

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, September 13, 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 – August 23, 2021 Regular Meeting
6. General Public Comments
7. County Commissioner Report
8. Agenda Amendments
9. Mayor's Report
10. Recommendations and Reports:

A. Appointment to Parks & Trees Commission

Council will consider confirming the Mayor's Appointment of Shirley DeYoung to the Parks & Trees Commission to complete the term of a Commissioner who moved away.

B. Resolution 2021-15 – Setting a Public Hearing for Darby Metal Treating, Inc. IFT Application

Council will consider adopting Resolution 2021-15 to set a Public Hearing for Monday, October 11, 2021 to consider an IFT Tax Abatement Application from Darby Metal Treating, Inc.

C. Public Safety – Lexipol Policy and Procedure Manual Subscription

Council will consider approving a subscription for updated law enforcement policy manuals and daily training bulletins, plus a cross reference, from Lexipol in the amount of \$8,677.70.

D. WR – Annual Purchase of Chlorine Gas and Sulfur Dioxide Gas

Council will consider approving the annual chlorine and sulfur dioxide gas purchases with Haviland Chemical at an estimated cost of \$8,405.22.

E. WR – Engineering Study – Maximum Allowable Headworks Loading

Council will consider approving a project with Fleis & Vandenbrink for an engineering study of the City's Maximum Allowable Headworks Loading.

F. Holiday Display Lights

Council will consider approving the purchase of five (5) new holiday displays from Christmas Done Bright in the amount of \$6,087.90.

The Island City

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G. Paper Mill Demolition Project – Change Order #11

Council will consider confirming a change order for \$33,825.00 to Melching, Inc. for repair work associated with the Northwest Corner of Building 2.

H. Crispe House Proposals

Council will consider authorizing the City Manager to evaluate proposals Crispe House.

I. DPW – Repairs to 2006 GMC Salt Truck

Council will consider approving repairs to the 2006 GMC Salt Truck from M&K Truck Centers with an estimated cost of \$3,768.79.

11. **Communications:** The August 2021 Investment and Fund Balance Reports and the August 2021 Public Safety Report.
12. **Accounts Payable - \$750,788.77**
13. **Public Comments**
14. **Staff Comments**
15. **Council Comments**
16. **Adjournment**

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

Reminder of Upcoming Meetings

- September 14, 2021 – Plainwell DDA/BRA/TIFA Board– 7:30am
- September 15, 2021 – Plainwell Planning Commission – 7:00pm
- September 16, 2021 – Plainwell Parks & Trees Commission – 5:00pm
- September 23, 2021 – Allegan County Board of Commissioners – 1:00pm
- **September 27, 2021 – Plainwell City Council – 7:00pm**

Non-Agenda Items / Materials Transmitted

- Notice of Public Hearing – Consumers Energy – September 8, 2021 9:00am
- Notice of Public Hearing – Consumers Energy – September 14, 2021 9:30am
- Picture of new truck assigned to Water Renewal

MINUTES
Plainwell City Council
August 23, 2021

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Peter Dams 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 and Councilmember Wisnaski. Absent: Councilmember Keeney.
A motion by Steele, seconded by Overhuel, to excuse Councilmember Keeney from the proceedings. On a voice vote, all in favor. Motion passed.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 08/09/2021 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
Peter Dams thanked the DPW for their great work on the flowers.

Allegan County Community Mental Health Chair Gale Dugan gave a report addressing the needs of the Community Mental Health (CMH) in funding a \$2-million shortfall in consolidating operations into one building, located across from Allegan General Hospital. He gave a report of the USDA Funding requests that were granted, then the cost estimates which exceeded the funding. CMH is asking Allegan County and all of the municipalities to consider setting aside 10% of the American Rescue Plan Act (ARPA) Funding to partner with CMH to finalize this project. They are going around to each municipality. Chief Financial Officer Gary Smith gave a detailed report of the services provided, the amended plans for expansion, and expectations of consolidating the existing mental health services while rehabilitating a vacant building near downtown Allegan. Council asked questions and thanked them for their time.
7. County Commissioner Report:
County Commission Gale Dugan, representing District 6, gave a report on County operations. He noted that the County is also deliberating on how to best use the ARPA Funding, and that they are considering other grant applications and opportunities. He reported that the County is nearly finalization of a project to acquire and staff four (4) new and additional sheriff vehicles to better serve the community.
8. Agenda Amendments: None
9. Mayor's Report:
Mayor Keeler noted an ongoing vacancy with the Planning Commission after the retirement of Commissioner Diana Lubic. The City had received an application from former Councilmember Dale Burnham to serve on the Planning Commission and asked Council to support his appointment.
A motion by Overhuel, seconded by Wisnaski, to confirm the Mayor's appointment of Dale Burnham to the Planning Commission. On a voice vote, all voted in favor. Motion passed.

10. Recommendations and Reports:

- A. DPW Superintendent Nieuwenhuis introduced Engineer Jeff Wingard from Fleis & Vandenbrink who gave an overview of the Drinking Water Asset Management Grant which was recently awarded to the City of Plainwell. Fleis & Vandenbrink has offered a professional services proposal for services related to the DWAM Grant in the amount of \$97,900.00 to update a Distribution System Materials Inventory, a Drinking Water Asset Management Update and a Geographic Information System.
A motion by Wisnaski, seconded by Steele, to award a professional services contract to Fleis & Vandenbrink for DWAM Grant engineering in the amount of \$97,900.00. On a roll call vote, all voted in favor. Motion passed.
- B. Superintendent Pond recommended identifying Main-Tech Services as a Preferred Maintenance Contractor for the troubleshooting, repair, removal and replacement of plant and lift station mechanical equipment. A blanket purchase order is recommended to cover ongoing services.
A motion by Steele, seconded by Overhuel, to authorize a blanket purchase order for Main-Tech Services for ongoing mechanical assistance in an estimated amount of \$12,000.00. On a roll call vote, all voted in favor. Motion passed.
- C. Superintendent Pond recommends replacement of a pump at the Wedgewood Station. The replacement pump will complement a pump replaced several years ago. The original pump was installed in 1978,.
A motion by Overhuel, seconded by Steele, to approve the purchase of a \$7,972.06 ABS/SULZER pump from Detroit Pump. On a roll call vote, all voted in favor. Motion passed.
- D. Community Development Manager Denise Siegel reported on a recommended change order with GHD in the amount of \$35,905.50 for additional oversight for the extended mill demolition project. It was mentioned the city continues to negotiate liquidated damages with Melching.
A motion by Steele, seconded by Wisnaski, to approve additional project oversight and support with GHD for \$35,905.50. On a roll call vote, all voted in favor. Motion passed.
- E. Superintendent Nieuwenhuis and Engineer Wingard reminded Council of a state grant for bridge repairs on North Main and West Bridge. The project is slated for 2022 and design engineering needs to be completed. The original proposal was for \$32,800, of which \$5,000 has already been authorized.
A motion by Wisnaski, seconded by Overhuel, to approve the project with Fleis & Vandenbrink to complete the bridge design engineering for \$27,800.00 related to a Michigan Department of Transportation Grant. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

- A. **A motion by Steele, seconded by Overhuel, to accept and place on file the July 2021 Public Safety Report and the July 2021 Water Renewal Report. On a voice vote, all in favor. Motion passed.**

12. Accounts Payable:

- A motion by Wisnaski, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$507,617.11 for payment of same. On a roll call vote, all in favor. Motion passed.**

13. Public Comments: None

14. Staff Comments

Superintendent Nieuwenhuis reported street sweeping and tree removal projects going this week. Councilmember Wisnaski asked about the process of notifying property owners.

Community Development Manager Siegel gave Council an overview of the recommended Christmas Decorations being considered by the DDA Board. She also reminded Council of the All-Board Meeting scheduled for Monday, September 13, 2021 at 6pm.

Superintendent Pond reported completion of semi-annual lift station cleanings.

Clerk/Treasurer Kelley reporting ongoing work on utility billing, property tax, and audit projects.

15. Council Comments:

Councilmember Overhuel thanked the DPW for great work on sidewalk replacements.

Council collectively discussed reinstalling the “Noon Whistle” on the Mill in the near future.

16. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 8:23 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
August 23, 2021

Brian Kelley, City Clerk

**City of Plainwell
Boards & Commissions
Appointment List
September 2021**

Parks & Trees Commission 2-year term

Shirley DeYoung (Belco's Seat) 12/2021

Current Vacancies

None



Received

SEP 3 2021

City of Plainwell
Clerk/Treasurer's Office

City of Plainwell Application for Consideration for Appointment to Citizen Boards and Commissions

Applications are kept on file for one year from date of completion. Resumes are encouraged and be attached to your completed application.

I wish to be considered for appointment to the following citizen board(s) or commission(s). (If selecting more than one board/commission, indicate order of preference — "1" being first choice.)

<input type="checkbox"/> Board of Review	
<input type="checkbox"/> Compensation Board	<input checked="" type="checkbox"/> Parks & Trees Commission
<input type="checkbox"/> Downtown Development Authority/ Tax Increment Finance Authority/ Brownfield Redevelopment Authority. (DDA/TIFA./BRA)	<input type="checkbox"/> Planning Commission
<input type="checkbox"/> District Library Board	<input type="checkbox"/> Other

Name: Shirley De Young	
Address: 1054 Wedgewood	Work Address: N/A
Home Phone/Cell: 269-569-5191	Work Phone: N/A
Email: deyoungshirley@yahoo.com	Preferred method to be contacted: Home phone <input type="radio"/> Cell <input checked="" type="radio"/> Work <input type="radio"/> or email <input type="radio"/> (Please circle)
Are you a Resident of Plainwell? <input checked="" type="radio"/> YES <input type="radio"/> NO	
Are you over 21? <input checked="" type="radio"/> YES <input type="radio"/> NO	
Are you a registered voter in the City of Plainwell? <input checked="" type="radio"/> YES <input type="radio"/> NO	

Describe any experiences that led to your desire to serve the community:

I worked for the City of Plainwell for over 21 years. I love this community + especially the green spaces so I would like to be a member of the commission to help maintain the parks + trees.



Provide a brief biography including your skills, background and expertise, as well as involvement in the community, professional or other nonprofit organization that are specifically applicable to this board or commission:

Employment: list your three most recent employment experiences.

Dates of Employment	Company name/Location	Position	Job Description

Education: List your most recent educational experiences.

School/College/ Ed. Institute	Certification/Degree received	Area(s) of Study



Supplemental Information: Please review the attached Boards and Commissions Application Attachment and for the desired qualifications for each board and commission. Check the appropriate box or boxes to indicate whether you have experience or professional credentials that may be needed to fill a specific seat.

Some boards and commissions are a mix of citizens with certain qualifications and others are citizens representing the general public. Even if you do not have any of the experience or professional background listed, the community urges you to apply for consideration. The community needs citizens with diverse backgrounds on its boards and commissions.

Important Public Records information: All information submitted in this application is public information and subject to disclosure in response to a public records request made pursuant to the Freedom of Information Act. Please contact the City Clerk/Treasurer at (269) 685-6821 if you have any questions or concerns about the disclosure of specific information.

Truth and Accuracy: I certify that the information contained on this form is accurate and complete to the best of my knowledge. I understand that all information disclosed on this form will be available to the public as part of the Freedom of information Act request.


Applicant Signature

09-03-21
Date

Return completed form to: City Clerk/Treasurer's Office, 211 North Main Street, Plainwell, MI 49080

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Boards and Commissions Application Attachment

Board of Review: Members are appointed by City Council. Members must be city residents qualified by experience and /or training in matters related to real estate. Please check below if you have experience in:

- Banking/Financing
- Property Appraisal / Assessing
- Real Estate/Development/ Law (no agents or brokers)

Compensation Board: Members are appointed by City Council. Members must be qualified voters registered in the City of Plainwell and must not be employed by the city, nor be members of an employee's immediate family. The Compensation Board meets in the spring of odd-numbered years to determine the salary of each local elected official.

Downtown Development/Tax Increment Finance Authority/Brownfield Redevelopment Authority: (DDA/TIFA/BRA) Members appointed by City Council. Members do not have to be city residents. Members must own a business in the Central Business District (CBD), the Industrial Park or have a background in Brownfield development. Please check below if you have experience in:

- Brownfield development
- Marketing/Public Relations
- Own a business in the CBD or the Industrial Park
- Civil Engineer

District Library Board:

The Ransom District Library Board is comprised of members from Gun Plain and Cooper Townships and the City of Plainwell. The City Council appoints its members to possess all powers and performs all functions of library boards as set forth by statute.

Parks & Trees Commissions: Members are appointed by City Council. Members must be city residents and registered voters qualified by experience and/or training in a variety of disciplines. Please check below if you have experience in:

- Advertising/Marketing/Public Relations
- Banking/Finance
- Fitness/Recreation
- Forestry
- Land use Planning
- Landscape Architecture
- Physical Education
- Public Administration
- Master Gardening

Planning Commission: Members are appointed by the Mayor. Members must be city residents qualified by experience and /or training in matters related to land use planning. Please check below if you have experience in:

- Architecture
- Building Construction
- Civil Engineering
- Facilities Management

Resolution 2021-15
City of Plainwell
Allegan County, Michigan

**A RESOLUTION SETTING A PUBLIC HEARING FOR AN INDUSTRIAL FACILITIES TAX
EXEMPTION FOR DARBY METAL TREATING INC. WITH THE CITY ASSESSOR AND
AFFECTED LOCAL TAXING UNITS**

WHEREAS, pursuant to 1974 PA 198, MCLA Sec. 207.551; MSA 7.800 (1), the City Council established the Plainwell City Industrial Development District on October 28, 1985; and,

WHEREAS, DARBY METAL TREATING, INC., the sole owner of Real property and proposed Personal property located within said District, at 892 Wakefield Street, has applied for an Industrial Facilities Exemption Certificate under the provisions of the aforementioned Act; and,

WHEREAS, 1974 PA 198, Sec. 5(2) provides that before acting upon an application for an Industrial Facilities Certificate the City Council shall afford the applicant, the assessor and representatives of the affected taxing units an opportunity for a hearing;

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

- (1) That the City Council shall meet at the Plainwell City Hall on October 11, 2021, at 7:00 o'clock p.m. local time, and shall provide the City Assessor and a representative of each of the taxing units an opportunity to be heard on the question of the application of DARBY METAL TREATING, INC., for an Industrial Facilities Exemption Certificate with regard to installation of improvements and/or machinery and/or equipment and/or buildings within Plainwell City Industrial Development District, as follows:
- (2) That the City Clerk immediately inform, by letter, the City Assessor and the legislative body of each taxing unit which levies ad valorem property taxes in the City of Plainwell on the property located within the Plainwell City Industrial Development District, as follows:
 - (a) That the City of Plainwell has established the Plainwell City Industrial Development District and has now received and will consider an application for a Facilities Exemption

Certificate for improvements and/or machinery and/or equipment and/or buildings being installed within said district; said district limited to Real and Personal property;

- (b) That the City Council shall meet at 7:00 o'clock p.m. local time at City Hall on October 11, 2021, to afford the City Assessor and a representative of each said taxing unit an opportunity to be heard with regard to the said application;
- (c) That, as to the Plainwell City Industrial Development District, the Facilities Exemption Certificate would be in the amount of \$875,725 for project costs attributable to the district prior to this date.

YEAS:

NAYS:

ABSTAIN:

ABSENT:

RESOLUTION DECLARED .

