval conditions. Assets aged 10-15 years or more may require increased finance charges. Financing approval may require pledge of collateral as security. Applicant credit profile including FICO is used for credit review. Commercial financing provided or arranged by Express Tech-Financing, LLC pursuant to California Finance Lender License #60DBO54873. Consumer financing arranged by Express Tech-Financing, LLC pursuant to California Finance Lender License #60DBO54873 and state licenses listed at this [link](#). Consumer financing not available for consumers residing in Nevada, Vermont, or Wisconsin. Additional state restrictions may apply. Equal opportunity lender.

***Shipping Disclaimer. The shipping amount is a general estimate based on minimum shipping costs and does not consider your shipping specifications or all variables that may impact actual shipping costs and/or availability. The estimated shipping amount is not a firm offer or bid. Actual shipping costs and availability will vary based on your shipping specifications and the carrier selected by you. To obtain actual shipping costs and identify potential carriers, please submit your shipping specifications through Fr8Star.com.





"The Island City"

MEMORANDUM

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

To: City Council
From: Erik J. Wilson, City Manager
Subject: William Crispe Senior Community House – Lease w/option to purchase
Date: November 19, 2021

The City Council authorized staff to negotiate terms with representatives from Stanford Lodge to acquire the former William Crispe Senior Community House. Staff was aware that Council's top priority was to secure the facility as senior living. To that end I offer the following positions I believe Council should consider:

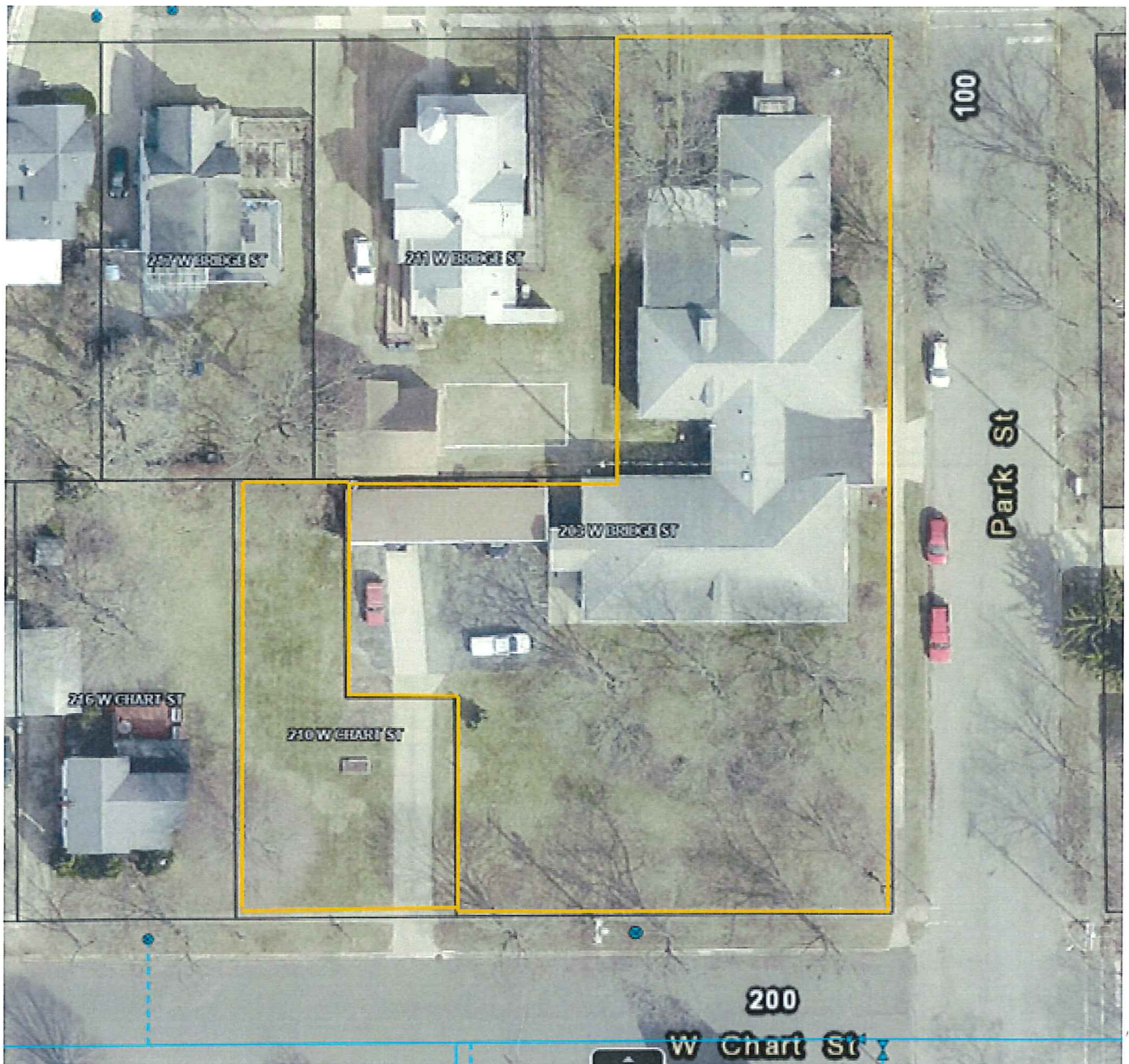
1. 5-year lease with the ability to extend for 5 years.
2. Lease would be set at \$500 per month.
3. After 5 years Stanford Lodge would have the ability to purchase the parcel for \$75,000. The "facility" is composed two parcels, the main building and an out lot in the SW corner. I suggest that if Stanford wishes to obtain both parcels then acquisition cost would be \$100,000.
4. If Stanford purchases both parcels and "builds" on the out lot, proper screening (from existing neighbors) will be implemented satisfactory to the City.
5. If Stanford executes the additional 5-year lease option (which means 10-year lease) then lease payments would increase at \$300 per month for 5 years. For example, year 6 lease terms would be \$800 per month, year 7 would \$1,100 per month, etc.
6. After 10 years, the City would set the purchase price based off a property appraisal of fair market value.
7. Stanford Lodge will keep the existing name and recognize the historical value of the facility to the community.
8. A deed restriction will be in place securing the fact that the facility's purpose is that of senior living.
9. The City will share any information we have in our possession as it relates to fire inspection reports, building maintenance or other important documents related to the facility.
10. Lease will include descriptions of improvements conducted by Stanford.

