

MINUTES
Plainwell City Council
March 11, 2024

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. The invocation was given by Brian Warren of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 02/26/2024 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioner Report: None.
8. Agenda approval:
A motion by Steele, seconded by Overhuel, to approve the Agenda for the March 11, 2024 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 1. City Manager Lakamper discussed Resolution 2024-08 to establish Industrial Development District 2024-01.
A motion by Overhuel, seconded by Keeney, to open a Public Hearing at 7:02pm to allow comment on Southwright Michigan First's request to establish Industrial Development District 2024-01 in Industrial Park. On a voice vote, all in favor. Motion passed.

No public comment.

A motion by Overhuel, seconded by Keeney, to close the Public Hearing at 7:04pm. On a voice vote, all in favor. Motion passed.

A motion by Wisnaski, seconded by Keeney, to adopt Resolution 2024-08 and establish Industrial Development District 2024-01 as presented. On a roll call vote, all in favor. Motion passed.
 2. **A motion by Steele, seconded by Keeney, to open a Public Hearing at 7:07pm to allow comment on Resolution 2024-09 and Special Assessment District 2024-01. On a voice vote, all in favor. Motion passed.**
 1. Dennis Burd of 224 Russet Dr.- Asked what the total project cost was, how the assessment would be handled if the residence was sold, how assessment billing would work, the additional costs sewer service would add to the water bill, and where funding for this project was obtained.
 2. Nancy Muszynski of 218 Russet Dr.- Shared her concern at the assessment cost; asked the length of time before hook up to City sewer was required; asked if property taxes will increase; asked if driveway connections to the new road will be of the same material as the driveway; asked what, if anything, The City of Plainwell is an equal opportunity employer and provider

- needed to be done with drain fields, or if property owners only need to worry about the septic tank; asked what the different assessment amounts were for and stated a preference for the lowest amount.
3. Linda Carribino of 115 Russet- Asked if pricing was the same for a corner lot; asked for clarification that the tap fee was a one-time charge; asked about selling her property; asked for a full price break down, stating she lives on a fixed income and it seems like some costs are hidden.
 4. Dan Pitcher of 730 Glenview- Asked if the new roads are part of the assessment; asked if curbs and drains will be installed; asked for an informational packet to be provided.
 5. Cris Macklin of 808 Thomas St.- Asked what happens to the defunct septic tanks and who is responsible for emptying and decommissioning them; asked where the stub will be located; and who to contact for more information on decommissioning his septic system.
 6. Bob Munch of 114 Russet- Asked for an informational packet; stated he owns 2 parcels (one is vacant) and asked if the assessment applied to both his parcels; stated that previous City Manager Erik Wilson told him that there was a grant available to cover the costs of this project and inquired what happened to that grant.
 7. Denise Ulrich of 202 Russet- Asked if the new roads will be maintained; stated her property has drainage issues; asked about grant money; asked if the City had looked into ways to lessen the project cost; stated that the new roads should be covered by the City.
 8. Henry Richards of 801 Glenview- Asked if the City had done its due diligence looking for grants; stated that he had a new septic system installed a few years ago for ~\$7500 and that his parcel could accommodate an additional septic system; asked when the assessment fees will start being billed; asked if there would be any permit fees.
 9. Gary Harris of 130 Glenview- Asked that documentation be provided to property owners.
 10. Robin Pitcher of 730 Glenview- Asked about the project time line.
 11. Mike Shumaker of 821 Glenview- Asked about selling property with an assessment.
 12. Pam Waterman of 756 Glenview- Asked about accessibility to driveways and mailboxes during construction.

City Manager Lakamper, Finance Director/Treasurer Kelley, and Superintendent Nieuwenhuis discussed Resolution 2024-09, (Res. No.3) which is the next step in the Old Orchard project Special Assessment District 24-01, answering property owners' questions when possible. After public input, Council decided on \$7,500.00 per parcel instead of the original \$10,000.00. The lowered assessment amount increases chances of a City-wide sewer rate increase in the future. Superintendent Nieuwenhuis will contact Allegan County for more information on decommissioning septic systems and provide this information to all home owners.