Dated: September 13, 2021

Brian Kelley, City Clerk

CERTIFICATE

I, Brian Kelley, the duly qualified and acting clerk of the City of Plainwell, Allegan County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Plainwell City Council at a regular meeting held Monday, September 13, 2021, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended.

Brian Kelley, City Clerk

August 4, 2021

Brian Kelley, City Clerk
City of Plainwell
211 North Main Street
Plainwell, MI 49080

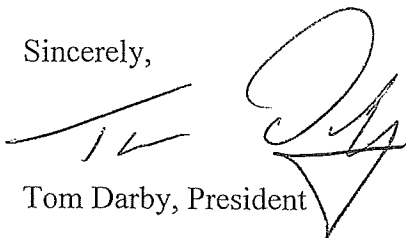
Dear Clerk Kelley:

Please find enclosed the original and two (2) copies of a P.A. 198 Tax Abatement Application for Darby Metal Treating, Inc. We are an established woman-owned metal heat treating facility serving companies in the aerospace, automotive, medical, and tool and die industries. Services we offer include furnace brazing, vacuum heat treating, stress relieving, and cryogenics, among many others.

Proposed is an approximate 15,650 square foot expansion of our current facility in the City of Plainwell. This project is expected to create 8-10 new jobs over the next two years.

If you have any questions or need any additional information in the review of our application, please call me at 269-685-3091 or email me at tdarby@tmdmach.com. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Darby', is written over a horizontal line. The signature is stylized and includes a large loop at the end.

Tom Darby, President

Enclosures

cc: Greg King, Lakeshore Advantage

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7460.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	▶ Date Received by Local Unit
STC Use Only	
▶ Application Number	▶ Date Received by STC

APPLICANT INFORMATION
All boxes must be completed.

▶ 1a. Company Name (Applicant must be the occupant/operator of the facility) Darby Metal Treating, Inc.		▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 3398	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 892 Wakefield Street, Plainwell, MI 49080		▶ 1d. City/Township/Village (indicate which) City of Plainwell	▶ 1e. County Allegan
▶ 2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment		▶ 3a. School District where facility is located Plainwell Community Schools	▶ 3b. School Code 03010
		4. Amount of years requested for exemption (1-12 Years) 12 Years After Completion	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

Darby Metal Treating, Inc. is an established woman-owned metal heat treating facility serving companies in the aerospace, automotive, medical, and tool and die industries. Proposed is an approximate 15,650 square foot expansion of our current facility in order to accommodate our business growth.

6a. Cost of land and building improvements (excluding cost of land).....	▶	<u>\$875,725</u>
* Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.		
6b. Cost of machinery, equipment, furniture and fixtures.....	▶	<u>\$0</u>
* Attach itemized listing with month, day and year of beginning of installation, plus total		
6c. Total Project Costs.....	▶	<u>\$875,725</u>
* Round Costs to Nearest Dollar		
		Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>	
Real Property Improvements ▶	<u>07/01/2021</u>	<u>06/30/2023</u>	▶ <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased
Personal Property Improvements ▶			▶ <input type="checkbox"/> Owned <input type="checkbox"/> Leased

▶ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. Yes No

▶ 9. No. of existing jobs at this facility that will be retained as a result of this project. 0	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. 8-10
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11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	<u>NA</u>
b. TV of Personal Property (excluding inventory)	_____
c. Total TV	_____

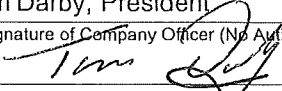
▶ 12a. Check the type of District the facility is located in:
 Industrial Development District Plant Rehabilitation District

▶ 12b. Date district was established by local government unit (contact local unit) 10/28/1985	▶ 12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Greg King	13b. Telephone Number (616) 772-5226	13c. Fax Number	13d. E-mail Address greg.king@lakeshoreadva
14a. Name of Contact Person Tom Darby	14b. Telephone Number (269) 685-3091	14c. Fax Number (269) 685-3093	14d. E-mail Address tdarby@tmdmach.com
▶ 15a. Name of Company Officer (No Authorized Agents) Tom Darby, President			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number (269) 685-3093	15d. Date 8/26/21
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 892 Wakefield Street, Plainwell, MI 49080		15f. Telephone Number (269) 685-3091	15g. E-mail Address tdarby@tmdmach.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)	
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.		16c. School Code	
17. Name of Local Government Body		▶ 18. Date of Resolution Approving/Denying this Application	

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

Resolution 85-34

At a regular meeting of the City Council of the City of Plainwell, Allegan County, Michigan, held at the City Hall at 141 North Main Street, Plainwell, Michigan, on the 28th day of October, 1985 at 8:00 P.M., local time:

PRESENT: Mayor Barber, Councilman Jackson, Councilman Warnez, Councilman Carten.

ABSENT: Councilman Higgs

After certain other matters of business were completed and a Public Hearing was held and completed pursuant to the matters hereinafter stated, the following Resolution was offered by Councilman Carten and supported by Councilman Warnez :

Resolution 85-34

WHEREAS, the City of Plainwell is a Michigan Municipal Corporation and local governmental unit which levies ad valorem taxes at a rate which, when taken together with the rates of ad valorem taxes levied by the other taxing authorities which levy taxes within the local governmental unit, exceeds \$30.00 for each \$1,000.00 of State Equalized Valuation as determined under Act 44 of the Public Acts of 1911, as amended; and

WHEREAS, Act 198 of the Michigan Public Acts of 1974, as amended, provides that a local governmental unit, to-wit, the City of Plainwell, may provide for the establishment of an Industrial Development District as provided for in said Act; and

WHEREAS, the City Council of the City of Plainwell determined that it was desirous of holding a Public Hearing pursuant to the provisions of said Act 198 of the Public Acts of 1974 for the purpose of establishing an Industrial Development District in the City of Plainwell, Allegan County, Michigan, which district would include the following described property:

All that part of the West ½ of the Southeast ¼ of Section 20, Town 1 North, Range 11 West, Allegan County Michigan, lying East of the Penn Central Railroad ROW being more particularly described as follows; Commencing at the South ¼ post of Section 20, Town 1 North, Range 11 West, thence running North 89° 48' 33" East along the South line of said Section 54.87 feet to the East line of the Penn Central Railroad ROW thence North 00° 19' 13" East along said East line 2617.56 feet to the centerline of Miller Road; thence South 65° 17' 47" East along said centerline 225.05 feet, thence South 00° 19' 13" West, 743.02 feet; thence East 509.0 feet; thence South 00° 19' 13" East parallel with the East line of said Railroad ROW 1778.12 feet to the South line of said Section; thence South 89° 48' 33" West 714.0 feet to the place of beginning. Excepting and reserving however the Northerly 33.0 feet for highway purposes.

The above described parcel contains 32.8 acres more or less.

Also:

Commencing at the North ¼ post of Section 29, T1N, R11W, thence North 89° 43' 13" East along the North line of said Section, 318.52 feet for the place of beginning of land hereinafter described: Continuing thence North 89° 43' 13" East along said North line, 998.34 feet, thence South 0° 03' 40" East, 725.70 feet; thence North 89° 45' 49" East, 167.85 feet; thence South 0° 03' 40" East,

594.0 feet to the South line of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section; thence South $89^{\circ} 45' 49''$ West thereon 1172.40 feet, thence North $0^{\circ} 12' 31''$ East, 1318.96 feet to the place of beginning. The above plat contains 17 lots (32.62 acres).

Also:

Commencing at the Northeast corner of Section 29, T1N, R11W; thence South $89^{\circ} 43' 13''$ West along the North line of said Section, 330.00 feet for the place of beginning of the land hereinafter described; thence South $00^{\circ} 05' 24''$ East Parallel to the East line of said Section 132.00 feet; thence North $89^{\circ} 43' 13''$ East 330.00 feet to the East line of said Section; thence South $00^{\circ} 05' 24''$ East thereon, 660.71 feet; thence South $89^{\circ} 45' 49''$ West, 330.00 feet; thence South $00^{\circ} 05' 24''$ East 528.00 feet; thence South $89^{\circ} 45' 49''$ West, 853.92 feet; thence North $00^{\circ} 03' 40''$ West, 594.00 feet; thence South $89^{\circ} 45' 49''$ West, 167.85 feet; thence North $00^{\circ} 03' 40''$ West, 725.70 feet to the North line of said Section; thence North $89^{\circ} 43' 13''$ East, 1021.16 feet to the place of beginning. The above plat contains 15 lots (33.67 acres).

All the above property is located in the City's Industrial Parks #1 and #2 and the unplatted portion lying immediately north and upon which plant rehabilitation or industrial development may occur as defined in said Act 198; and

WHEREAS, written notice was forwarded to the above described owners of the real estate situated within the proposed Industrial Development District at their addresses, notifying them that a Public Hearing would be held on October 28, 1985 at 8:00 P.M. in the meeting room of the City Council at the City Hall for the City of Plainwell, Allegan County, Michigan, at 141 North Main Street, Plainwell, Michigan; and

WHEREAS, notice to the taxpayers and residents of the City of Plainwell with respect to said hearing was published in the Union Enterprise, a newspaper of general circulation within the City of Plainwell and County of Allegan, said publication appearing on the 16th and 23rd days of October, 1985, and providing for the notice described in Schedule A attached hereto; and

WHEREAS, a Public Hearing was held on the 28th day of October, 1985 by the City Council of the City of Plainwell, at which time owners of the above described parcel of real estate situated within the proposed Industrial Development District appeared, and other interested residents and taxpayers of the City of Plainwell, and testimony from them being offered and considered by the City Council; and

WHEREAS, the City Council of the City of Plainwell desires that an Industrial Development District be established pursuant to Act 198 of the Michigan Public Acts of 1974 for the hereinabove described property;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the City of Plainwell hereby establishes pursuant to Act 198 of the Michigan Public Acts of 1974, an Industrial Development District as defined in said Act for the above described property situated within the City of Plainwell, County of Allegan, and State of Michigan;

YES: Mayor Barber, Councilman Jackson, Councilman Carten, Councilman Warnez

NO: none

ABSENT: Councilman Higgs

Resolution Declared Adopted:

October 28, 1985

William R. Stewart
William R. Stewart, City Administrator

CERTIFICATE:

STATE OF MICHIGAN)
COUNTY OF ALLEGAN)

I, the undersigned, the duly qualified and acting City Clerk of the City of Plainwell, Allegan County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council at a regular meeting of the City Council held on the 28th day of October, 1985, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 28th day of October 1985.

William R. Stewart
William R. Stewart, City Clerk

Jurisdiction of
Plainwell City

BUILDING PERMIT

DEPT. FILE COPY
AMOUNT PAID **PAID CK#19491**
VALIDATION

Telephone No. 269.506.2024

DATE 7-1-21

PERMIT NO. 21016

x APPLICANT Hoyt Construction Company ADDRESS P.O. Box-8 Sealed Plans
(NO.) (STREET) (CONTR'S LICENSE)
Three Rivers, MI 49093

PERMIT TO Erect Building Addition (1) STORY Manufacturing Plant Addition NUMBER OF DWELLING UNITS N/A
(TYPE OF IMPROVEMENT) (NO.) (PROPOSED USE)

AT (LOCATION) 892 Wakefield ZONING DISTRICT N/G
(NO.) (STREET)
BETWEEN Back of Industrial Park AND _____
(CROSS STREET) (CROSS STREET)

SUBDIVISION _____ LOT # _____ PARCEL # N/G LOT SIZE _____

BUILDING IS TO BE 180' FT. WIDE BY 90' FT. LONG BY 22' FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE II-B USE GROUP F-2 BASEMENT WALLS OR FOUNDATION Reinforced Concrete
(TYPE)

EXPIRATION OF PERMIT: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work. A PERMIT WILL BE CANCELLED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CANCELLED PERMITS CANNOT BE REINSTATED.

REMARKS: * Construct this Building to the 2015 Michigan Building Code ZONING # D.S. 2.5.21
Requirements. SEPTIC # Existing Hook Up
* Occupancy Load: 153-People SOIL EROSION # N/A
Water: Existing Hook Up
Driveway: Existing
Drain Comm: Site Plan
Knox-Box: N/A

* Building Official Contact: brietkerk@pcimi.com

* Special Inspection Reports on Soil Compaction, Rebar, Concrete, and Steel Connections are Required

If work is started before permit is applied for, an additional fee will be charged.

* Building is to be Fully Sprinkled, Including Existing Building

* Shop Drawings are Required for Review Approval. Plan Review Fee 911.00

Deposit _____

Permit Fee 3,734.00

* This Project is Subject to All Field Inspection Corrections. Total 4,645.00

AREA OR VOLUME 15,650-sf ESTIMATED COST \$ 911,000.00
(CUBIC / SQUARE FEET) (INCLUDING LABOR)

OWNER Karen Darby PH. # 269.685.3091
ADDRESS 3447 West B-Avenue Plainwell, MI 49080

Darby Metal Treating, Inc.
892 Wakefield Street, Plainwell, MI 49080

Section 6a. LAND AND BUILDING IMPROVEMENTS

<u>Description</u>	<u>Cost</u>
Exterior Construction, Doors & Windows	\$280,440
Site Work & General Conditions	\$146,430
Electrical	\$126,210
Concrete & Masonry	\$120,410
Fire Protection	\$82,350
Excavation & Site Preparation	\$59,760
Special Construction	\$22,650
Insulation	\$19,075
HVAC	\$8,000
Plumbing	\$7,900
Architectural, Permits & Utility Connections	\$2,500

6a. Subtotal \$875,725

Section 6b. NEW MACHINERY, EQUIPMENT, FURNITURE AND FIXTURES

<u>Expected Installation Date</u>	<u>Description/Type</u>	<u>Cost</u>
__/__/21	NA	\$ NA
	6b. Subtotal	\$ NA

6c. Total Project Cost \$875,725

LEASE

THIS LEASE, made this 1st day of January, 2020, by and between KLD LAND, INC., of 892 Wakefield, Plainwell, Michigan 49080, hereinafter designated as the "Landlord," and DARBY METAL TREATING, INC., a Michigan corporation, of 892 Wakefield, Plainwell, Michigan 49080, hereinafter designated as the "Tenant," is as follows:

WITNESSETH:

1. Leased Premises. The Landlord, in consideration of the rents to be paid and the covenants and agreements to be performed by the Tenant, does hereby lease unto the Tenant 14,000 square feet of the space located at 892 Wakefield, Plainwell, Michigan (hereinafter sometimes referred to as the "premises" or "leased premises").

2. Term. The primary term of this shall commence on the 1st day of January, 2020, and end on the 31st day of December, 2024. The term of this Lease may be extended for two (2) renewal terms of five (5) years each, provided Tenant is not then in default under the terms of the Lease. Notice of renewal must be given by Tenant to Landlord not less than six (6) months prior to expiration of the term. The extended term shall be upon the same terms, covenants and conditions as contained herein, with the exception of rent payments, which will be negotiated by the parties at the time of each renewal.

3. Rent. Tenant hereby covenants and agrees to pay the Landlord rent in monthly installments of EIGHT THOUSAND AND 00/100 (\$8,000.00) DOLLARS, in advance, upon the first day of each and every month.

4. Place of Payment. All payments of rent and all other sums to be paid by Tenant to the Landlord shall be made at such place as the Landlord shall designate in writing from time to time.

5. Assignment and Subletting. Tenant shall not assign or transfer this Lease or hypothecate or mortgage the same or sublet said premises or any part thereof without the prior written consent of the Landlord, which consent shall not be unreasonably withheld.

6. Taxes and Assessments. During the term of this Lease, Tenant shall promptly pay when due all taxes assessed against the leased premises which shall become due and payable after the commencement date of this Lease. Tenant shall also pay all annual payments on all special assessments against the leased premises which shall become due and payable after the commencement date of this Lease regardless of when such special assessments may have been first assessed.