Other Considerations:

Stanford conducted an inspection (attached) and the roof needs to be replaced as well as some piping. This will significantly increase Stanford's investment in the property.

The proposed lease agreement (with option to purchase) will meet Council's goals to secure the history and service use of the facility as a senior community house.

This endeavor did go through a competitive bidding process.



Coast to Coast Property Inspection

P.O. Box 221 Oshtemo, Michigan 49077

(269) 870-3623

Property address: 203 W Bridge St. Plainwell Michigan 49080

Exterior: Sidewalk on Bridge street is raised and although has been ground down can still pose a trip hazard to someone in a wheel chair or using a walker or cane.

Ramp appears to be in good shape with no trip hazards and all boards appear to be solid and not loose.

Roof appears to be leaking around the chimney which has caused damage and mold to the wood decking. Other roof leaks appear throughout the building. The roof shows evidence of wearing with the edge curling and worn shingles. It appears the roof is near its life expectancy.

Interior: overall the structure appears sound with the usual holes and scuffs associated with a building of this age.

The ceilings are damaged where the roof has leaked and the possibility of mold exists.

The windows, although having been replaced, are in need of repair. Most windows have problems which include, not opening, not staying open, falling out of the track when opened, or having a broken seal. There appears to be at least one window in every room that has some sort of problem.

The water pressure appears to be less in some rooms than others depending on the location of the room. This affects the running water as well as the flushing of the toilet.

Kitchen: The kitchen appears to be intact and the exhaust system and fire suppression system for the oven appears to be intact and

operational. The floor drain under the prep table appears to be plugged as the dehumidifier hose has it overflowing onto the floor.

The freezers were on and working and the dishwasher was clean with no visible rust or corrosion.

Mechanicals: The fire suppression system appears to be intact and in working order with the inspection tags clearly visible.

The boiler appears to be intact and in working order, but it is wrapped in asbestos, and although the asbestos is intact it is present.

The drain pipes have several leaks through-out the building and need to be replaced as well as the ceiling around them.

The plumbing has been replaced and repaired over the years and includes copper, which is in good condition, and some pvc as well. There are some leaks but overall appears to be in good condition

The electrical system has been upgraded and appears to be in good working order.

** the age of the property indicates several important concerns.

1. The Boiler system is wrapped and insulated with asbestos
2. The pipes appear to be wrapped in asbestos
3. The floor tiles that are not covered by carpet or new vinyl flooring appear to be asbestos
4. The cast iron piping shows signs of leaks at the joints throughout the basement.
5. The exterior wood that is painted has some peeling of paint down to the original wood and giving the age of the building if this could be lead based paint
6. The age of the cast iron piping in the building may be compromised when draining due to buildup in the pipes.

