

MINUTES
Plainwell City Council
April 25, 2022

1. Mayor Pro Tem Steele called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Ken Fritz of Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Pro Tem Steele, Councilmember Overhuel, and Councilmember Wisnaski. Absent: Mayor Keeler, Councilmember Keeney
A motion by Wisnaski, seconded by Overhuel, to excuse Mayor Keeler and Councilmember Keeney from the proceedings. On a voice vote, all voted in favor. Motion passed.
5. Approval of Minutes:
A motion by Overhuel, seconded by Wisnaski, to accept and place on file the Council Minutes of the 04/11/2022 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioner Report: Gale Dugan reported that the Allegan County Administrator's Report would begin to be sent out to all municipalities soon. He also reported the creation of a transportation director, as well as bus service expansion as part of the extra funding for the transportation department. He reported that a survey would be sent out in 2022 to gather information from the community to incorporate into future planning, and noted that the Healthy Work Plan had been adopted as a remake of the initial Covid-19 plan. He reported that an Honorarium had been presented to Sgt. Morgan Sullivan for 25 years of service, and that U.S. Representative Fred Upton had been recognized for his 35 years of service.
8. Agenda Amendments: Deputy City Clerk Maggie Fenger noted the addition of one item for consideration, recommending to add item 10H – Change Order – Roof Encapsulation to the agenda.
A motion by Overhuel, seconded by Wisnaski, to add Item 10H as recommended. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: Mayor Pro Tem Steele noted that the street sweepers were out and doing a great job cleaning the streets.
10. Recommendations and Reports:
 - A. Deputy Clerk Fenger reported that this resolution would set the annual Arbor Day tree planting celebration. This year, the planting and celebration will be May 20, 2022 in honor of Tim Roush.
A motion by Wisnaski, seconded by Overhuel, to adopt Resolution 2022-07 designating May 20, 2022 as Arbor Day. On a voice vote, all voted in favor. Motion passed.
 - B. Manager Wilson reported that Stanford Lodge had encountered unexpected difficulties associated with opening the William Crispe House and were requesting to withdraw from the lease agreement. Representatives from Stanford Lodge detailed the issues that were discovered, including the need to update the existing elevator and fire suppression system to meet current standards and the supply chain

difficulties involved with acquiring a generator. These issues would all have to be addressed prior to licensing the William Crispe House as a senior living center, which added to the difficulty of the project. Manager Wilson noted that Stanford Lodge had made a good faith effort to open the William Crispe House and that they were simply unable to overcome the issues at hand.

A motion by Wisnaski, seconded by Overhuel, to authorize the City Manager to terminate the lease agreement with Stanford Lodge. On a roll call vote, all voted in favor. Motion passed.

- C. Manager Wilson reported that the grant agreement and RFP for the engineering work portion of the river reconstruction project had been drafted as a collaboration between multiple government entities. Mark Mills, Department of Natural Resources, spoke regarding the project and the possible outcomes of the engineering plans, as well as the various funding options for the project. He noted that one of the criteria of the RFP was that the mill raceway must be engineered in a manner that ensured water would continue to flow through the existing areas so that Plainwell remained an island. He also noted that while the RFP calls the project a removal, the dam itself won't be removed. That term is referring to removing the barriers for fish and recreational boat access, not complete dam removal, so there will still be some engineered structure or feature that holds the water level to the same height as the present height. **A motion by Overhuel, seconded by Wisnaski, to approve the Plainwell #2 Dam and Raceway Structure Removal and Restoration Grant Agreement and RFP and authorize the City Manager to amend the RFP as needed. On a roll call vote, all voted in favor. Motion passed.**
- D. DPW Superintendent Bob Nieuwenhuis reported that Honeytree Arborist Services has been hired annually since 2009 to treat the City-owned ash trees for Emerald Ash Borers to prevent damage to the trees. Their work has extended the life of the trees and the pricing has remained the same since 2009. Each year, a rotation of one third of the total amount of ash trees are treated. **A motion by Overhuel, seconded by Wisnaski, to approve a contract with Honeytree Arborist Services for 2022 and 2023 to continue treating the City's ash trees for Emerald Ash Borers at a cost of \$3,600.00 annually. On a roll call vote, all voted in favor. Motion passed.**
- E. Superintendent Nieuwenhuis reported that the water meters throughout the city had reached the end of their lifespan and needed to be replaced. The last time all the water meters were replaced was approximately 25 years ago. Etna Supply has been designated the sole source vendor for Sensus water meters and associated equipment. Upgrading the meters and reading equipment will allow for monthly readings instead of quarterly, and will reduce the number of man-hours needed to read the meters, as well as provide a more accurate read. He noted that these meters are a more stable radio frequency, as opposed to a service offered through Verizon, so they should not become obsolete as quickly and the cost should remain stable. **A motion by Wisnaski, seconded by Overhuel, to approve the purchase of Sensus water meters and reading equipment through Etna Supply at a cost of \$482,130.00. On a roll call vote, all voted in favor. Motion passed.**
- F. Superintendent Nieuwenhuis requested to rent a skid steer and 40-inch mill and purchase approximately 150 tons of new top mix from Wyoming Asphalt to grind out 2 inches of asphalt throughout Bridge Street. Wyoming Asphalt has competitive pricing but is significantly closer than other asphalt plants. The total cost for product and equipment rental from Wyoming Asphalt for this project would not exceed \$10,000.00. **A motion by Overhuel, seconded by Wisnaski, to approve the purchase of asphalt and use of rental equipment from Wyoming Asphalt to complete Bridge Street repairs in an amount not to exceed \$10,000.00. On a roll call vote, all voted in favor. Motion passed.**