7. Use, Occupancy and Purpose. The leased premises shall be used for Tenant's business and for no other purposes without the prior written consent of Landlord. Tenant shall not use or allow the premises or any part thereof to be used or occupied for any unlawful purpose or in violation of any certificate of occupancy or certificate of compliance covering or affecting the use of the premises or any part thereof. Tenant shall not suffer any act to be done or any condition to exist on the premises or any part thereof which may in law constitute a nuisance, public or private, or which may make void or voidable any insurance with respect thereto.

8. Condition of Premises at Time of Leasing. Tenant acknowledges that it has examined the leased premises prior to the making of this Lease and knows the condition thereof, and that no representations as to the conditions or state of repairs thereof have been made by Landlord or any agent of Landlord. Tenant hereby accepts the leased premises in their present condition at the date of the execution of this Lease.

9. Utilities. The Tenant shall pay all utility charges made against the leased premises, including without limitation, gas, electricity, light, heat, power, water, sewage, refuse removal, and telephone or other communication services, as the same are incurred and become due. The Tenant shall furnish to the Landlord receipts or other satisfactory proof of payment of the same within a reasonable time after demand by Landlord.

10. Hazard Insurance. Landlord shall obtain and maintain policies of fire, windstorm and extended coverage insurance, insuring at their full replacement cost all structures and improvements that are or become a part of the leased premises and all other property leased hereunder.

11. Damage to Premises. In the event the leased premises are damaged by fire or other casualty during the term of this Lease, the Landlord, subject to the approval of any mortgagee and subject to the terms of this paragraph, shall diligently undertake to complete the repair, restoration or rebuilding of the premises or part thereof so damaged to the condition that the same was in immediately prior to such damage or destruction; provided, however, Landlord's obligation for such repair or rebuilding shall be limited to the amount of the proceeds of insurance payable by reason of said fire or other casualty. All sums payable on account of such insurance shall be paid over to the Landlord who shall hold the same as a trust fund to be used for the payment of the cost of such repair or rebuilding, except as hereinafter provided. During any period when the leased premises are rendered partially or totally untenable as a result of such fire or casualty, then to the extent the premises are rendered untenable rent shall be proportionately abated on a per diem basis.

12. Care of Premises. Tenant covenants and agrees, at its sole expense, to maintain the leased premises and every part thereof, including without limitation the interior and exterior of all buildings, all other improvements and appurtenances, all landscaping and all parking areas, in good, clean and sightly condition and repair. Tenant further covenants and agrees to be responsible for all replacements, including

without limitation, replacement of the roof, heating and air-conditioning systems, plumbing and electrical fixtures, and parking lot resurfacing, as the same become necessary during the term of this Lease including any renewal term. Landlord reserves the right to approve in advance all such replacements, which consent shall not be unreasonably withheld. Landlord shall also have the right to enter upon and inspect the premises at all reasonable times during the term of this Lease for the purpose of determining Tenant's compliance with this paragraph. At the expiration of the primary term or any renewal thereof, Tenant shall deliver up the leased premises in as good order and condition as when first let, reasonable wear and tear and damage by the elements excepted.

13. Environmental Matters. Tenant shall not use, store, generate, treat, or dispose on the leased premises any hazardous substance without the prior written consent of Landlord, which consent may be granted or withheld in Landlord's sole discretion. For purposes of this section, the term "hazardous substance" means any substance the manufacture, use, treatment, storage, transportation, or disposal of which is regulated by any law having as its object the protection of public health, natural resources, or the environment, including, by way of illustration only and not as a limitation, the Resource Conservation and Recovery Act; the Comprehensive Environmental Response, Compensation, and Liability Act; the Toxic Substances Control Act; the Federal Water Pollution Control Act; the Clean Air Act; and the Michigan Water Resources Commission Act.

Tenant shall promptly supply to Landlord a copy of the reports of any environmental audit or investigation undertaken on the leased premises or adjacent property, all notices, demands, inquiries, or claims received from any person or entity as a result of contamination or pollution alleged to be on or emanating from the leased premises or adjacent property, and any reports or applications for licenses, permits, or approvals submitted by or on behalf of Tenant to any environmental regulatory agency affecting the leased premises or adjacent property.

Landlord reserves the right to enter upon and inspect the leased premises at any time, and from time to time, during Tenant's business hours and, on reasonable notice, at other times. Tenant shall promptly furnish to Landlord any information requested by Landlord concerning Tenant's operations on the leased premises, whether or not such information is of proprietary nature.

14. Alterations and Improvements. Tenant shall not make any alterations, additions or improvements to the leased premises, except for decorating and similar non-structural alterations, without the prior written consent of the Landlord. All alterations, additions or improvements made by either of the parties hereto upon the leased premises shall be the property of the Landlord, and shall remain upon and be surrendered with the premises at the termination of this Lease, except that movable office furniture and trade fixtures put in at the expense of the Tenant may be removed by the Tenant at the expiration or termination of this Lease PROVIDED THAT the

premises are restored after such removal in a good and workmanlike manner and in conformance in quality and appearance to the remainder of the premises.

15. Curing of Tenant's Defaults; Additional Rent. If Tenant shall at any time fail to make any payment or perform any act on its part to be made or performed hereunder, including without limitation Tenant's failure to maintain proper insurance, pay taxes, assessments or utilities or undertake necessary repairs or replacements, then Landlord, without notice to Tenant except when other notice is expressly provided for in this Lease, and without waiving or releasing Tenant from the obligations of Tenant contained in this Lease, may (but shall be under no obligation to) make such payment or perform such acts, and may enter upon the premises for any such purpose and take all such actions thereon as may be necessary to carry out Tenant's obligations. All sums paid by Landlord and all costs and expenses incurred by Landlord in connection with the performance of any such act, together with any consequential damages Landlord may suffer by reason of the failure of Tenant to make such payment or perform such act, and reasonable counsel fees incurred by Landlord in connection with or enforcing its rights hereunder, shall be paid by Tenant to Landlord on demand as additional rent hereunder. Tenant agrees to hold Landlord harmless from any inconvenience or interference with Tenant's operation of its business as a result of the Landlord having to cure a default of Tenant hereunder.

16. Construction Liens. Tenant will not create or permit to be created, or to remain, and will promptly discharge at its sole cost and expense, any lien, encumbrance or charge upon the premises or any part thereof, or upon Tenant's leasehold interest therein.

17. Past Due Rent and Additional Rent. If Tenant shall fail to pay, within ten (10) days after the same becomes due and payable, any rent or any additional rent, such unpaid amounts shall be subject to a late payment charge equal to five (5%) percent of such unpaid amounts in each instance to cover Landlord's additional administrative costs resulting from Tenant's failure. Such late payment charge shall be paid to Landlord together with such unpaid amounts. Tenant agrees that in the event a payment is late, the foregoing provision for a late charge is not an election of remedies, and Landlord reserves the right to pursue any other remedies hereunder or provided by law. Tenant further agrees that Landlord's acceptance of late payments on any one occasion shall not be deemed a waiver of Landlord's right to insist upon timely payment in the future.

18. Eminent Domain. If the whole or any part of the premises leased hereby shall be taken by any public authority under the power of eminent domain, the term of this Lease shall cease on the part so taken from the date of possession by such public authority, and rent shall be paid up to that date and for a period of thirty (30) days thereafter. Tenant and Landlord shall each have the right, by written notice to the other, to cancel this Lease and declare the same null and void; and if neither Landlord nor Tenant shall so cancel this Lease, Tenant shall continue in possession of the remainder of the leased premises under the terms herein provided, except that rent shall be

abated in proportion to the amount of the premises taken. All damages awarded for such taking shall belong to and be the property of the Landlord, whether such damages shall be awarded as compensation for diminution of value to the leasehold or to the fee of the leased premises; provided, however, that the Tenant shall be entitled to receive any portion of the award to Tenant for its trade fixtures and personal property taken.

19. Indemnity. The Tenant agrees to indemnify and hold harmless Landlord from any liability for damages to any person or property in, on or about the leased premises from any cause whatsoever; and Tenant will obtain and pay for and keep in effect during the term hereof public liability and property damage insurance for the benefit of Landlord in the amount of \$1,000,000 for damages resulting from one casualty, and \$1,000,000 in property damage insurance resulting from any one occurrence. Tenant shall deliver said policy and all renewals thereof immediately upon issuance to the Landlord.

20. Default.

(a) In the event of any default by the Tenant in the payment of any rent or additional rent provided for herein on the day it becomes due and payable, and if Tenant fails to cure such default within seven (7) days after written notice from Landlord, or if default shall be made or suffered by the Tenant in any of the other covenants or conditions of this Lease required to be kept or performed by Tenant (other than payment of rent), and if Tenant fails to cure such default or defaults within thirty (30) days after written notice thereof given by Landlord to Tenant specifying the default or defaults complained of; or if Tenant shall become insolvent or make an assignment for the benefit of creditors; or shall file or have filed against Tenant a petition for an order for relief under any bankruptcy law, and such petition shall not be discharged within forty-five (45) days thereafter, or seek the benefit of any bankruptcy, composition or insolvency law or act; or if Tenant's leasehold interest herein shall be levied on execution, or a receiver be appointed for Tenant whether by virtue of state or federal law, then the Landlord may, in addition to any other remedy, re-enter into and repossess the leased premises and remove the Tenant and every other occupant, and may re-let the leased premises or any part thereof for any term, either shorter, longer or the same at a higher, lower, or at the same rental, making such alterations as may be necessary, but such termination of Tenant's right of possession shall not operate to release Tenant from performance of any of Tenant's obligations under this Lease.

(b) If the Landlord shall, on any such default by the Tenant, obtain possession of the leased premises by re-entry, summary proceedings, or otherwise, the Tenant shall pay to Landlord all expenses incurred in obtaining possession of the leased premises, including actual and reasonable attorney's fees, all expenses and commissions which may be paid on account of the re-letting of same, and all other damages resulting from Tenant's default.

(c) Landlord shall exercise his best efforts to re-let the leased premises, and when the leased premises shall have been re-let, Tenant shall pay the Landlord, as and

for liquidated and agreed current damages for Tenant's default, the present value of the equivalent of the amount of the rent and such other sums and other charges as would be payable under this Lease by Tenant, if this Lease were still in effect, less the present value of the net proceeds, if any, of the re-letting effected pursuant to the provisions hereof, after deducting all of Landlord's expenses in connection with such re-letting, including without limitation, all repossession costs, brokerage and management commissions, operating expenses, legal expenses, reasonable attorney's fees, alteration costs and expenses of preparation for such re-letting. If, after Landlord has used his best efforts to re-let the leased premises, the leased premises or any part thereof shall not have been re-let, Tenant shall pay to Landlord as and for liquidated and agreed current damages the then present value of the rent and other sums and charges to be paid by Tenant until what would have been the end of the term hereof.

21. Remedies Cumulative. All rights and remedies provided to Landlord herein shall be cumulative and not exclusive of any other rights and remedies Landlord may have at law or in equity.

22. Quiet Enjoyment. The Landlord covenants that the Tenant, on paying the aforesaid rents and other charges and performing all covenants contained herein, shall and may peacefully and quietly have, hold and enjoy the leased premises for the term aforesaid and any renewal thereof.

23. Right to Mortgage. The Landlord reserves the right to subject and subordinate this Lease at all times to the lien of any mortgage or mortgages now or hereafter placed upon the Landlord's interest in said premises and on the land and buildings of which the leased premises are a part or upon any buildings hereafter placed upon the land of which the leased premises form a part. The Tenant covenants and agrees to execute and deliver upon demand such further instrument or instruments subordinating this Lease to the lien of any such mortgage or mortgages as shall be desired by the Landlord and any mortgagees or proposed mortgagees, and hereby irrevocably appoints the Landlord the attorney-in-fact of the Tenant to execute and deliver any such instrument or instruments for and in the name of the Tenant.

24. Holding Over. It is hereby agreed that in the event of the Tenant holding over after the expiration of the primary term or any renewal term, as the case may be, of this Lease, thereafter such tenancy shall be deemed to be from month to month.

25. Notices. Any notice desired or required to be given under this Lease shall be sent postage prepaid by first class mail addressed to the parties at the following addresses:

Landlord: KLD Land, Inc.
892 Wakefield
Plainwell, MI 49080

Tenant: Darby Metal Treating, Inc.
892 Wakefield
Plainwell, MI 49080

Notices may also be personally served. Any notice sent by mail shall be deemed to be received upon mailing. Either party may by written notice designate a different address to which notices may be sent.

26. Waiver. No waiver by either party hereto of any breach of any of the terms of this Lease shall be deemed to be a waiver of any other or subsequent breach.

27. Binding Effect. This Lease and the provisions hereof shall be binding upon the parties hereto and their respective heirs, legal representatives, successors and assigns, as the case may be.

28. Relative Words. When applicable, pronouns and relative words shall be read as plural, feminine or neuter, respectively.

IN WITNESS WHEREOF, the parties have executed this Lease agreement as of the day and year first above written.

LANDLORD:

KLD LAND, INC.

By: 

Karen L. Darby

Its: President 

TENANT:

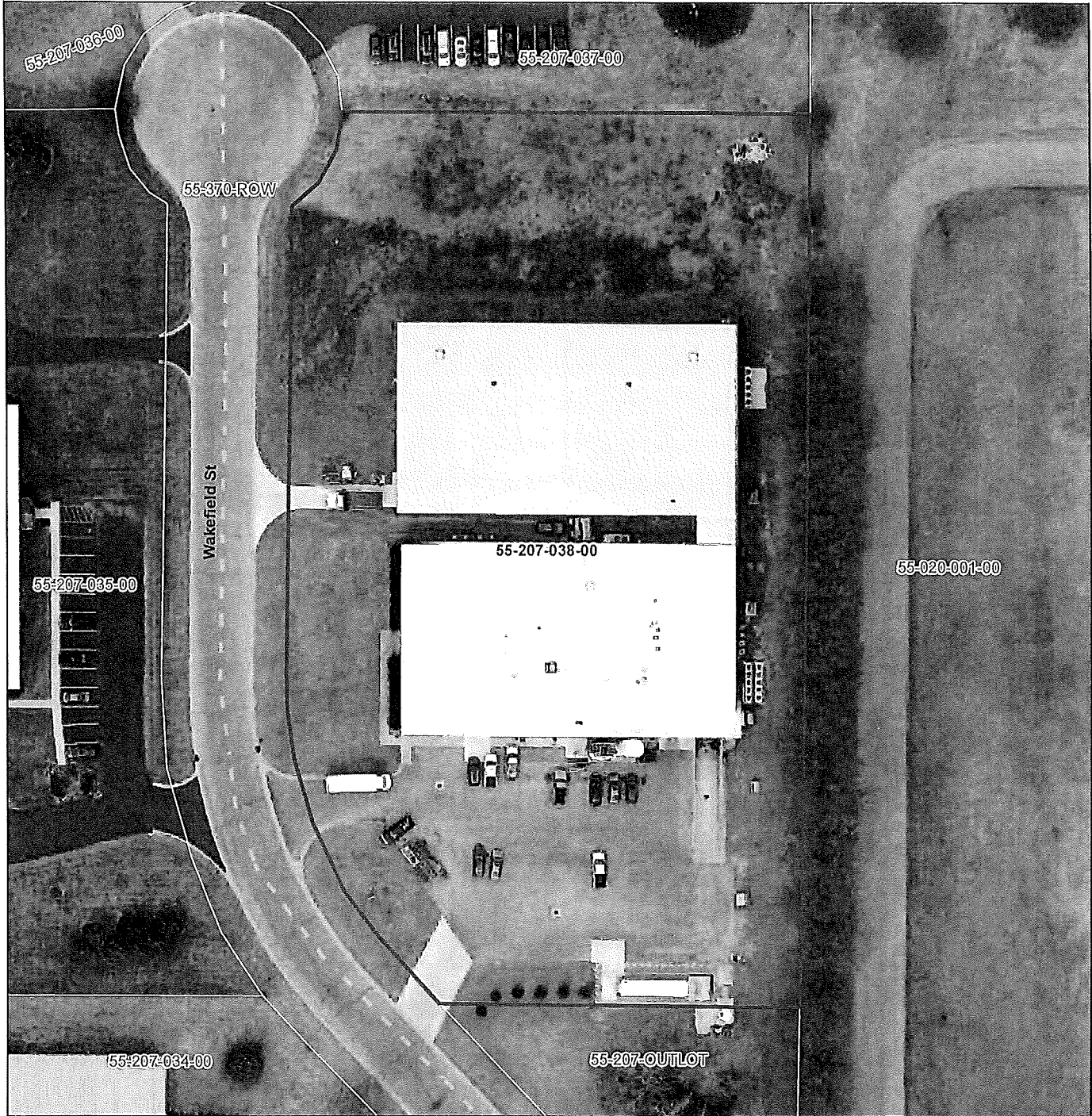
DARBY METAL TREATING, INC.