Minutes
Plainwell DDA, BRA and TIFA:
November 9, 2021

1. Call to Order - Meeting called to order at 7:30 a.m. by Larabel
2. Pledge of Allegiance
3. Roll Call

Members Present: Jim Turley, EJ Hart, Randy Wisnaski, David O'Bryant, Adam Hopkins, Angela Ridgway, Paul Rizzo, Nick Larabel

Excused: Erik Wilson

4. Approval of Minutes of 10/12/21: Minutes were approved to place on file.
5. Chairman's Report: None
6. BRA Action Items

A. Mill Demolition updates – Site repairs and clean up

B. Motion to accept accounts payable for October of \$49,833.68 was made by Hart and seconded by O'Bryant. All in favor vote. Motion carried.

7. DDA Action Items

A. OP Chamber President Jim Szilayi addressed the board to clear up questions the Board members had re: the agreement/fees. Szilayi opened by addressing O'Bryant directly about his concerns, much discussion took place re: fairness when comparing to other members, benefit to the City, how to best work together in the future. Ridgway specifically asked if there were two contracts with the City of Otsego and their DDA, Szilayi said yes. Ridgway also brought up that the negotiations for the agreement should have included all the key players and not one-on-one meetings. Szilayi expressed his opinion about Siegel, CDM/City, accusing her of pursuing Chamber lead events, negative comments towards the Chamber and disrupting board meetings. Ridgway stated that his behavior was not any better. Szilayi claimed that Wilson, City Manager, never provided him information on the DDA/BRA/TIFA Boards vote from our October meeting regarding proposed annual dues. Siegel, questioned this comment, as Wilson, had met with him about this motion and concerns from the Board members. Wilson was not present at the meeting for input, so Hart asked if the Chamber would be accepting the agreement, Szilayi said it would be discussed at the Chamber Board meeting on November 11, 2021. Hart also asked when would the Chamber be independent enough to not need the support of either city and when would the agreement be finalized by the Chamber. Szilayi replied he has no end date to finalize the agreement. Hart ended the conversations as no resolution appeared to be occurring and it was decided that the Board would table further discussions until the Chamber response regarding the proposed annual fees and further input from Wilson could be obtained.

B. RFP for Jensen Lot – three bids were presented to the Board: 1) Melissa DeVisser (\$3,500); 2) David O'Bryant (\$1) and Barb Bechtel (\$27,317). When reviewing the bids, Bechtel's bid appeared complete and was high bid. Concern was raised by O'Bryant and Wisnaski regarding the planned reuse/exterior items and how it would complement the city's downtown. Communication was relayed through the Board that appropriate city ordinances,

permits, and planning approval would be required. **A motion was made by O'Bryant to recommend to City Council to sell the Jensen Lot to Barb Bechtel for \$27, 317.00 with reservation/concern regarding final exterior/landscaping, seconded by Rizzo. Role call vote was made: Motion passed.**

Ayes: Wisnaski, Ridgway, O'Bryant, Hart, Larabel, Rizzo, Turley, Hopkins

Nays: none

Absent: Wilson

C. Motion to accept accounts payable for October of \$4,498.05 was made by O'Bryant and seconded by Ridgway. All in favor vote. Motion carried.

8. TIFA Action Items

A. Update on the 52 Acres was given by Siegel, regarding the EDA grant that is in process for 1.6 ml.

B. Motion to accept accounts payable for October of \$4,498.05 was made by Hart and seconded by Hopkins. All in favor vote. Motion carried.

9. Communications: 10/11 Council Minutes. Also, the Financial Report/ Summary as of 10/31/2021 were approved and placed on file.

10. Public Comments: None

11. Staff Comments: Community Development Manager, Siegel reported:

Community Updates: November and December events coming up

Businesses: Dog and The Bank open; updates on the Rental Rehab grant; the

Rehabilitation District public hearing set for Dec. 13 at 7 p.m.

Training/Conferences: Siegel provide a short summary of the MDA Statewide Conference

Grants: Siegel mentioned all the grants that the she is working on. Received a \$22,100

from the RRC-TA fund for updating the City Master Plan and Economic Development Strategy.

Member Comments:

Larabel – mentioned that he appreciated board members passion and unique views on the board, it helps this board function and work well together.

Rizzo- seconded what Larabel statement

Wisnaski – gave a quick update from the City Council meeting, new staff coming on board at the end of November.