City Manager Lakamper stated that the assessment was only on the sewer. Parcel owners have 20 years to repay the assessment. Early payment/payoff and extra payment(s) are fine and will lower interest. Billing will occur annually. Parcel owners have ten years to connect to City sewer, unless their septic system fails (requires connection), or the property is sold (requires connection and pay off of remaining assessment balance, if any). Stubs will be located in the right of way in the front yard.

A motion by Steele, seconded by Overhuel, to close the Public Hearing at 8:28pm. On a voice vote, all in favor. Motion passed.

A motion by Keeney, seconded by Wisnaski, to adopt Resolution 2024-09 (No. 3) and set the assessment amount at \$7,500.00 per parcel. On a roll call vote, all voted in favor. Motion passed.

3. Superintendent Nieuwenhuis discussed selling Truck #18 at auction.
A motion by Steele, seconded by Wisnaski, to approve the sale of Truck #18 at auction. On a roll call vote, all voted in favor. Motion passed.
4. Community Development Manager Siegel discussed a Social District Permit request from Tenth Street, INC.

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A motion by Steele, seconded by Overhuel, to approve Resolution 2024-10, stating that the application from Tenth Street, INC for a Social District Permit is recommended by City Council for consideration and approval by the Michigan Liquor Control Commission. On a roll call vote, all voted in favor. Motion passed.

5. Director Callahan discussed purchasing nine (9) patrol rifles as part of an employee purchase plan for \$10,790.00.

A motion by Keeney, seconded by Wisnaski, approving the purchase of nine patrol rifles from Next Level Armament as part of an employee purchase plan for \$10,790.00. On a roll call vote, all voted in favor. Motion passed.

6. Director Callahan reported that thirty-six (36) MSA SCBA cylinders expire in June 2024 and need to be replaced. These cylinders allow firefighters to have respirable air in unsafe breathing environments.
A motion by Keeney, seconded by Wisnaski, to approve the purchase of thirty-six (36) MSA SCBA cylinders from MacQueen Emergency for 37,680.00 plus shipping. On a roll call vote, all voted in favor. Motion passed.

7. Director Callahan discussed the sale of scrap metal.

A motion by Steele, seconded by Overhuel, authorizing the DPS to sell scrap metal from old fire hose connectors and hardware and scrap from the mezzanine. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A motion by Steele, seconded by Overhuel, to accept and place on file the February 2024 Investment and Fund Balance reports. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$197,473.37 for payment of same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:

1. Beth Raich of 231 Gilkey- Stated that her water bill went from \$46 last month to \$90 this month- she wonders why.
2. Pam Waterman of 765 Glenview- Thanked City Manager Lakamper for the video he posted explaining the new water meters and rate changes. She stated that her new meter had not changed her monthly bill.

14. Staff Comments:

Treasurer/Finance Director Kelley thanked Verne Waterman and the rest of the 2024 Election Staff for a smooth Presidential Primary Election. He states that the 2023 taxes have been settled with Allegan County, and he was honored to hear that his work for Plainwell is outstanding. The bond sale was last week, and he is learning about the process.

Personnel Coordinator Kersten shared that the assistant Water Renewal Superintendent job opportunity has been posted. This position will be Superintendent Pond's successor.

Superintendent Nieuwenhuis thanked the residents who came to the meeting. He will send letters with more information to parcel owners. This will be a good project- his recent meeting with the engineers and construction company went great. The construction company plans to maintain access to homes and mailboxes, limit dust and mud when possible, and allow bus access.

Community Development Manager Siegel shared that she is working on several smaller projects.

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Superintendent Pond shared that he had signed retirement paperwork.

Director Callahan had nothing to report.

Clerk Leonard had nothing to report.

Manager Lakamper thanked Superintendent Pond for his transparency, and working with the City to source and train his successor. The bond sale went better than expected. He shared that he has some ideas on how to encourage interest in Plainwell in the development community.

15. Council Comments:

Mayor Pro Tem Steele thanked the community, and stated that the Old Orchard project should have already been done. She is truly sorry, as prices have sky rocketed in recent years. She encouraged everyone to have a safe and fun St. Patrick's Day.

Council member Overhuel thanked everyone for coming.

Council member Keeney thanked the public, and the Officer Culver for attending tonight's meeting.

Council member Wisnaski thanked the public.

16. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 8:58 PM. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
March 25, 2024


JoAnn Leonard, City Clerk