By: 

Adrien Darby

Its: President

Allegan County Parcel Number: 55-207-038-00



0 75 150 300 Feet

Address: 892 Wakefield St
Owner: Kld Land Inc
Acres: 2.89



The information contained herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

Image Year: 2018 Map Date: 9/8/2020

son Twp 1		32 Martin Twp		35 Orangeville		
01	06	05	04	03	02	01
12	07	08	09	10	11	12
13	18	17	16	15	14	13
ego Twp		Gun-Plain Twp				
24	13	20	21	22	23	24
p City:		21 Anwell City				
27	28	27	26	25		
36	31	32	33	34	35	36
amo Twp		Cooper Twp		Richland		
						Prairieville Twp

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

CITY OF PLAINWELL, MICHIGAN NOTICE OF PUBLIC HEARING

P.A. 198, 1974

APPLICATION FOR INDUSTRIAL FACILITIES TAX EXEMPTION

PLEASE TAKE NOTICE that the Plainwell City Council has been requested to consider an application for an Industrial Facilities Tax Exemption pursuant to P.A. 198 of 1974 from Darby Metal Treating, Inc. for improvements and/or machinery and/or equipment and/or buildings being installed within the Plainwell Industrial Development District.

TAKE FURTHER NOTICE that the Plainwell City Council shall meet at 7:00 o'clock p.m. local time at Plainwell City Hall, 211 N. Main Street, Plainwell, Michigan on Monday, October 11, 2021, to afford the City Assessor and a representative of each taxing unit an opportunity to be heard with regard to said application.

Brian Kelley
Plainwell City Clerk



"The Island City"

MEMORANDUM

119 Island Ave
Plainwell, Michigan 49080
Phone: 269-685-9858
Fax: 269-685-5460
Email: publicsafety@plainwell.org

To: Erik Wilson, City Manager
From: Bill Bomar, Director
CC: Brian Kelley, Clerk/Treasurer
Subject: Annual Policy and Procedure Manual Subscription
Date: August 31, 2021

The Public Safety Department wishes to purchase a policy, procedure and risk management solution from Lexipol, 2611 Internet Blvd, Ste 100, Frisco, Texas. The total cost for this budget year (2021-2022) is **\$8,6172.70**. This includes Annual Law Enforcement Policy Manual, Daily Training Bulletins, with Supplemental Publication Service, with procedures (12 Months). A one-time line item Law Enforcement Standard Policy Cross Reference.

There is annual reoccurring cost of **\$6,172.70**. per year and Law Enforcement Cross Reference is a one-time cost of **\$2,505.00**

Scope Services

Policy Manual

- Constitutionally Sound
- Up-to-Date
- Based on State and Federal Law

Daily Training Bulletin

- Scenario training
- Understanding and retention
- Proof of completion

Policy Updates

- Continued Development and review
- Create new and updates policies

Web-Base Delivery and Mobile App

- On-line content delivery
- Secure storage
- In-the-field access to policy

Reports

- Track and report when employees have acknowledged completion of DTB, policy and procedure updates.

Supplemental Publication Service

- Streamline the storage of your agency's content
- Allow you to create your own DTB.

Law Enforcement Operation Procedures.

- Policy & Procedures aligned to enhance preparation for accreditation.
- Help ensure your policy & procedures follow important requirements and national best practices.

The task of keeping up with this department policies and the training that goes along with it has been a challenge.

Currently DPS relays on Michigan Municipal League our current risk manager to provide some of our law enforcement related policies, from other LE agency's in-state and out-of-state and Michigan Commission on Law Enforcement Standards has mandatory and advisory standards such as firearms and legal updates.

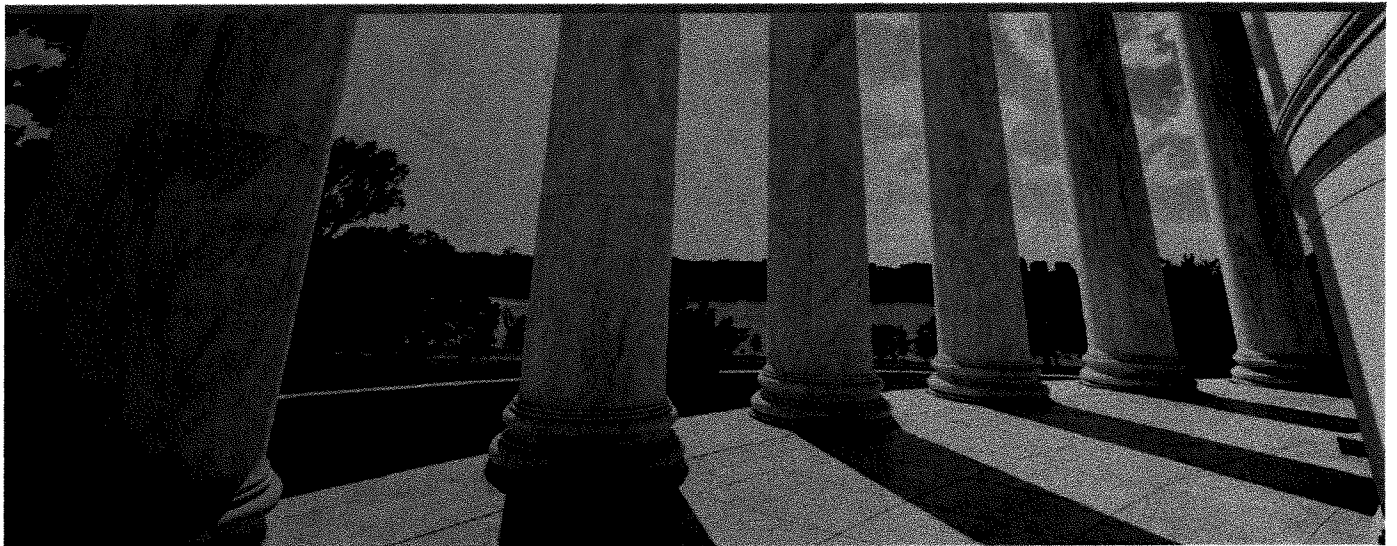
Lexipol will take these policies put them in a standard format in topic related chapters.

Today's law enforcement officers are held at higher standard and its important to have defendable and up to date policies and training practices.

I'm recommending Council approve entering in to an agreement with Lexipol to provide DPS with policy management, online training, wellness resources and grant assistance. This is a planned purchase in the 2021-2022 budget year and will expensed from the General Ledger line item Operations 101-301-740-000.



SOLUTIONS PROPOSAL



PREPARED FOR:

Plainwell Department of Public Safety - Law Enforcement - MI
Director Bill Bomar
bbomar@plainwell.org
(269) 685-9858

PREPARED BY:

Karen James
kjames@lexipol.com
(949) 325-1230

2611 Internet Blvd, Ste 100
Frisco, Texas 75034
(844) 312-9500
www.lexipol.com

Proposal

Prepared By: Karen James
 Phone: (949) 325-1230
 Email: kjames@lexipol.com

Quote #: Q-21726-1
Date: 5/19/2021
Valid Through: 7/9/2021

Overview

Lexipol empowers first responders and their communities to best serve the needs of their residents safely and responsibly. We are the experts in policy, training and wellness support for first responders and government leaders, helping address public safety challenges and improve the quality of life for all community members. Our solutions encompass state-specific policies, online learning, behavioral health resources, funding assistance, and news and analysis, including the online digital communities Police1, FireRescue1, EMS1, Corrections1 and Gov1. The services proposed below are designed to meet your agency's specific goals and needs.

QTY	DESCRIPTION	UNIT PRICE	DISC	DISC AMT	EXTENDED
1	Annual Law Enforcement Policy Manual & Daily Training Bulletins w/Supplemental Publication Service w/ Procedures (12 Months)	USD 7,262.00	15%	USD 1,089.30	USD 6,172.70
	Subscription Line Items Total			USD 1,089.30	USD 6,172.70
1	Law Enforcement Standard Policy Cross-Reference	USD 2,505.00		USD 0.00	USD 2,505.00
	One-Time Line Items Total			USD 0.00	USD 2,505.00
				USD 1,089.30	USD 8,677.70
				Discount:	USD 1,089.30
				TOTAL:	USD 8,677.70

*Law Enforcement Policy pricing is based on 8 Law Enforcement Sworn Officers. Law Enforcement Cross Reference Professional Services pricing is based on 250 pages.

Notes

Pricing is based on 8 FT + 2 PT sworn (8 FTE).

Discount Notes

15% annual subscription discount (current P1 Academy customer).

Executive Summary

Public safety agencies and local government organizations today face challenges of keeping personnel safe and healthy, reducing risk and maintaining a positive reputation. Add to that the dynamically changing legislative landscape and evolving best practices, and even the most progressive, forward-thinking departments can struggle to keep up.

Lexipol's solutions are designed to save you time and money while protecting your personnel and your community. Our team consists of professionals with expertise in public safety law, policy, training, mental health and grants. We continually monitor changes and trends in legislation, case law and best practices and use this knowledge to create policies, training, wellness resources and funding services that minimize risk and help you effectively serve your community.

THE LEXIPOL ADVANTAGE

Lexipol was founded by public safety experts who saw a need for a better, safer way to run a public safety agency. Since the company launch in 2003, Lexipol has grown to form an entire risk management solution for public safety and local government. Today, we serve more than 8,100 agencies and municipalities and 2 million public safety and government professionals with a range of informational and technological solutions to meet the challenges facing these dynamic industries. In addition to providing policy management, online training, wellness resources, and grant assistance, we provide 24/7 industry news and analysis through the digital communities Police1, FireRescue1, Corrections1, EMS1 and Gov1.

Our customers choose Lexipol to make an investment in the safety and security of their personnel, their agencies and their communities. We help agencies address issues that create substantial risk, including:

- Inconsistent and outdated policies
- Lack of technology to easily update and issue policies and training electronically
- Unchecked mental health needs of staff
- Difficulty keeping up with new and changing legislation and practices
- Inability to produce policy acknowledgment and training documentation
- Unfamiliarity of city legal resources with the intricacies of public safety law
- The need to secure grant funding for critical equipment, infrastructure and personnel

Lexipol is backed by the expertise of 320 employees with more than 2,075 years of combined experience in constitutional law, civil rights, ADA and discrimination, mental health, psychology, labor negotiations, Internal Affairs, use of force, hazmat, instructional design, federal and state grants and a whole lot more. That means no more trying to figure out policy, develop training or wellness content or secure funding on your own. You can draw on the experience of our dedicated team members who have researched, taught and lived these issues.

We look forward to working with Plainwell Department of Public Safety - Law Enforcement - MI to address your unique challenges.

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We look forward to working with Plainwell Department of Public Safety - Law Enforcement - MI to address your unique challenges.

Scope of Services

Policy Manual

Constitutionally sound, up-to-date policies are the foundation for consistent, safe public safety operations and are key to reducing risk and enhancing personnel and community safety. Lexipol's comprehensive policy manual covers all aspects of your agency's operations.

- More than 155 policies researched and written by public safety attorneys and subject matter experts
- Policies based on State and federal laws and regulations as well as nationwide best practices
- Content customized to reflect your agency's terminology and structure

Daily Training Bulletins (DTBs)

Even the best policy manual lacks effectiveness if it's not backed by training. Lexipol's Daily Training Bulletins are designed to help your personnel learn and apply your agency's policy content through 2-minute training exercises.

- Scenario-based training ties policy to real-world applications
- Understanding and retention of policy content is improved via a singular focus on one distinct aspect of the policy
- Each Daily Training Bulletin concludes with a question that confirms the user understood the training objective
- Daily Training Bulletins can be completed via computers or from smartphones, tablets or other mobile devices
- Reports show completion of Daily Training Bulletins by agency member and topic

Policy Updates

Lexipol's legal and content development teams continuously review state and federal laws and regulations, court decisions and evolving best practices. When needed, we create new and updated policies and provide them to your agency, making it simple and efficient to keep your policy content up to date.

- Updates delivered to you through Lexipol's web-based content delivery platform
- Changes presented in side-by-side comparison against existing policy so you can easily identify modifications/improvements
- Your agency can accept, reject or customize each update

Web-Based Delivery Platform and Mobile App (Knowledge Management System)

Lexipol's online content delivery platform, called KMS, provides secure storage and easy access to all your policy and training content, and our KMS mobile app facilitates staff use of policies and training completion.

- Ability to edit and customize content to reflect your agency's mission and philosophy
- Efficient distribution of policies, updates and training to staff
- Archival and easy retrieval of all versions of your agency's policy manual
- Mobile app provides in-the-field access to policy and training materials

Reports

Lexipol's Knowledge Management System provides intuitive reporting capabilities and easy-to-read reports that enhance command staff meetings and strategic planning.

- Track and report when your personnel have acknowledged policies and policy updates
- Produce reports showing completion of Daily Training Bulletins
- Sort reports by agency member, topic and other subgroups (e.g., shift, assignment)
- Reduce the time your supervisors spend verifying policy acknowledgement and training completion

Supplemental Publication Service

Lexipol's Supplemental Publication Service (SPS) streamlines the storage of your agency's content, giving you one place to access procedures, guidelines, general orders, training guides or secondary policy manuals.

- Electronically links department-specific procedural or supplemental content to your policy manual
- Provides electronic issuance and tracking for your agency's procedural or supplemental content
- Allows you to create Daily Training Bulletins against your procedural content
- Designed for standard operating guidelines, procedures, general orders or field guides

Law Enforcement Operations Procedures

To ensure consistent, effective and safe operations, a law enforcement agency's procedures should align with its policies and be accessible in an easy-to-understand format. Lexipol's Law Enforcement Procedure Guide and Framework, based on national best practices, gives you the guidance and a template to build such a procedure manual.

- More than 40 procedure guides designed to help you ensure your procedures follow important policy requirements and national best practices
- Each procedure provides an editable template to conveniently author new content and merge existing agency content
- Procedures are aligned with Lexipol policy requirements to address the most important operations of a law enforcement agency
- Well-structured and policy-aligned procedures enhance preparation for accreditation assessments

Standard Policy Cross-Reference

Making the transition to Lexipol starts with understanding how your agency's current policy content compares with Lexipol's master policy content. Our Standard Policy Cross-Reference service provides a logical method to distinguishing between the two.