12. Adjournment: **A Motion to adjourn the meeting 8:45 a.m. was made by Rizzo and seconded by Turley.**

Submitted by Denise Siegel, Community Development Manager

11/18/2021

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL
EXP CHECK RUN DATES 11/22/2021 - 11/22/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: UBAP

Vendor Code	Vendor Name	Description	Amount
000024	METTLER TOLEDO		
	655006012	CALIBRATION OF LAB SCALE	426.33
TOTAL FOR: METTLER TOLEDO			426.33

000035	APPLIED IMAGING		
	1842535	CITY HALL COPIER USAGE 10/13/2021 - 11/12/2021	317.90
TOTAL FOR: APPLIED IMAGING			317.90

000155	BRAVE INDUSTRIAL FASTENER		
	156643	PARTS FOR PRESSURE WASHER	10.03
TOTAL FOR: BRAVE INDUSTRIAL FASTENER			10.03

000684	BRONNER'S		
	INV14384	ROPE LIGHTS - 1500 FT FOR RIVERWALK	1,257.53
TOTAL FOR: BRONNER'S			1,257.53

000760	ALLEGAN COUNTY SHERIFFS DEPT		
	2021.11	DEBT CREW - OCTOBER 2021	40.00
TOTAL FOR: ALLEGAN COUNTY SHERIFFS DEPT			40.00

001215	FLIER'S		
	131354	DI TANK EXCHANGE	511.00
TOTAL FOR: FLIER'S			511.00

001231	ALLEGAN COUNTY CLERKS ASSOC		
	2021.11	2022 ASSOCIATION DUES - KELLEY/FENGER	20.00
TOTAL FOR: ALLEGAN COUNTY CLERKS ASSOC			20.00

001829	PERCEPTIVE CONTROLS INC		
	15210	REPLACE DIGESTER ANALOG OUTPUT CARD	315.00
TOTAL FOR: PERCEPTIVE CONTROLS INC			315.00

002002	USA BLUEBOOK		
	779424	COVER FOR POLYMER PUMP	112.07
TOTAL FOR: USA BLUEBOOK			112.07

002093	ENVIRONMENTAL RESOURCES MGT. INC		
	166351	ANNUAL WHOLE EFFLUENT TOXICITY TESTING	700.00
TOTAL FOR: ENVIRONMENTAL RESOURCES MGT. INC			700.00

002123	H & H AUTO BODY LLC		
	2021.11	CAR #1 - AUTO BODY REPAIR	5,297.45
TOTAL FOR: H & H AUTO BODY LLC			5,297.45
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002281	HOME DEPOT		
	2021.10	OCTOBER 2021 STATEMENT	519.81
TOTAL FOR: HOME DEPOT			519.81
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002368	ORTON, TOOMAN, HALE, MCKOWN & KIEL		
	2021.10	LEGAL SERVICES OCTOBER 2021	612.50
TOTAL FOR: ORTON, TOOMAN, HALE, MCKOWN & KIEL			612.50
<hr/>			
002453	BERGER CHEVROLET, INC.		
	426452	2021 CHEVY TAHOE - DPS SERVICE VEHICLE	39,998.00
TOTAL FOR: BERGER CHEVROLET, INC.			39,998.00
<hr/>			
002478	ENGINEERED PROTECTION SYSTEMS INC		
	A807048	NOTIFIER SYSTEM MONITORING, SYSTEM INSPECTI	190.02
TOTAL FOR: ENGINEERED PROTECTION SYSTEMS INC			190.02
<hr/>			
002582	PLAINWELL REDI MIX - COSGROVE ENTER		
	12712	2 YDS - FOR WATER VALVE REPAIR BY PELL BATHRO	300.00
	12813	1.25 YDS & ACCELERATOR - DUMPSTER PAD BY DO	239.38
	12822	8 YDS & ACCELERATOR - DUMPSTER PAD BY DOG IN	1,064.00
	12866	1 YD - BEHIND SWEETWATERS FOR FIRE HYDRANT	192.00
TOTAL FOR: PLAINWELL REDI MIX - COSGROVE ENTER			1,795.38
<hr/>			
002650	FUEL MANAGEMENT SYSTEM/PACIFIC PRID		
	144694	DPS FUEL 11/01/2021 - 11/15/2021	534.64
TOTAL FOR: FUEL MANAGEMENT SYSTEM/PACIFIC PRID			534.64
<hr/>			
002703	CONTINENTAL LINEN SERVICES INC		
	2021.10CH	CITY HALL RUGS OCTOBER 2021	25.90
	2021.10DPS	DPS RUGS OCTOBER 2021	48.88
	2021.10DPW	DPW UNIFORMS/RUGS OCTOBER 2021	173.60
	2021.10WR	WR UNIFORMS/RUGS OCTOBER 2021	72.86
TOTAL FOR: CONTINENTAL LINEN SERVICES INC			321.24
<hr/>			
002733	FIXALL ELECTRIC MOTOR SERVICE INC		
	INV-29354	PEACH CT LIFT STATION PUMP#2 REPAIR	1,939.36
	INV-29463	REBUILD PUMP #2 CUSHMAN	5,762.62
TOTAL FOR: FIXALL ELECTRIC MOTOR SERVICE INC			7,701.98
<hr/>			
002813	GORDON WATER SYSTEMS		
	2021383	COOLER RENTAL NOVEMBER 2021	8.00
TOTAL FOR: GORDON WATER SYSTEMS			8.00
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003090	BROCK TOWING & RECOVERY		
	36546	TRUCK #12 - TOWED TO M&K FOR REPAIR	250.00
TOTAL FOR: BROCK TOWING & RECOVERY			250.00