The City of Plainwell is an equal opportunity employer and provider

G. Superintendent Nieuwenhuis reported that Well 4 currently uses chlorine gas to treat the raw water the City uses each day. Liquid chlorine is a safer and easier way to treat the water, however the State of Michigan must approve any changes to treatment. Fleis & VandenBrink can create an engineered design and complete the application process with the State of Michigan to change from chlorine gas to chlorine liquid water treatment for \$5,800.00. This is a budgeted item for the 2021-2022 fiscal year.

A motion by Wisnaski, seconded by Overhuel, to approve a contract with Fleis & VandenBrink in the amount of \$5,800.00 to design and complete the application process to the State of Michigan for upgrading Well 4 from chlorine gas to liquid chlorine. On a roll call vote, all voted in favor. Motion passed.

H. Manager Wilson reported that Melching, Inc. had sent a change order related to the roof encapsulation project on Buildings 2 & 3. Damaged places were discovered that needed additional repair beyond the initial scope of the project, and additional material was needed to complete the repair.

A motion by Overhuel, seconded by Wisnaski, to approve a change order from Melching, Inc in the amount of \$69,325.52 for additional decking and coverboard related to the encapsulation project. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A. A motion by Overhuel, seconded by Wisnaski, to accept and place on file the March 2022 Water Renewal Report, the DRAFT 4/12/2022 DDA/BRA/TIFA minutes, and the DRAFT 4/14/2022 Parks & Trees commission minutes. On a voice vote, all in favor. Motion passed.

12. Accounts Payable:

A motion by Wisnaski, seconded by Overhuel, that the bills be allowed and orders drawn in the amount of \$307,247.30 for payment of same. On a roll call vote, all in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Superintendent Nieuwenhuis reported that street sweeping had begun and mowing would be starting soon.

Personnel Manager Sandy Lamorandier reported continued work with Manager Wilson to divide her position's duties and that a job offer had been made for the Director of Public Safety position.

Interim Director John Varley reported that he didn't have anything for this meeting, but he would have some exciting things for the next meeting.

Superintendent Bryan Pond reported attending a meeting where the 2020 Morrow Dam emergency was discussed, and noted that the silt layer released then had made it all the way to Plainwell. He also noted that there were no current laws to address this issue, and that proposed laws would be making their way to the legislature soon.

Commissioner Dugan noted that anyone with concerns about the Kalamazoo River and the issues facing it would be welcome to attend the Kalamazoo River Citizen Advisory Group meetings held on the 4th Thursday of every month. The meetings start at 6pm and are held at the Otsego Township Hall.

Community Development Manager Denise Siegel reported the Rental Rehab grant agreement for 112 N Main had hit a snag with the environmental review. She also noted that market vendors were prepping for the

The City of Plainwell is an equal opportunity employer and provider

outdoor Farmer's Market to open May 19. She reported that a revolving loan for Around The Board Game Café was closing tomorrow, and two more applications were pending. Finally, 2 businesses have opened in the City so far this year, with 2 more pending in the next couple months.

Deputy Clerk Fenger reported continued work preparing for the upcoming election cycle as well as work on redistricting changes.

Manager Wilson reported that a meeting with Melching, Inc would happen soon to discuss liquid damages. He noted that a special Council meeting would likely be needed to approve any final pay applications before the State of Michigan deadline for the project. He noted that the demo and remediation was essentially done, with some minor clean up still happening.

15. Council Comments:

Councilmember Wisnaski reported attending the mill walk through with Manager Wilson, Melching, Inc and various sub-contractors. He noted the building looked completely different, and was now safe, closed up and looked good. He also thanked Gale Dugan and Mark Mills for attending and providing such detailed information.


Councilmember Overhuel thanked Gale Dugan and Mark Mills for attending and stated it was great to hear all the information they provided. He also reported having heard garbage trucks around the City earlier than the allowed time frame as set by the ordinance.

Interim Director Varley asked anyone who heard garbage trucks out before the set start time of 6am to call the Department of Public Safety so they could address the issue immediately. He noted that he would alert the patrol officers to watch for any issues while out patrolling as well.

16. Adjournment:

A motion by Overhuel, seconded by Wisnaski, to adjourn the meeting at 8:26 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Maggie Fenger
Deputy City Clerk

MINUTES APPROVED BY CITY COUNCIL
May 9, 2022

Maggie Fenger, Deputy City Clerk