- Analysis of your existing policies and procedures to identify content similar to Lexipol's state specific master content, as well as content unique to your jurisdiction and not covered within the Lexipol manual
- Your existing policies returned with annotations and tips to integrate into the Lexipol master content
- One-on-one review with your agency to discuss the cross-reference report



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

8/31/2021

To: Erik Wilson, City Administrator
From: Bryan Pond, Superintendent WR
Cc: Brian Kelley City Treasurer
RE: Contract pricing 1-3 yrs. purchase of chlorine gas & sulfur dioxide gas

Chlorine provides disinfection while sulfur dioxide provides de-chlorination to our treated water to the river. I solicited two prices from the available manufactures in our area. This is a budgeted amount and is based on annual average usage. Line item 590-970-740 for \$10,000.

Alexander Chemical: Kingsbury IN.

\$.965/lb. Cl₂ * 14 lbs. /day * 365 days = \$4,931.15 avg. annual cost.

\$.948/lb. SO₂ * 10 lbs. /day * 365 days = \$ 3,460.20 avg. annual cost. (prices based on last invoice)

Cylinder rental fee .50cents/day over 30 days based on order time and delivery. Averaging \$140/month \$1,680/yr.

\$10,071.35 avg./yr.

Haviland Chemical: Grand Rapids MI.

\$.947/lb. Cl₂ * 14 lbs. /day * 365 days = \$4839.17 avg. annual cost.

\$.977/lb. SO₂ * 10 lbs. /day * 365 days = \$3566.05 avg. annual cost. (prices based on e-mail quote from 8/25/2021)

No rental fee delivery fee or additional fees.

\$8405.22avg./yr.

I am recommending we use Haviland Chemical as our chlorine and sulfur dioxide provider.



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

8/26/2021

To: Erik Wilson, City Administrator
From: Bryan Pond, Superintendent WR
Cc: Brian Kelley City Treasurer
RE: Maximum Allowable Headworks Loading Study (MAHL)

Local limits must be evaluated to ensure that the treatment plant will meet the statutory and regulatory requirements of the Clean Water Act, General Pretreatment Regulations set forth by the EPA and EGLE. Local limits enable the users of the system what pollutant concentrations and amounts can be discharged to the sewer system and treatment plant. To have this service preformed by our engineering firm will ensure our Industrial Pre-treatment Program remains in compliance.

Samples are collected and analyzed to identify levels from various locations in the City and plant. Limits are then calculated by our engineers and approved by EGLE from the average pollutant waste concentrations and average sewage flow rates. When all levels are approved they then become part of the Sewer Use Ordinance (local limits) after council approval.

The last time this study was completed was 1996 and was analyzed using plant data and amended in 2013. The cost to perform the study is \$54,400 of which \$5,200 will be invoiced each to Otsego and Gun Plain Township for their participation. My recommendation is that the study be completed by our engineers of record Fleis & Vandenbrink Engineering of Grand Rapids.



August 4, 2021

Via email: ewilson@plainwell.org

Mr. Erik Wilson, Manager
City of Plainwell
211 North Main Street
Plainwell, MI 49080

RE: MAHL & Local Limits Update – Revised August 2021

Dear Erik:

Thank you for the opportunity to assist the City of Plainwell (City) with updating the Maximum Allowable Headworks Loading (MAHL) and Local Limits. As discussed at the Intermunicipal Sewer Agreement meeting in December, the City would like to establish Local Limits for compatible pollutants or Special Alternative Limits (SALs) for the Village of Martin, Gun Plain Township, and Otsego Township that will mitigate ongoing violations by the customer communities whose sewer customers are predominantly residential and restaurants.

The most recent MAHL approved by the Michigan Department of Environment Great Lakes & Energy (EGLE) was completed using data collected prior to the 2012 Wastewater Improvements project, which upgraded the Water Renewal Plant (WRP) secondary treatment process from outdated Rotating Biological Contactors to Moving Bed Biofilm Reactors. New data using the current treatment plant processes should be collected to determine the current capacity and performance of the WRP.

Fleis & VandenBrink (F&V) will prepare a sampling plan for EGLE approval. It is anticipated that a minimum of six (6) samples will be collected for the WRP influent, primary effluent, final effluent; and discharge from the Metal Components, the City's only SIU, as well as, two representative domestic wastewater locations in the City's collection system. A sample from each of the customer communities; Village of Martin, Gun Plain Township, and Otsego Township, will also be collected. The samples will be analyzed for the following Pollutants of Concern (POCs): BOD, ammonia-nitrogen, total phosphorus, TSS, oil and grease, arsenic, cadmium, chromium, copper, cyanide, lead, mercury, molybdenum, nickel, selenium, silver, zinc, and PCBs. In addition, perfluoroalkyl substances (PFAS) will also be analyzed for select samples to determine whether PFAS local limits are needed.

F&V will review and incorporate the analytical data into a MAHL spreadsheet model developed by EPA/EGLE and modified specific to the City of Plainwell. Results from the MAHL evaluation will be used to develop appropriate local limits for the Pollutants of Concern, identified above. We will also develop SALs for compatible pollutants (BOD₅, TSS, ammonia, and phosphorus) for Martin, Gun Plain, and Otsego, if appropriate. We will review our initial MAHL calculations, local limits and SAL recommendations with the City.

Once City staff has reviewed the draft MAHL and proposed local limits and SALs, the report will be submitted to EGLE for final review and approval. Our budget is based on addressing one round of review comments from the EGLE. Additional follow up meetings with the EGLE and edits to the MAHL and local limits are in addition to the scope and budget presented in this proposal.

2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005
www.fveng.com

F&V will assist the City with incorporating the approved limits into the Sewer Use Ordinance (SUO) by providing a letter summarizing proposed changes to the existing SUO. F&V will attend up to one City Council meeting to present the updated Local Limits to the Council and answer questions. We will also attend one Intermunicipal Sewer Agreement meeting to review the proposed SALs with Village of Martin, Gun Plain, and Otsego Township staff.

Budget

The sections of the Sewer Use Ordinance (SUO) which incorporate the updated local limits will require review from an attorney. Legal costs are outside this scope of work.

The following budgets have been developed for our scope of work described above. We understand that the City would like the SAL development work for the three customer communities to be tracked separately so that the communities can reimburse the City for work done to their benefit. Each Customer Community would contribute \$5,200 to cover their portion of the compatible pollutant laboratory analysis for their discharge and the work necessary to develop a SAL for each.

Scope of Work	Proposed Budgets
MAHL & Local Limits Evaluation, including:	\$16,700
Village of Martin SAL	\$1,500
Gun Plain Township SAL	\$1,500
Otsego Township SAL	\$1,500
Sample Collection & Laboratory Analytical, including*	\$35,600
Village of Martin SAL	\$3,700
Gun Plain Township SAL	\$3,700
Otsego Township SAL	\$3,700
Technical Review/Update of Legal Documents	\$2,100
F&V Scope of Services	\$54,700
Legal Documents Costs	Outside of Scope, Not Included

*Sample collection and laboratory analytical scope will be completed by a qualified third-party laboratory.

If this scope and budget are acceptable, you can authorize this work by signing the Work Authorization below and returning a copy to us. We look forward to working with you on this important assignment. If you have any questions, please contact us at your earliest convenience at 616.588.1913.

Sincerely,

FLEIS & VANDENBRINK

Elaine J. Venema, P.E.
 Project Manager, Associate

Don DeVries, P.E.
 Group Manager

cc: Bryan Pond, Plainwell WRP

WORK AUTHORIZATION

Fleis & VandenBrink Engineering, Inc. (F&V) is hereby authorized to perform Services as detailed in this proposal revised August 4, 2021 and authorized under the existing General Consultation Professional Services Agreement with F&V dated April 12, 2018.

CITY OF PLAINWELL

Erik Wilson, City Manager

Date

City of Plainwell



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

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

“The Island City”

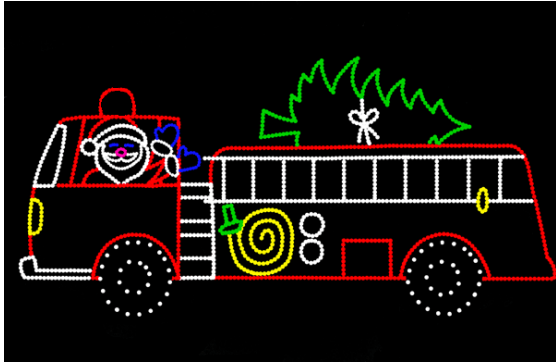
MEMO

To: Erik Wilson, City Manager
 From: Denise Siegel, Community Development Manager
 Subject: Holiday Display Lights
 Date: September 8, 2021

On behalf of the BRA DDA TIFA Board, it is recommended that we purchase five (5) new holiday displays from Christmas Done Bright, in the amount of \$6,087.90 This would be a sole source purchase as no two-holiday light display companies carry the exact same items.

The new displays were chosen by a committee of the downtown Merchants and the funding is available in the DDA Budget.

Item	Quantity	Description	Inventory Detail	Options	Rate	Amount
ARCHES GREEN - SET OF 5	1	ARCHES GREEN - SET OF 5			1,194.00	1,194.00
ARCHES WHITE - SET OF 5	1	ARCHES WHITE - SET OF 5			1,194.00	1,194.00
SANTA FISHING ON DOCK	1	SANTA FISHING ON DOCK			732.00	732.00
NORTH POLE FIRE ENGINE	1	NORTH POLE FIRE ENGINE			1,410.00	1,410.00
CANDY CANE ARCH-HAPPY HOLIDAYS 12FT	1	CANDY CANE ARCH-12FT HAPPY HOLIDAYS			930.00	930.00
					Subtotal	5,460.00
					Shipping Cost (Best Way)	627.90
					Total	\$6,087.90





Date: 9/1/21 Invoice/Proposal Number: CO#11 Request – Building #2 NW Corner Revised

To: City of Plainwell Project: Plainwell Paper

Attn: Erik Wilson

Phone: _____ Fax: _____

The following is a change order request for the repair work associated with the NW of Building #2 per RFI #9 and associated drawings issued by design team. The BRI work will take place after Melching has the NW corner of B2 cut flush as needed:

Building Restoration –

Observe cutting operation for 2 days as safety supervision. Inject cracked concrete, infill at removed block/brick, infill lower brick area with concrete, further stabilization, remove and reset 2 feet of parapet.

Material: Rod, Epoxy, Tile cap, form wood, concrete, \$1,500
concrete anchors, mortar, mixer

Labor: Work described above \$22,250

Melching

Labor: Oversight, Safety and Support \$2,000

Equipment: Lift provided for work \$800

Material: Additional cutting to prepare wall for BRI \$4,200

Subtotal \$30,750

OH&P 10%

Total \$33,825

Proposal / Invoice Total: _____

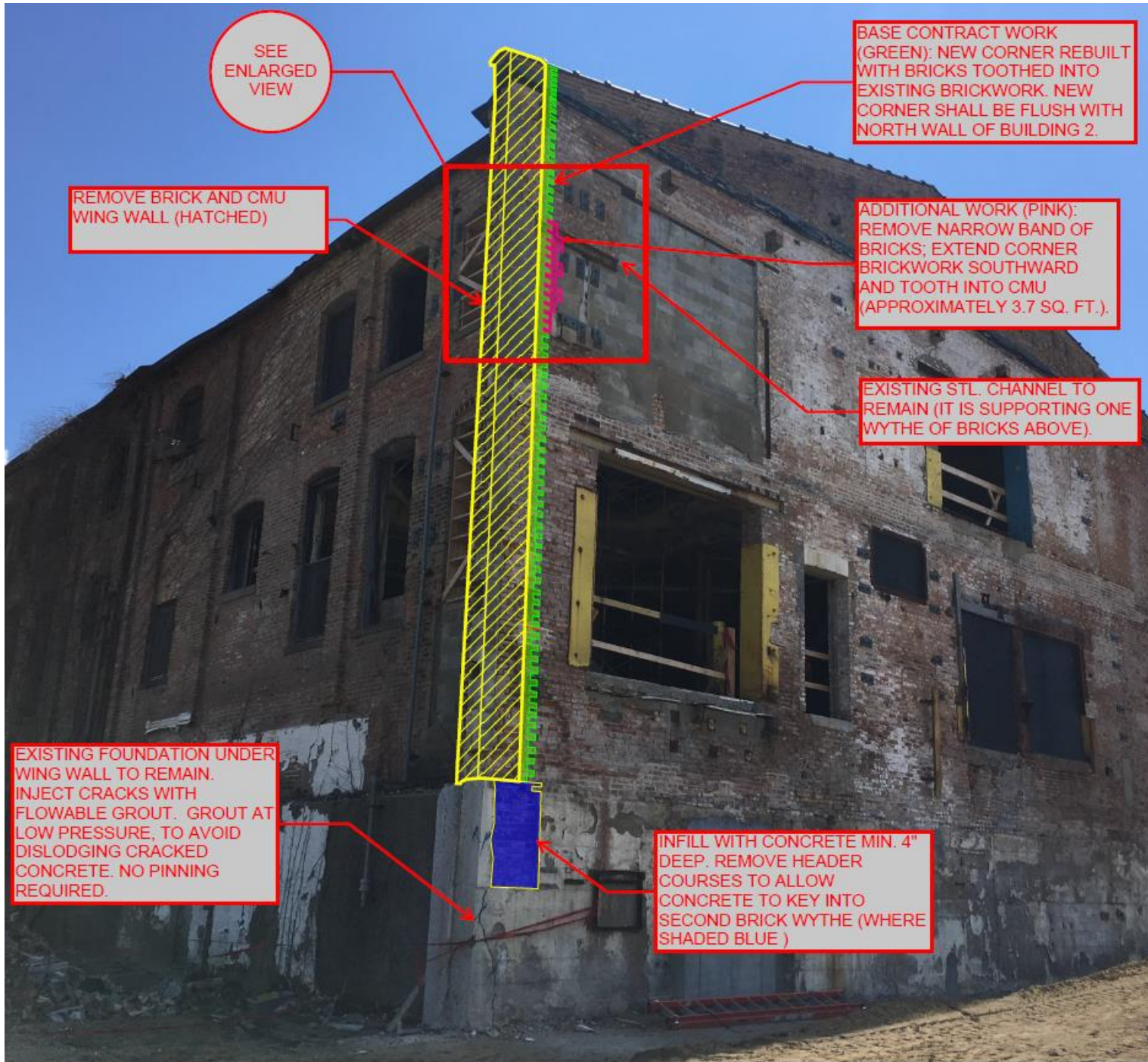
Authorized By: _____

Submitted By: Brandon Murphy / Vice President _____



TERMS: PAYMENT DUE UPON RECEIPT OF INVOICE FOR COMPLETED WORK OR PHASE OF COMPLETED WORK A SERVICE CHARGE OF 1.5% WILL BE ADDED TO PAST DUE ACCOUNTS. FAILURE TO PAY PAST DUE AMOUNTS WILL RESULT IN YOUR BEING LIABLE FOR ALL OF MELCHING INC'S. COLLECTION FEES, ATTORNEY FEES AND/OR COURT COSTS REQUIRED TO COLLECT PAST DUE AMOUNTS AND AS RELATED TO THE CONSTRUCTION LIEN ACT. CHANGES TO THESE TERMS MUST BE IN WRITING.