004127	COOK RICK		
	019-2021	2022 CITY CALENDAR	900.00
TOTAL FOR: COOK RICK			900.00

004190	WATERSOLVE LLC		
	9158	SOLVE 137 (1 - 465 LB DRUM)	975.00
TOTAL FOR: WATERSOLVE LLC			975.00

004241	GHD SERVICES INC		
	340-0010396	MILL DEMO PHASE III - SERVICES THROUGH 10/30/21	8,570.74
	340-0011028	UTILITIES/Common Area Maint. September 2021	1,555.25
TOTAL FOR: GHD SERVICES INC			10,125.99

004253	NATIONAL HOSE TESTING SPECIALTIES I		
	00393	2021 GROUND LADDER TESTING, 34 HEAT SENSORS	679.30
TOTAL FOR: NATIONAL HOSE TESTING SPECIALTIES I			679.30

004261	OTSEGO-PLAINWELL CHAMBER OF COMMERC		
	2021.11	NIGHT OF RECOGNITION CHAMBER DINNER - 7	245.00
TOTAL FOR: OTSEGO-PLAINWELL CHAMBER OF COMMERC			245.00

004262	ENVY OF PLAINWELL		
	2021.11LLL	LADIES LEAVES & LAUGHTER LOOT	25.00
TOTAL FOR: ENVY OF PLAINWELL			25.00

004807	OTIS ELEVATOR COMPANY		
	100400573348	MILL SERVICE ELEVATOR 12/01/2021 - 02/28/2022	144.81
TOTAL FOR: OTIS ELEVATOR COMPANY			144.81

004812	FISH WINDOW CLEANING		
	2647-102658	WR - WINDOW CLEANING	70.00
TOTAL FOR: FISH WINDOW CLEANING			70.00

004832	QUALITY PRECAST INC		
	18490	SIGN POST BASE (2) - CROSS WALKS COMM CENTER	370.00
TOTAL FOR: QUALITY PRECAST INC			370.00

004837	MUNIWEB		
	54441	WEBSITE CMS HOSTING - OCTOBER 2021	200.00
TOTAL FOR: MUNIWEB			200.00

004852	PACE ANALYTICAL SERVICES LLC		

	2150178158	EFFLUENT MERCURY SAMPLES	270.00
	2150179199	MERCURY INFLUENT SAMPLE	55.00
TOTAL FOR: PACE ANALYTICAL SERVICES LLC			325.00

004855	PLAINWELL ACE HARDWARE		
	8924	SPRAY PAINT - SHERWOOD PARK	15.98
	8926	FILLER/GLUE - SHERWOOD PARK	15.18
	8932	MISC FASTENERS - TRAFFIC SIGN	7.70
	8933	ROLLER - TRAFFIC SIGN	5.99
	8937	DEWALT 6 TOOL KIT	528.94
	8938	DRILL/DRIVER - SHOP	99.99
	8939	PLUG & MISC FASTENERS	39.24
	8940	DRILL BIT	6.99
	8941	DRILL BIT	3.99
	8946	TARP STRAPS	4.38
	8947	ELECTRICAL TAPE, PLIERS, WIRE	24.97
	8956	DUCT TAPE	9.99
	8983	TOILET PLUNGER, TARP STRAP - SHERWOOD PARK	18.38
	8986	HAND SOAP - SHERWOOD PARK	5.18
TOTAL FOR: PLAINWELL ACE HARDWARE			786.90

004877	MATT ROGERS PLUMBING		
	4106	INSTALL BACKWATER VALVE ON MAIN SEWER LINE,	812.50
TOTAL FOR: MATT ROGERS PLUMBING			812.50

004894	ASCENSION MICHIGAN AT WORK		
	446557	SCREENING/PHYSICAL - B ROBERTS	185.00
TOTAL FOR: ASCENSION MICHIGAN AT WORK			185.00

004902	BLOOM SLUGGETT PC		
	22010	LEGAL SERVICES SEPTEMBER 2021 - CRISPE HOUSE	388.50
	22093	LEGAL SERVICES THROUGH OCTOBER 2021	4,866.78
	22094	LEGAL SERVICES THROUGH 10/31/2021 - MEERT PR	736.50
TOTAL FOR: BLOOM SLUGGETT PC			5,991.78