NW CORNER BUILDING 2





"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 RFP Response
Date: 9-10-2021

On August 17, 2021 the City issued an RFP for the former William Crispe Community House. The RFP stated the evaluation period for proposals would be "after September 8, 2021." In an effort to keep Council apprised of the progress we have received a limited number of calls and three submissions to date.

A summary of those submissions are as follows:

William Crispe RFP Response as of 9-8-2021					
	<u>Name</u>	<u>Purpose</u>	<u>Beds</u>	<u>Improvements</u>	<u>Compensation to City</u>
1	Suji Home LLC	Adult Foster Care	21 or more	TBD	Lease w/reduction for improvements
2	Standford Lodge	Home For The Aged (HFC)	20 or less	\$550,000	Lease w/reduction for improvements - option to buy
3	Comfort Living Home LLC	Adult Foster Care	20 or less	\$92,198.46	Lease w/ option to buy

I would characterize the submissions as a good first step, but certainly not inclusive of all the information Council would need to make a final choice. Moving forward I recommend Council choose between two options:

1. Give more time for potentially additional proposals to come in.
2. Authorize the City Manager to negotiate the most favorable terms from one of the three submissions in the form of a draft lease agreement that Council would then accept or reject.

If option 2 is authorized, I believe we could keep the RFP posted until such time as Council approves a lease agreement. Council has been very clear that to every extent possible we maintain the history and original purpose of the William Crispe Community House.




M&K Truck Centers, Kalamazoo (Mack)

2593 Azo Court Kalamazoo, Michigan 49048
 Phone: (269) 585-8500 - Fax: (269) 343-2121



Case Number: 14673620 - Repair Order Number: 64710
 Purchase Order Number: n/a
 Service Writer: Roberts, Bryan - Case Date: 08/25/21 03:47 pm EDT

City Of Plainwell	Unit #:		
Address: 141 N MAIN ST PLAINWELL, MI 49080	Asset: 2006 CHEVROLET C8500 [C8C042]	Miles 57,284	 6F416249
Phone: 685-6821	Serial #: 6F416249		
Fax:	VIN: 1GBP8C1C76F416249		
Cust #: 137709	Engine: VLV D16		
	Engine Hours: 0		

Operation	Operation	Labor	Parts	Core Charge	Total
1	CSA Check 22 Inspection	\$0.00	\$0.00	\$0.00	\$0.00
2	INSPECT TRUCK FOR ROAD READINESS, TRUCK SPENDS MOST OF ITS TIME SITTING	\$163.00	\$0.00	\$0.00	\$163.00
3	TRUCK LOSES AIR PRESSURE AFTER SITTING FOR MORE THAN A COUPL OF DAYS Parts: (1.0) CON, MALE, NTA AIR BRAKE Cause: HAS LEAK AT COMPRESSOR FITTING NEEDS REPLACED AND RETEST	\$244.50	\$2.28	\$0.00	\$246.78
4	C03 B SERVICE Parts: (1.0) BRAKE CLEAN, (1.0) FILTER, (1.0) FUEL FILTER SPIN-ON, (1.0) OIL FILTER CELLULOSE SPIN, (1.0) SOLVENT, (30.0) ROTT4TRIP10W30CJ4-BULK-A0	\$130.40	\$227.42	\$0.00	\$357.82
5	ESTIMATE FOR BATTERY DISCONNECT Parts: (1.0) SWITCH, (4.0) 3/8 STUD, (4.0) WIRE	\$489.00	\$294.64	\$0.00	\$783.64
6	DIAG WINDSHIELD WASHER IN OP Parts: (1.0) PUMP WASHER Cause: SOME ONE INSTALLED IN LINE PUMP AND IS NOT WORKING, WILL NEED TO DIAG AND ADVISE	\$244.50	\$47.93	\$0.00	\$292.43
7	HVAC BLEND DOOR NOT CHANGING POSITION Parts: (1.0) PUMP VAC Cause: VACCUME PUMP THAT SENDS VACCUME TO CONTROL HEAD IS NOT CREATING VACUUM, WILL NEED TO REPLACE AND RETEST	\$407.50	\$173.33	\$0.00	\$580.83
8	ELECTRIC HORN IN OP Parts: (1.0) HORN Cause: CITY HORN HAS BEEN REMOVED FROM CHASSIS CONECTOR IS THERE CAN RE INSTALL	\$407.50	\$62.20	\$0.00	\$469.70

9	RIGHT SIDE MIRROR TAPED TOGEATHER Parts: (1.0) MIRROR Cause: REPLACE RT SIDE MIRROR ASSEMBLY	\$326.00	\$408.59	\$0.00	\$734.59
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Notes: [9/10/2021 at 11:39 am EDT] - Approval Requested for the estimate version 1, total \$3,850.17. [View the estimate](#). NOTE: Estimate for salt truck Repair status set to Hold (auth).

Parts: \$1,216.39
Labor: \$2,412.40
Core: \$0.00
Haz. Waste: \$15.00
Shop: \$125.00
Freight: \$0.00
Tax: \$81.38

TOTAL: \$3,850.17

This estimate is subject to teardown and inspection and is valid for 30 days from date above. I, the undersigned, authorize you to perform the repairs and furnish the necessary materials. I understand any costs verbally quoted are an estimate only and not binding. Your employees may operate vehicle for inspecting, testing and delivery at my risk. You will not be responsible for loss or damage to vehicle or articles left in it. AUTHORIZED
 BY: _____ DATE: ___/___/___

Investment Activity Report



“The Island City”

City of Plainwell

Investment Portfolio Detail - Unaudited

at: 08/31/2021

Brian Kelley, City Treasurer

I verify that this investment portfolio is in conformity with Michigan laws and the City's Investment Policy as approved by City Council.

Insert Signature:

Brian Kelley

Digitally signed by Brian Kelley
Date: 2021.09.01 18:28:34 -04'00'

	Investment Type	CUSIP	Principal Purchase	Institution or Bank	Contact Name and Number	Purchase Date	Maturity Date	Yield	Remaining Days to Maturity
1	Pooled Investment*	N/A	\$7,300	Michigan Class	Rich Garay - 734.604.1494	03/28/2016		0.06%	
2	365-Day CD	N/A	\$247,047	Grand River Bank	Christy Vierzen - 616.259.1322	06/10/2021	06/10/2022	0.30%	283
3	365-Day CD	N/A	\$83,999	First National Bank	Amanda Mattson - 616-538-6040	11/16/2020	11/16/2021	0.70%	77
4	435-Day CD	N/A	\$62,832	First National Bank	Amanda Mattson - 616-538-6040	11/16/2020	01/25/2022	0.70%	147
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									

Total Investments: \$401,178.94

Average Yield: 0.44%

Cash Activity for the Month

Cash, beginning of month: \$2,734,739.20

Cash, end of month: \$3,382,759.16

Erik J. Wilson, City Manager

I verify that this investment portfolio is in conformity with Michigan laws and the City's Investment Policy as approved by City Council.

Insert Signature:

Erik Wilson

Digitally signed by Erik Wilson
Date: 2021.09.10 12:33:18 -04'00'

** Funds 701 and 703 not included - Trust & Agency

CITY OF PLAINWELL

ESTIMATED CASH BALANCE/FUND BALANCE REPORT

MONTH ENDED: **8/31/2021**

% OF FISCAL YEAR: **16.99%**

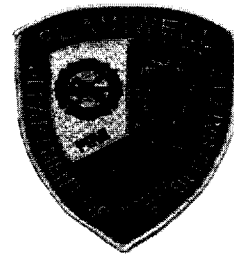
FUND	AUDITED FIGURES AS OF MOST RECENT AUDIT *		CURRENT YEAR PERFORMANCE - UNAUDITED ***		ESTIMATED FUND BALANCE (AUDIT FB + ACT REV - ACT EXP)	TOTAL RECONCILED CASH AND INVESTED FUNDS	CURRENT YEAR AMENDED BUDGET EXP	EXPENSE BUDGET USED
	CASH AND INVESTED FUNDS BALANCE	FUND BALANCE	ACTUAL REVENUE YTD - CASH BASIS	ACTUAL EXPENSE YTD - CASH BASIS				
	General	249,258	277,621	1,278,440				
Major Streets	24,285	49,739	30,144	70,317	9,566	218,714	1,174,568	5.99%
Local Streets	65,210	43,753	52,440	44,532	51,661	92,574	424,530	10.49%
Solid Waste	17,557	16,646	168,408	25,347	159,707	173,631	203,174	12.48%
Fire Reserve	74,261	74,261	85,714	23,252	136,723	149,380	87,601	26.54%
Airport	25,101	38,390	12,358	10,495	40,253	37,814	48,160	21.79%
Revolving Loan	37,529	60,633	1,046	-	61,679	43,449	10,000	0.00%
Capital Improvement	36,014	34,314	85,608	13,333	106,588	110,509	80,097	16.65%
Brownfield BRA	75,583	475	47,595	47,053	1,017	(1,525)	130,212	36.14%
Tax Increment TIFA	89,174	87,933	26	15,364	72,596	86,814	68,722	22.36%
Downtown DDA	45,670	44,109	50,544	10,110	84,543	112,707	64,170	15.76%
Sewer	851,958	786,009	240,477	155,797	870,689	1,086,531	1,492,983	10.44%
Water	5,628	(51,067)	112,244	68,553	(7,376)	243,922	389,792	17.59%
Motor Pool / Equipment	232,068	223,198	74,055	81,160	216,093	157,549	383,287	21.17%
OPEB**	70,052	70,358	5,753	3,480	72,631	81,596	35,795	9.72%
	1,899,346	1,756,372	2,244,852	964,881	3,036,343	3,783,938	6,838,397	14.11%

* - Amounts taken from audited financial statements as of June 30, 2020

** - OPEB listing on this worksheet is included in the General Fund for financial statement purposes

*** - These amounts are taken directly from the End of Month Financial Statement provided to Council

Erik J. Wilson, City Manager	Brian Kelley, City Treasurer
I verify that I have reviewed the revenue and expenditure financial summary attributed to my department and to the best of my knowledge the report is accurate.	I verify that I have reviewed the revenue and expenditure financial summary attributed to my department and to the best of my knowledge the report is accurate.
Insert Signature: Erik Wilson <small>Digitally signed by Erik Wilson Date: 2021.09.10 12:33:39 -04'00'</small>	Insert Signature: Brian Kelley <small>Digitally signed by Brian Kelley Date: 2021.09.01 18:33:53 -04'00'</small>



PLAINWELL PUBLIC SAFETY

Police, Fire and Medical First Responder Services

MONTHLY REPORT

August 2021

Prepared by Director Bill G. Bomar

BB

Plainwell Department of Public Safety

Scheduled Hours By Activity for August 2021

The categories listed below are based on law enforcement related activities and the hours that scheduled road patrol personnel spend in the 4 major areas.

Total Hours
868

Percentage of Total Hours

TOTAL ROAD PATROL HOURS SCHEDULED FOR THE MONTH

The Hours officers are scheduled for road patrol or other uniformed functions. These are fixed shifts which generally carry assigned duties.

Totals of all the below mentioned areas.

HOURS SPENT INVESTIGATING OR HANDLING CRIMINAL COMPLAINTS

67

7.69%

The Hours Scheduled for criminal investigations of complaints that are in violation of a criminal law that an individual could be arrested and jailed for.

Examples include: Burglaries, Robberies, Drunk Driving, All Sex Offenses, Alcohol Offenses, Larcenies, Etc.

HOURS SPENT INVESTIGATING OR HANDLING NON-CRIMINAL COMPLAINTS

196

22.59%

The Hours Scheduled for Calls for Service or Complaints that require investigation but are not criminal in nature.

Examples include: Auto Accidents, Accidental Fires, Traffic Citations, Property Inspections, Etc.

HOURS SPENT ON SUPPORT OR PERIPHERAL ACTIVITIES

271

31.22%

The Hours Scheduled for required duties however are not criminal or non-criminal in nature and are supporting functions.

Examples include: Report Writing, Court, Directed Patrol, Foot Patrol, On Duty Training, Transport of Paperwork to the Court, Evidence to the Crime Lab, Etc.

TOTAL UNOBLIGATED PATROL HOURS

334

38.51%

The Hours of Scheduled Road Patrol left over that officers are not assigned to an activity or working on a complaint.

Examples include: General Preventive Patrol, Building Security Checks, Etc.
Note: This also includes any break time the officers take during their shift.

TOTAL HOURS OBLIGATED TO DUTIES, COMPLAINTS, INVESTIGATIONS, ETC.

534

61.49%

It is recommended by the International Association of Chiefs of Police (IACP) that no more than 65% to 70% of an officers time on duty, be obligated to complaints, investigations, activities or assigned responsibilities. The rationale behind this is to assure that officers are available for emergencies without unreasonable delay and provide for preventive and traffic patrol duties.

Plainwell Department of Public Safety

Complaints/Activities for August 2021

ARRESTS

CUSTODIAL ARRESTS	6	<i>An individual taken into custody for a criminal offense and jailed for that offense.</i>
ARREST COUNTS	11	<i>Criminal complaints or cases cleared by the custodial arrest or issuance of a warrant(s).</i>

TRAFFIC ENFORCEMENT & CITATIONS

HAZARDOUS CITATIONS	3	<i>Uniform Law Citations issued by officers to individuals for moving traffic violations. (Drag racing, Speeding, etc.)</i>
NON-HAZARDOUS CITATIONS	0	<i>Uniform Law Citations issued by officers to individuals for NON-moving traffic violations. (Registration, Equipment, Etc.)</i>
DRUNK DRIVING CITATIONS	0	<i>This is an activity that we specifically monitor that would normally be considered a hazardous citation.</i>
PARKING CITATIONS	0	<i>Citations issued in violation of city ordinance. This would include Overnight Parking, Time Limitation Parking, etc.</i>
VERBAL WARNINGS	10	<i>Traffic enforcement where no citation was issued but warnings were given.</i>
TOTAL TRAFFIC CITATIONS/WARNINGS	13	

COMPLAINTS

ORIGINAL DISPATCH COMPLAINTS	233	<i>Complaints that are call in or the officer is dispatched to by Allegan County Central Dispatch (911) or our business office.</i>
PATROL INITIATED COMPLAINTS	19	<i>Complaints observed by the officer while on patrol or came to their attention by personal observation.</i>
TOTAL COMPLAINTS	252	

OTHER ACTIVITIES

MOTORISTS ASSISTS	32	<i>Motorist contacts caused by mechanical breakdown or similar problem.</i>
PROPERTY INSPECTIONS	0	<i>Checks of homes or business specifically requested by a home or business owner.</i>
MOTOR VEHICLE ACCIDENTS	7	<i>Total motor vehicle accidents both on public roads or private property.</i>
COMMERCIAL BUILDING SECURITY CHECK	960	<i>Nightly security inspections of business' conducted by officers to assure windows and doors are locked.</i>
FOUND UNSECURED	0	<i>The number of business' found unlocked or unsecured.</i>
FOOT PATROL	11	<i>Number of hours on foot patrol</i>

Classification of Crimes Reported

File Class		August	Year to Date
CRIMES AGAINST PERSON			
900	Murder and Non-Negligent Manslaughter	0	0
1000	Kidnapping	0	0
1100	Sexual Assault	1	4
1200	Robbery	0	1
1300	Aggravated & Non-Aggravated Assault	4	40
PROPERTY CRIMES			
2000	Arson	0	1
2100	Extortion	0	0
2200	Burglary	2	9
2300	Larceny	12	41
2400	Motor Vehicle Theft	4	11
2500	Forgery/Counterfeiting	0	0
2600	Fraudulent Activities	2	18
2700	Embezzlement	0	1
2800	Stolen Property - Buying, receiving	0	1
2900	Damage to Property	5	10
3500	Violation of Controlled Substances Act	2	8
MORALS/DECENCY CRIMES			
3600	Sex Offenses (Other than Sexual Assault)	0	0
3700	Obscenity	0	0
3800	Family Offenses	0	3
4100	Liquor Violations	0	2
PUBLIC ORDER CRIMES			
4800	Obstructing Police - Offenses Which Interfere with Investigations	0	1
4900	Escape/Flight - Fleeing and Eluding a Officer's Custody	0	1
5000	Obstructing Justice	4	10
5200	Weapons Offenses	0	1
5300	Public Peace	6	42
5400	Traffic Investigations - Any Criminal Traffic Complaints	1	28
5500	Health and Safety	3	26
5600	Civil Rights	0	0
5700	Invasion of Privacy	4	13
6200	Conservation Law Violation	0	0
7300	Miscellaneous Criminal Offense	0	0
GENERAL NON-CRIMINAL			
9100	Juvenile/Minor/School Complaints	4	4
9200	Civil Custody	1	1
9300	Traffic Non-Criminal (Reports Only - Does not include Citations Issued)	15	91
9400	False Alarm Activation	3	14
9500	Fires (Other than Arson)	0	17
9700	Accidents, All Other	0	0
9800	Inspections, Unfounded FIRS	5	228
9900	General Assistance (All Except Other Police Agencies)	101	519
9911 & 9912	General Assistance (Other Police Agencies)	49	367
FIRS	Medical First Responder	24	205



August Reports for Plainwell Department of Public Safety

PRIORITY 1 ASSISTS OUTSIDE OF JURISDICTION

The Plainwell Department of Public Safety was dispatched to 49 calls for assistance outside the city limits of Plainwell by Allegan County Central Dispatch.

These calls were classified as priority 1 assists.

Fire Suppression/Call Out Incident Report

Date	Dispatch Time	Arrival Time	Location	Incident Type	Actions taken	Apparatus	PSO	POC
8/07/2021	1632	1636	257 Park Street, Allegan	Grill fire	Extinguish	E-11	1	3
8/12/2021	1414	1415	303 E. Bridge Street, Plainwell	PIA	Medical, Manpower, traffic control	T-63, E-11	3	3
8/14/2021	1548	1552	119 Island at Kalamazoo river	River Rescue	Rescue 4 individuals, remove from harm	E-11, S-62, T-63, Boat, P-6	3	6
8/20/2021	1612	1615	Prince Street	Transformer on ground	Blocked traffic until Consumers arrived	E-11, T-63, P-6 C-2	3	3
8/23/2021	0546	0552	211 Cherrywood	Medical	Emergency Medical Services, other	S-62	1	3
8/27/2021	1315	1316	800 E. Bridge	Alarm	Investigate	P-2, P-6	3	0

Calls for Service at Plainwell Schools

Plainwell High School: 1
684 Starr Road

Gilkey School: 0
707 S. Woodhams Street

Plainwell Middle School: 1
720 Brigham Street

Starr Elementary: 3
601 school Drive

Early Childhood Development: 0
307 E. Plainwell Street
Summer

Renaissance School: 1
798 E. Bridge Street

Admin, Maintenance & Bus Garage: 0
600 School Drive

09/08/2021

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL
EXP CHECK RUN DATES 09/13/2021 - 09/13/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: UBAP

Vendor Code	Vendor Name	Description	Amount
000004	PLAINWELL AUTO SUPPLY INC		
	2021.08	AUGUST 2021 PARTS & SUPPLIES	369.57
TOTAL FOR: PLAINWELL AUTO SUPPLY INC			369.57

000009	CONSUMERS ENERGY		
	2021.08	ELECTRIC - STREET/TRAFFIC LIGHTS, 934 INDUSTRI	3,608.93
TOTAL FOR: CONSUMERS ENERGY			3,608.93

000010	RIDDERMAN & SONS OIL CO INC		
	144647	GAS DELIVERED 08/24/2021	881.82
	34854	GAS FOR AIRPORT 08/26/2021	86.30
TOTAL FOR: RIDDERMAN & SONS OIL CO INC			968.12

000011	SHOPPERS GUIDE INC		
	2021.08	CHRIS HAAS AWARD APPLICATION 8/21/21 & 8/28	165.28
TOTAL FOR: SHOPPERS GUIDE INC			165.28

000035	APPLIED IMAGING		
	1804581	CITY HALL COPIER CHARGES TO 09/12/2021	286.65
TOTAL FOR: APPLIED IMAGING			286.65

000042	RS TECHNICAL SERVICES		
	21729	VACUUM GAUGE FOR CHLORINE PUMP	417.05
TOTAL FOR: RS TECHNICAL SERVICES			417.05

000044	ALL-PHASE ELECTRIC		
	3505-1032983	FLUOR LAMP (45)	137.25
TOTAL FOR: ALL-PHASE ELECTRIC			137.25

000056	ALLEGAN COUNTY TREASURER		
	JULYBOR-2021	JULY 2021 BOR ADJUSTMENTS	14.50
TOTAL FOR: ALLEGAN COUNTY TREASURER			14.50

000093	GAME TIME		
	PJI-0166984	SLIDE - SHERWOOD PARK	1,737.41
TOTAL FOR: GAME TIME			1,737.41

000096	NYE UNIFORM CO INC		
	783531	PANTS (2), SHIRTS (3), EMBLEM & TAILOR	278.50

TOTAL FOR: NYE UNIFORM CO INC		278.50
000243	JIFFY PRINT	
	22098	B POND - BUSINESS CARDS 230.90
	22113	DECALS FOR NEW WR TRUCK #1 250.00
TOTAL FOR: JIFFY PRINT		480.90
000276	WEST SHORE FIRE, INC	
	29194	SERVICE SIREN SITE #24 482.50
TOTAL FOR: WEST SHORE FIRE, INC		482.50
000334	PLANNING & ZONING NEWS	
	2021.09	PLANNING & ZONING NEWS - 4 ISSUES 11/21 - 02/ 74.00
TOTAL FOR: PLANNING & ZONING NEWS		74.00
000348	KALAMAZOO LANDSCAPE SUPPLIES	
	IN0211986	LAWN SOIL - 1ST AVE SIDEWALK 69.75
	IN0212778	LAWN SOIL - SIDEWALKS 69.75
	IN0213305	PLAYGROUND MULCH - SHERWOOD PARK SLIDE 146.25
TOTAL FOR: KALAMAZOO LANDSCAPE SUPPLIES		285.75
000356	LOCK MASTER SECURITY LLC	
	10820	WIRELESS NETWORK BRIDGE @ CITY HALL 707.50
TOTAL FOR: LOCK MASTER SECURITY LLC		707.50
000760	ALLEGAN COUNTY SHERIFFS DEPT	
	2021.07	DEBT CREW - JULY 2021 306.00
TOTAL FOR: ALLEGAN COUNTY SHERIFFS DEPT		306.00
000897	SHERWIN WILLIAMS	
	9714-1	CURB PAINTING 303.75
TOTAL FOR: SHERWIN WILLIAMS		303.75
000910	GRAINGER	
	9027252684	HAND CLEANER DISPENSERS - KENYON & COOK PA 175.64
TOTAL FOR: GRAINGER		175.64
000947	WYOMING ASPHALT PAVING INC.	
	2021-335	PATCH ON SUNSET ST 51.00
	2021-372	MATERIALS PURCHASED 08/16/2021 84.36
TOTAL FOR: WYOMING ASPHALT PAVING INC.		135.36
000991	SAFETY SERVICES INC	
	86914	GLOVES (4 CASES) 1,004.48
TOTAL FOR: SAFETY SERVICES INC		1,004.48
001415	DAN'S TREE SERVICE	

002182	TREE REMOVAL - E HILL, ANDERSON, GILKEY, BRIG	3,150.00
TOTAL FOR: DAN'S TREE SERVICE		3,150.00

001448	PROFESSIONAL CODE INSPECTIONS	
21-008	AUGUST 2021 PERMITS	2,649.00
TOTAL FOR: PROFESSIONAL CODE INSPECTIONS		2,649.00

001645	ALEXANDER CHEMICAL CORPORATION	
43983	DPW - RENTAL FEE FOR CONTAINERS HELD PAST G	25.50
43984	WR - RENTAL FEE FOR CONTAINERS HELD PAST GR	125.50
43985	DPW - RENTAL FEE FOR CONTAINERS HELD PAST G	22.50
TOTAL FOR: ALEXANDER CHEMICAL CORPORATION		173.50

001921	MICHIGAN MUNICIPAL LEAGUE	
2021.09DUES	MML MEMBERSHIP DUES 11/01/2021 - 10/31/202	2,817.00
23125	JOB POSTING - DEPUTY CITY CLERK	44.88
23133	JOB POSTING - PUBLIC SAFETY RECORDS COORDIN	59.16
23142	JOB POSTING - PUBLIC SAFETY OFFICERS	60.48
TOTAL FOR: MICHIGAN MUNICIPAL LEAGUE		2,981.52

002002	USA BLUEBOOK	
699894	ALL WEATHER SUCTION HOSE	284.11
702813	CHLORINATION TABLETS	166.41
703772	PUMP FOR CHLORINE ANALYZER	1,000.00
TOTAL FOR: USA BLUEBOOK		1,450.52

002142	CORRPRO COMPANIES INC	
656811	INDUSTRIAL PARK TANK - INSPECTION SERVICE 07/	840.00
TOTAL FOR: CORRPRO COMPANIES INC		840.00

002219	CLARK TECHNICAL SERVICES	
219	AUGUST 2021 CITY WIDE IT SERVICES	1,415.00
TOTAL FOR: CLARK TECHNICAL SERVICES		1,415.00

002246	ELHORN ENGINEERING CO.	
288889	CHEIMCALS, WELL #4, #7	797.50
TOTAL FOR: ELHORN ENGINEERING CO.		797.50

002368	ORTON, TOOMAN, HALE, MCKOWN & KIEL	
2021.08	LEGAL SERVICES JULY-AUGUST 2021	1,612.50
TOTAL FOR: ORTON, TOOMAN, HALE, MCKOWN & KIEL		1,612.50

002371	RENEWED EARTH INC	
29699	SEPTEMBER 2021 YARD WASTE CONTRACT	1,250.00
TOTAL FOR: RENEWED EARTH INC		1,250.00

002402	STEENSMA LAWN & POWER EQUIPMENT	

836674	OIL (12)	44.28
840430	RETURN - FILTER-OIL (PURCHASE INVOICE #840425	(10.61)
853579	WEED WHIP - TRIMMER LINE	62.96
854376	WEED WHIP TRIM LINE, RETURN OF 1 & PURCHASE	(21.41)
854838	MOWER #153 - BLADES (3)	85.32
855727	STIHL CHAINSAW	567.20
TOTAL FOR: STEENSMA LAWN & POWER EQUIPMENT		727.74

002439	AMERICAN LEGAL PUBLISHING CORPORATI	
10374	2021 INTERNET SUPPLEMENT PAGES	34.50
TOTAL FOR: AMERICAN LEGAL PUBLISHING CORPORATI		34.50

002642	WATERWAY OF MICHIGAN LLC	
21-054	ANNUAL HOSE TESTING - JULY	2,330.37
TOTAL FOR: WATERWAY OF MICHIGAN LLC		2,330.37

002650	FUEL MANAGEMENT SYSTEM/PACIFIC PRID	
136694	DPS/FIRE FUEL 08/16/2021 - 08/31/2021	699.83
TOTAL FOR: FUEL MANAGEMENT SYSTEM/PACIFIC PRID		699.83

002869	PLUMMERS ENVIRONMENTAL SERVICES INC	
21141374	VECTOR CLEANING - LIFT STATIONS & PLANT	8,750.00
TOTAL FOR: PLUMMERS ENVIRONMENTAL SERVICES INC		8,750.00

004803	ARROW ENERGY INC	
133289	AIRPORT FUEL PURCHASE 08/31/2021	7,462.35
TOTAL FOR: ARROW ENERGY INC		7,462.35

004807	OTIS ELEVATOR COMPANY	
100400475255	MILL SERVICE ELEVATOR MAINT 09/01/2021 - 11/31/2021	144.81
TOTAL FOR: OTIS ELEVATOR COMPANY		144.81

004837	MUNIWEB	
54373	AUGUST 2021 WEBSITE CMS HOSTING	200.00
TOTAL FOR: MUNIWEB		200.00

004855	PLAINWELL ACE HARDWARE	
8399	RAKE	26.99
8409	SINK VALVE - WELL #7	2.00
8416	WATER PARTS	3.78
8429	#82 TRAILER - GRAB HOOK	7.59
8430	EXCHANGE OF GRAB HOOK #82	(1.60)
8433	MISC FASTENERS & DRILL BIT	13.35
8438	PAINT MARKER, EXCHANGE OF MISC FASTENERS	2.07
8439	MISC FASTENERS	1.98
8444	REPAIR SIGNS DOWNTOWN	8.18
8453	PROPANE FOR PAVER	99.99

8457	GRASS SEED	89.99
8461	KEY SAFE	32.99
8474	TRUCK #20 - CHAIN PROOF	10.77
8479	RIVERWALK PAINT	199.99
8484	OIL FOR CHAIN SAW	17.99
8487	WASP & HORNET SPRAY - PELL PARK	22.36
8488	MISC FASTENERS - SHERWOOD PARK	1.44
8494	PAINT ROLLERS & TRAY LINERS	17.97
8497	PAINT - BANDSHELL	199.99
8500	PAINT BRUSHES - PELL PARK	8.17
8504	WASP & HORNET SPRAY - WELL #4	5.59
8506	SALT BARN	242.34
8517	TORCH KIT - WATER SERVICE LEAK	49.99
8518	THREAD SEAL TAPE - WATER SERVICE LEAK	1.98
8520	RIVERWALK LIGHTS	120.00
8527	WD40 - LOCKS @ WELL # 4, 7, TOWER	4.99
8529	TORCH - WELDING	24.99
8535	MULCH - PLAYGROUND	29.94
8536	RETURN - MULCH	(29.94)
8545	WASP & HORNET SPRAY	5.00
8547	WASP & HORNET SPRAY	10.00
8553	BUG/INSECT KILLER	4.99
8558	PAINT BRUSH - BAND SHELL	11.97
8559	BATHROOM CLEANER - ALL PARK BATHROOMS	40.73
8560	SOAP, DRILL BIT - PARK BATHROOMS	33.16
TOTAL FOR: PLAINWELL ACE HARDWARE		1,321.72

004882	AERIAL HYDRAULIC REPAIR INC	
	907322 TRUCK #7 ANNUAL INSPECTION 2021	698.69
TOTAL FOR: AERIAL HYDRAULIC REPAIR INC		698.69

004886	REPUBLIC SERVICES (RECYCLE)	
	0249-007214938 SEPTEMBER 2021 RECYCLING SERVICES	2,754.05
TOTAL FOR: REPUBLIC SERVICES (RECYCLE)		2,754.05

004894	ASCENSION MICHIGAN AT WORK	
	439424 NEW HIRE SCREENING - A. DOSTER	93.00
TOTAL FOR: ASCENSION MICHIGAN AT WORK		93.00