004913	JOSEPH CULVER		
	2021.11	TRAINING MEALS - REIMBURSEMENT	106.17
	2021.11SHOE	21-22 SHOE ALLOWANCE - ACCESSORY	88.40
TOTAL FOR: JOSEPH CULVER			194.57

005021	ROBERT DARVAS ASSOCIATES PC		
	16306	SERVICES THROUGH 10/31/2021 - MELL DEMO	180.00
TOTAL FOR: ROBERT DARVAS ASSOCIATES PC			180.00

005038	BARNES & THORNBURG LLP		
	2540570	LEGAL SERVICES THROUGH 10/31/2021	627.00
TOTAL FOR: BARNES & THORNBURG LLP			627.00

005041	EVOQUA WATER TECHNOLOGIES		
	905127323	OCTOBER 2021 ODOR CONTROL	300.00
TOTAL FOR: EVOQUA WATER TECHNOLOGIES			<u>300.00</u>

005047	STAPLES, INC.		
	3490827081	CH - POST ITS, PAPER CLIPS, MARKING TABS, ETC	38.09
	3490827082	DPS - 32GB USB FLASH DRIVE, 10 PACK	39.99
	3490886425	MARKERS FOR CHRISTMAS FROGS	54.25
	3491060998	DPW - SOAP, POST-IT NOTES, C-FOLD TOWELS	58.90
	3491827392	DPW - FACE MASKS	24.99
TOTAL FOR: STAPLES, INC.			<u>216.22</u>

005050	QUADIENT LEASING USA		
	N9128379	POSTAGE METER LEASE 09/08/2021 - 12/07/2021	429.36
TOTAL FOR: QUADIENT LEASING USA			<u>429.36</u>

005074	BEST ONE TIRE		
	1480006152	REPLACE 4 REAR TIRES - ENGINE 17	2,549.26
TOTAL FOR: BEST ONE TIRE			<u>2,549.26</u>

005078	COMPLETE TEAM OUTFITTER INC		
	112080	VESTS FOR FARMERS MARKET MANAGERS	50.00
TOTAL FOR: COMPLETE TEAM OUTFITTER INC			<u>50.00</u>

005085	TRACE ANALYTICAL LABORATORIES, INC.		
	1110210	ANNUAL EFFLUENT TESTING	732.75
TOTAL FOR: TRACE ANALYTICAL LABORATORIES, INC.			<u>732.75</u>

REFUND UB	MOREY, ALEYCA		
	11/16/2021	UB refund for account: 01-00003800-14	26.98
TOTAL FOR: MOREY, ALEYCA			<u>26.98</u>

TOTAL - ALL VENDORS			88,081.30

INVOICE AUTHORIZATION

Person Compiling Report

Brian Kelley, City Clerk/Treasurer

I verify that to the best of my knowledge the attached invoice listing is accurate and the procedures in place to compile this invoice listing has been followed.

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature:

**Amanda
Kersten**

Digitally signed by Amanda Kersten
DN: cn=Amanda Kersten, o=City of
Plainwell, ou=City Hall,
email=akersten@plainwell.org, c=US
Date: 2021.11.18 10:45:11 -05'00'

Insert Signature:

Brian Kelley

Digitally signed by Brian
Kelley
Date: 2021.11.19
08:44:31 -05'00'

Bryan Pond, Water Renewal Plant Supt.

Bill Bomar, Public Safety Director

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature:

Bryan Pond

Digitally signed by Bryan
Pond
Date: 2021.11.18
13:37:34 -05'00'

Insert Signature:

Bob Nieuwenhuis, Public Works Supt.

Erik J. Wilson, City Manager

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature:

Erik Wilson

Digitally signed by Erik
Wilson
Date: 2021.11.19
11:47:12 -05'00'