004896	WALTERS SWEEPING	
	7456 STREET SWEEPING AUGUST 2021	2,800.00
TOTAL FOR: WALTERS SWEEPING		2,800.00

005015	CHECKALT-KLIK	
	179435 E-LOCKBOX FEES AUGUST 2021	148.22
TOTAL FOR: CHECKALT-KLIK		148.22

005038	BARNES & THORNBURG LLP		
	2511361	LEGAL SERVICES THROUGH 07/31/2021	541.50
TOTAL FOR: BARNES & THORNBURG LLP			541.50

005041	EVOQUA WATER TECHNOLOGIES		
	905048354	AUGUST 2021 ODOR CONTROL	300.00
TOTAL FOR: EVOQUA WATER TECHNOLOGIES			300.00

005047	STAPLES, INC.		
	3484243410	CITY HALL OFFICE SUPPLIES	48.09
	3484983567	BUSINESS CARD HOLDER	4.64
	3484983568	DPS OFFICE SUPPLIES	37.75
	348555314	DPW OFFICE SUPPLIES, TISSUE, TOWELS, ETC.	191.26
TOTAL FOR: STAPLES, INC.			281.74

005066	TRACKER PRODUCTS		
	TPINV-003260	PROPERTY/EVIDENCE ROOM SOFTWARE PACKAGE	4,895.60
TOTAL FOR: TRACKER PRODUCTS			4,895.60

005070	NSF INTERNATIONAL		
	6465180	RADIUM TESTING - WELL # 4, 7	675.00
TOTAL FOR: NSF INTERNATIONAL			675.00

TOTAL - ALL VENDORS 63,117.80

INVOICE AUTHORIZATION

Person Compiling Report
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.
Insert Signature: Amanda Kersten <small>Digitally signed by Amanda Kersten DN: cn=Amanda Kersten, o=City of Plainwell, ou=City Hall, email=akersten@plainwell.org, c=US Date: 2021.09.06 15:50:21 -04'00'</small>

Brian Kelley, City Clerk/Treasurer
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: Brian Kelley <small>Digitally signed by Brian Kelley Date: 2021.09.10 12:31:43 -04'00'</small>

Bryan Pond, Water Renewal Plant Supt.
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 <small>Digitally signed by Bryan Pond Date: 2021.09.09 14:24:39 -04'00'</small>

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.
Insert Signature:

Bob Nieuwenhuis, Public Works Supt.
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 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.
Insert Signature: Erik Wilson <small>Digitally signed by Erik Wilson Date: 2021.09.10 12:32:59 -04'00'</small>

09/09/2021

CHECK REGISTER FOR CITY OF PLAINWELL
CHECK DATE FROM 08/24/2021 - 09/17/2021

Check Date	Check	Vendor Name	Description	Amount
Bank CBGEN Chemical Bank - General AP Account				
Check Type: EFT Transfer - Automatic Payments				
09/07/2021	1862(E)	UNITED HEALTHCARE INSURANCE COMPAN	RETIREE HEALTH INSURANCE SEPTEMBER 2021	241.47
09/07/2021	1863(E)	UNITED HEALTHCARE INSURANCE COMPAN	RETIREE HEALTH INSURANCE SEPTEMBER 2021	233.94
Total EFT Transfer:				475.41
Bank UBAP United Bank - General Checking				
Check Type: ACH Transaction - Property Tax Distributions / Debt Service / Electronic Manual Checks				
08/27/2021	406(A)	ALLEGAN COUNTY TREASURER	2021 TAX COLLECTIONS W/E 08/21/2021	84,236.27
08/27/2021	407(A)	RANSOM DISTRICT LIBRARY	2021 TAX COLLECTIONS W/E 08/21/2021	12,074.63
09/03/2021	411(A)	ALLEGAN COUNTY TREASURER	2021 TAX COLLECTIONS W/E 08/28/2021	6,356.69
09/03/2021	412(A)	RANSOM DISTRICT LIBRARY	2021 TAX COLLECTIONS W/E 08/28/2021	906.53
09/01/2021	413(A)	KEVIN CHRISTENSEN	MEDICARE PREM REIMBURSEMENT & COPAY SEPT	187.21
09/01/2021	414(A)	DAN NEESON	21/22 SHOE ALLOWANCE	194.60
09/01/2021	415(A)	VAIRKKO TECHNOLOGIES, LLC	EMPLOYEE TRAINING SOFTWARE AUGUST 2021	165.60
09/17/2021	417(A)	US BANK BOND CONTROL	DEBT SERVICE SRF BOND OCTOBER 2021	148,559.19
09/10/2021	421(A)	ALLEGAN COUNTY TREASURER	2021 TAX COLLECTIONS W/E 09/04/2021	2,302.56
09/10/2021	422(A)	RANSOM DISTRICT LIBRARY	2021 TAX COLLECTIONS W/E 09/04/2021	328.28
Total ACH Transaction:				255,311.56
Check Type: EFT Transfer - Automatic Payments				
08/25/2021	408(E)	FIRST NATIONAL BANK (CREDIT CARD)	CITY CREDIT CARD AUGUST 23, 2021	9,878.66
09/15/2021	416(E)	CITY OF PLAINWELL	SEPTEMBER 2021 CITY UTILITY BILLS	2,493.12
08/31/2021	418(E)	UNITED BANK	UNITED BANK ACH FEES	14.00
09/02/2021	419(E)	STATE OF MICHIGAN	AUGUST 2021 AIRPORT FUEL SALES TAX	287.24
08/31/2021	420(E)	UNITED BANK	UNITED BANK ACH FEE	7.00
09/08/2021	423(E)	CENTURYLINK	LONG DISTANCE AUGUST 2021	1.53
09/09/2021	424(E)	UNITED BANK	UNITED BANK ACH FEES	21.00
Total EFT Transfer:				12,702.55
Check Type: Paper Check - Manual Checks				
08/24/2021	17721	CONSUMERS ENERGY	612 ALLEGAN ST - AUGUST 2021 ELECTRIC	6,807.76
08/24/2021	17722	CHARTER COMMUNICATIONS	DPS PHONES/INTERNET/TV THROUGH 09/18/202	469.95
08/24/2021	17723	PLAINWELL ACE HARDWARE	TIE DOWN	55.13

08/27/2021	17725	VERIZON	DPW/WR ONE TALK SERVICE 07/18/21 - 08/17	225.09
08/27/2021	17726	AMERICAN OFFICE SOLUTIONS	DPS COPIER LEASE & USAGE	286.08
08/27/2021	17727	METRON-FARNIER	WATER METERS - TRIAL TEST PACKAGE	1,250.00
08/27/2021	17728	EVOQUA WATER TECHNOLOGIES	CALCIUM NITRATE - 3804 GAL	11,792.40
09/01/2021	17729	COPS HEALTH TRUST	SEPTEMBER 2021 DENTAL & VISION	1,455.21
09/01/2021	17730	MADISON NATIONAL LIFE INSURANCE CO	SEPTEMBER 2021 LIFE INSURANCE COVERAGE	97.64
09/01/2021	17731	PRIORITY HEALTH	SEPTEMBER 2021 HEALTH INSURANCE PREMIUM	27,386.88
09/01/2021	17732	MELCHING, INC.	PHASE III DECOMMISSIONING & DEMO THROUGH	320,199.30
09/01/2021	17733	R & R ASSESSING INC	ASSESSING SERVICES SEPTEMBER 2021	1,525.00
09/03/2021	17734	CONSUMERS ENERGY	225 CUSHMAN - ELECTRIC AUGUST 2021	406.62
09/03/2021	17735	RIDDERMAN & SONS OIL CO INC	GAS DELIVERED 07/23/2021 - DPW	2,141.82
09/03/2021	17736	VERIZON	EOC/DPS PHONES 07/24/2021 - 08/23/2021	1,724.57
09/03/2021	17737	REPUBLIC WASTE SERVICES	DPW/CITY GARBAGE/RECYCLE SEPT 2021	465.00
09/03/2021	17738	US INTERNET	SECURENCE EMAIL FILTERING SERVICE 09/14/	70.00
09/03/2021	17739	QUADIENT FINANCE USA	POSTAGE ADDED TO METER 07/29/2021	1,000.00
09/08/2021	17740	BERGER CHEVROLET, INC.	2021 CHEVY SILVERADO 2500 PICKUP PLOW PK	41,823.00

Total Paper Check: 419,181.45

REPORT TOTALS:

Total of 38 Checks:

Less 0 Void Checks:

Total of 38 Disbursements:

687,670.97

0.00

687,670.97

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: 2021.09.09 17:42:47 -04'00'

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: 2021.09.10 12:32:39 -04'00'

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE ELECTRIC AND NATURAL GAS
CUSTOMERS OF
CONSUMERS ENERGY COMPANY
CASE NO. U-20875**

- Consumers Energy Company requests Michigan Public Service Commission's approval of an Energy Waste Reduction Plan for the period 2022 through 2025.
- 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.
- A pre-hearing will be held:

DATE/TIME: **Wednesday, September 8, 2021 at 9:00 AM**

BEFORE: **Administrative Law Judge Kandra Robbins**

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 mpscedockets@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider Consumers Energy Company's (Consumers Energy) August 2, 2021 application requesting the Commission to: 1) determine that Consumers Energy's proposed 2022-2025 Energy Waste Reduction (EWR) Plan is reasonable and prudent, and that it meets all applicable requirements of Act 295, as amended; 2) approve the requested 2022-2025 EWR Plan natural gas and electric surcharges in January 2022 customer bills; 3) approve the requested accounting authority as proposed by Consumers Energy; 4) approve authority to roll forward any unspent funds into future approved EWR plans and to increase annual investment above amounts approved in the final case order by up to 6% of electric and 10% of gas investment, if needed and cost effective; 5) approve the issuance of the tariff sheets as more fully described as proposed by Consumers Energy in the witness testimony and exhibits of Laura C. Kuhl; 6) approve the EWR incentive proposal set forth as proposed by Consumers Energy as more fully described in the testimony and exhibits of witness McLean; 7) approve the relief requested in this proceeding before January 2022; and 8) 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/mpscedockets. 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: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@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 September 1, 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-20875**. 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.

A copy of Consumers Energy Company's application may be reviewed on the Commission's website at: michigan.gov/mpscedockets, and at the office of Consumers Energy Company. 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.; 1909 PA 300, as amended, MCL 462.2 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.; 2008 PA 295, as amended, MCL 460.1001 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.]**

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
CONSUMERS ENERGY COMPANY
CASE NO. U-21009**

Received

SEP 2 2021

City of Plainwell
Clerk/Treasurer's Office

- Consumers Energy Company requests Michigan Public Service Commission's approval to commence a renewable energy cost reconciliation proceeding for the 12-month period ended December 31, 2020.
- 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.
- A pre-hearing will be held:

DATE/TIME: Tuesday, September 14, 2021 at 9:30 AM

BEFORE: Administrative Law Judge Sharon Feldman

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 (Consumers Energy) June 30, 2021 application requesting the Commission to: 1) determine that Consumers Energy's 2020 Renewable Energy Cost Reconciliation is reasonable and prudent and meets all relevant requirements under Act 295, as amended; 2) reconcile the pertinent revenues recorded and the allowance for the non-volumetric revenue recovery mechanism with the amounts actually expensed and projected according to Consumers Energy's plan for compliance, including: (a) making a determination of the Consumers Energy's compliance with the Renewable Energy standards, and (b) adopting the proposed change in Transfer Price methodology for Company-owned facilities; 3) establish a Transfer Price of \$81.19 per MWh for renewable energy and advanced cleaner energy capacity and for renewable energy and advanced cleaner energy to be recovered through the power supply cost recovery clause under MCL 460.6j; 4) provide approval for Consumers Energy to utilize surplus Energy Waste Reduction Credits from 2020 to offset future renewable energy requirements; and 5) grant other and further relief.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: michigan.gov/mpscedockets. 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: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@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 September 7, 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-21009**. 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.

A copy of Consumers Energy Company's application may be reviewed on the Commission's website at: michigan.gov/mpscedockets, and at the office of Consumers Energy Company. 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.; 1982 PA 304, as amended, MCL 460.6j et seq.; 2008 PA 295, MCL 460.1001 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.



Reports & Communications:

A. Appointment to Parks & Trees Commission:

In August 2021, Parks & Trees Commissioner Tom Belco moved out of the city and is no longer able to serve. Application was received from resident, and former employee, Shirley DeYoung to serve the Commission to complete Mr. Belco's term. As with any Mayoral appointment, Council's confirmation is required.

Recommended action: Consider confirming the Mayor's appointment of Shirley DeYoung to complete Tom Belco's term on the Parks & Trees Commission.

B. Resolution 2021-15 – Setting a Public Hearing for Darby Metal Treating Inc. IFT Application:

Application has been made by Darby Metal Treating, Inc. for an IFT Tax Abatement for a building addition. Council must afford the applicant, the City Assessor and representatives from each of the affected taxing units opportunity to be heard at a Public Hearing prior to approving the request. The Public Hearing is scheduled for October 11, 2021

Recommended action: Consider adopting the Resolution as presented.

C. Public Safety – Lexipol Policy and Procedure Manual Subscription:

Director Bomar recommends approval of a policy, procedure and risk management solution subscription offering an Annual Law Enforcement Policy Manual, Daily Training Bulletins with supplemental publication service for a 12-month period. The purchase also includes a Law Enforcement Standard Policy Cross Reference.

Recommended action: Consider approving a subscription for updated law enforcement policy manuals and daily training bulletins, plus a cross reference, from Lexipol in the amount of \$8,677.70.

D. WR – Annual Purchase of Chlorine Gas and Sulfur Dioxide Gas

Superintendent Pond reports recurring purchases of chlorine and sulfur dioxide gasses for regular operational needs at the Wastewater Treatment Plant. Quotes were received from two (2) firms.

Recommended action: Council should consider approving the annual chlorine and sulfur dioxide gas purchases with Haviland Chemical at an estimated cost of \$8,405.22.

E. WR – Engineering Study – Maximum Allowance Headworks Loading:

The City's engineers, Fleis & Vandenbrink, recommends a project to update the city's data points to confirm compliance with EPA and EGLE requirements and to determine current capacity and performance of the Water Renewal Plant. A similar study was done in 1996 and updated in 2013.

Recommended action: Consider approving a project with Fleis & Vandenbrink for an engineering study of the City's Maximum Allowance Headworks Loading.

F. Holiday Display Lights:

The budget includes the purchase of new holiday lights. With the DDA Board's input, five (5) displays were chosen from Christmas Done Bright.

Recommended action: Consider approving the purchase of five (5) new holiday displays from Christmas Done Right in the amount of \$6,087.90.

G. Paper Mill Demolition Project – Change Order #11:

On September 1, 2021, an additional change order was approved for the repair work associated with the northwest corner of Building 2, which now needs confirmation by Council.

The Island City

Plainwell is an equal opportunity provider and employer

Recommended action: Consider confirming a change order for \$33,825.00 to Melching, Inc. for repair work associated with the Northwest Corner of Building 2.

H. Crispe House Proposals:

The City has, to date, received three (3) proposals for leasing Crispe House. The Administration seeks Council's direction in the process of evaluating and deciding on the proposals.

Recommended action: Consider authorizing the City Manager to evaluate the proposals for Crispe House and make recommendation to Council at or before the October 11, 2021 Council Meeting.

I. DPW Repairs to 2006 GMC Salt Truck:

Superintendent Nieuwenhuis received a quote from M&K Truck Centers for necessary repairs to the 2006 GMC Salt Truck in preparation for the 2021-2022 winter season.

Recommended action: Consider approving repairs to the 2006 GMC Salt Truck from M&K Truck Centers in an estimated amount of \$3,768.79.