11/18/2021

CHECK REGISTER FOR CITY OF PLAINWELL
CHECK DATE FROM 11/05/2021 - 11/19/2021

Check Date	Check	Vendor Name	Description	Amount
Bank CBGEN Huntington Bank - formerly Chemical Bank				
Check Type: EFT Transfer - <i>Retiree Benefits and bank fees</i>				
11/05/2021	1873(E)	UNITED HEALTHCARE INSURANCE COMPANY	RETIREE HEALTH INSURANCE NOVEMBER 2021 -	241.47
11/05/2021	1874(E)	UNITED HEALTHCARE INSURANCE COMPANY	RETIREE HEALTH INSURANCE NOVEMBER 2021 -	233.94
11/12/2021	1875(E)	SILVERSCRIPT INSURANCE COMPANY	NOVEMBER 2021 RETIREE PRESCRIPTION COVER	26.20
11/12/2021	1876(E)	SILVERSCRIPT INSURANCE COMPANY	NOVEMBER 2021 RETIREE PRESCRIPTION COVER	26.20
11/15/2021	1877(E)	HUNTINGTON NATIONAL BANK	HUNTINGTON BANK FEES OCTOBER 2021	65.40
Total EFT Transfer:				593.21
Bank UBAP United Bank - General Checking				
Check Type: ACH Transaction - <i>Property Tax Distributions</i>				
11/12/2021	468(A)	ALLEGAN COUNTY TREASURER	2021 TAX COLLECTIONS W/E 11/06/2021 & DR	1,144.60
11/12/2021	469(A)	RANSOM DISTRICT LIBRARY	2021 TAX COLLECTIONS W/E 11/06/2021	5.47
11/19/2021	471(A)	ALLEGAN COUNTY TREASURER	2021 TAX COLLECTIONS W/E 11/19/2021	1,365.66
11/19/2021	472(A)	RANSOM DISTRICT LIBRARY	2021 TAX COLLECTIONS W/E 11/19/2021	194.69
Total ACH Transaction:				2,710.42
Check Type: EFT Transfer - <i>Electronic Check Transfers</i>				
11/08/2021	467(E)	CENTURYLINK	LONG DISTANCE OCTOBER 2021	1.12
11/08/2021	470(E)	UNITED BANK	ACH FEE - TAX DISTRIBUTION	7.00
11/12/2021	473(E)	UNITED BANK	ACH FEE - UTILITY BILLING COLLECTIONS	7.00
11/15/2021	474(E)	UNITED BANK	ACH FEE - TAX DISTRIBUTION	7.00
11/18/2021	476(E)	UNITED BANK	ACH FEE - EMPLOYEE REIMBURSEMENT	7.00
Total EFT Transfer:				29.12
Check Type: Paper Check - <i>Manual Checks</i>				
11/10/2021	18009	CONSUMERS ENERGY	OCT 2021 ELECTRIC - 934 IND PKWY, 225 CU	4,019.77
11/10/2021	18010	CHARTER COMMUNICATIONS	DPW/WR INTERNET THROUGH 11/30/2021	114.98
11/10/2021	18011	REPUBLIC SERVICES	NOVEMBER 2021 RECYCLE SERVICES	2,754.05
11/10/2021	18012	REPUBLIC SERVICES	FALL 2021 BULK TRASH PICK-UP	8,094.05

11/10/2021	18013	US INTERNET	SECURENCE EMAIL FILTERING SERVICE 11/14/	70.00
11/18/2021	18015	MICHIGAN GAS UTILIITIES CORP	GAS UTILITY THROUGH 11/09/2021	2,153.20
11/18/2021	18016	CHARTER COMMUNICATIONS	CITY HALL PHONES/INTERNET/TV THROUGH 12/	571.67

Total Paper Check: 17,777.72

REPORT TOTALS:

Total of 21 Checks:	21,110.47
Less 0 Void Checks:	0.00
Total of 21 Disbursements:	<u><u>\$ 21,110.47</u></u>

Off Cycle Payment Authorization

Brian Kelley, City Clerk/Treasurer

I verify that I have reviewed the off-cycle payments listed above and to the best of my knowledge the listing is accurate and complies with the City's purchasing policy.

Insert Signature:

Brian Kelley
Digitally signed by Brian Kelley
Date: 2021.11.18 12:51:10 -05'00'

Erik J. Wilson, City Manager

I verify that I have reviewed the off-cycle payments listed above and to the best of my knowledge the listing is accurate and complies with the City's purchasing policy.

Insert Signature:

Erik Wilson
Digitally signed by Erik Wilson
Date: 2021.11.19 11:46:29 -05'00'

City of Plainwell



“The Island City”

Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Todd Overhuel, Council Member
Roger Keeney, Council Member
Randy Wisnaski, Council Member

Department of Administration Services
211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282
Web Page Address: www.plainwell.org

WHEREAS, the City of Plainwell celebrates our local small businesses and the contributions they make to our local economy and community; and

WHEREAS, on average every dollar spent at local businesses 67 cents stays in the local community; and

WHEREAS, small businesses employ 47.1% of the employees in the private sector in the United States, 88% of U.S. consumers feel a personal commitment to support small businesses in the wake of the pandemic, and 92% of small business owners have pivoted the way they do business to stay open during the pandemic; and

WHEREAS, in 2020, U.S. consumers reported spending a records high total of an estimated \$19.8 billion at independent retailers and restaurants on Small Business Saturday; and

WHEREAS, according to the 2020 Small Business Saturday Consumer Insights Survey, 97% of shoppers recognized the positive impact they can make by shopping small, and 85% of them reported they encouraged friends and family to do so as well; and

WHEREAS, 95% of all consumers who plan to shop on Small Business Saturday said the day inspires them to go to small, independently-owned retailers or restaurants that they have not been to before, or would not have otherwise tried; and

WHEREAS, advocacy groups, as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE, BE IT RESOLVED THAT I, Brad Keeler, Mayor of the City of Plainwell, do hereby proclaim November 27, 2021 as SMALL BUSINESS SATURDAY and urge the residents of our community, and communities across the county, to support small businesses and merchants on Small Business Saturday and throughout the year.

IN WITNESS WHEREOF, I have hereunto set my hand to be affixed this 15th day of November 2021.

BRAD KEELER, MAYOR

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
CONSUMERS ENERGY COMPANY
CASE NO. U-21134**

- Consumers Energy Company requests Michigan Public Service Commission's approval of Voluntary Green Pricing programs pursuant to Section 61 of 2016 PA 342.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company, One Energy Plaza, Jackson, MI 49201, 517-788-0550 for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company or on the Commission's website at: michigan.gov/mpscdockets.
- A pre-hearing will be held:

DATE/TIME: Tuesday, November 30, 2021 at 9:00 AM

BEFORE: Administrative Law Judge Katherine Talbot

LOCATION: Video/Teleconferencing

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate should contact the Commission's Executive Secretary at (517) 284-8090, or by email at mpscdockets@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider Consumers Energy Company's October 18, 2021 application requesting the Commission to: 1) approve the proposed revisions to the Solar Gardens Pilot Program; 2) approve the proposed revisions to the Large Customer Renewable Energy Program; 3) approve the proposed revisions to the Renewable Energy Credit Program; and 4) grant Consumers Energy other and further relief.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: michigan.gov/mpscdockets. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in Word or PDF format, as an attachment to an email sent to: mpscdockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscdockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by November 23, 2021. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Consumers Energy Company's Legal Department – Regulatory Group, One Energy Plaza, Jackson, MI 49201.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process to participate in the hearing.

Any person wishing to participate without intervention under Mich Admin Code, R 792.10413 (Rule 413), or file a public comment, may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. U-21134. Statements may be emailed to: mpscedockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917. All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and Parts 1 & 4 of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106 and R 792.10401 through R 792.10448.

**[THE MICHIGAN PUBLIC SERVICE COMMISSION MAY
APPROVE, REJECT, OR AMEND PROPOSALS MADE BY
CONSUMERS ENERGY.]**

2116-E

Reports & Reports:

A. Sale of City Assets – Jensen Lot:

On October 29, 2021, the city received three (3) proposals for the Jensen Lot. Staff prepared the proposals for presentation to the DDA Board at its November 9, 2021 Meeting. The DDA Board, after discussion, recommends the sale of the Jensen Lot to Barb Bechtel for \$27,317.00 with reservation/concern regarding final exterior/landscaping.

Recommended action: Consider proposals and recommendations for the sale of part of the Jensen Lot.

B. Sale of City Assets – Water Renewal Spare Parts:

With a recent pump installation at Wedgewood Station, Superintendent Pond identified parts no longer needed. The Village of Barryton is interested in purchasing the spare pump pedestal and other parts for \$480.00. City Charter requires City Council approval for all sales of city-owned assets.

Recommended action: Consider approving the sale of a spare pump pedestal elbow, sliding bracket and upper guide rail part to the Village of Barryton for \$480.00.

C. DPW – Replace Dump Box Truck 19:

Public Works Superintendent Nieuwenhuis reports the existing dump box on truck 19 is rusting through and needs replacement. Quotes were solicited for replacement. Superintendent Nieuwenhuis identified opportunities for staff to install and paint the box as opportunity for cost savings.

Recommended action: Consider approving the purchase of replacement dump box for truck 19 from Truck & Trailer Specialties for \$4,911.00.

D. Crispe Community House – Lease Agreement Update:

City Manager Wilson will consider a pending lease agreement for William Crispe Community House.

Recommended action: Consider authorizing the City Manager to continue negotiations for leasing the William Crispe Community House.

Reminder of Upcoming Meetings

- December 1, 2021 – Plainwell Planning Commission – 7:00pm
- December 7, 2021 – Plainwell DDA/BRA/TIFA Board – 7:30am
- December 9, 2021 – Allegan County Board of Commissioners – 1:00pm
- **December 13, 2021 – Plainwell City Council – 7:00pm**
- December 16, 2021 – Plainwell Parks & Trees Commission – 5:00pm

Non-Agenda Items / Materials Transmitted

- Notice of Public Hearing – Consumers Energy – November 30, 2021 9:00am