

# 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](http://www.plainwell.org)

“The Island City”

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## AGENDA

Plainwell City Council  
Monday, October 23, 2023 - 7:00PM  
Plainwell City Hall Council Chambers

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Approval of Minutes – 10/09/2023 Regular Meeting
6. Public Comments
7. County Commissioner Report
8. Agenda Amendments
9. Mayor’s Report
10. Recommendations and Reports:
  - A. **Public Hearing – Commercial Rehabilitation Tax Abatement- Resolution 2023-33**  
Council will hold a Public Hearing to receive comment on the Act 210 Application from Mark Meszaros (Mosaic Company) for a Commercial Rehabilitation Tax Abatement.
  - B. **Resolution 2023-32 – Finalizing Adoption of the 2023-2027 Master Plan Update**  
Council will consider approving Resolution 2023-32 to adopt the City of Plainwell 2023-2027 Master Plan update as recommended by the Planning Commission.
  - C. **WR - Purchase of Chlorine and Sulphur Dioxide**  
Council will consider approving the purchase of Chlorine and Sulfur Dioxide gas from Alexander Chemical.
  - D. **WR - Purchase of Ferric Chloride**  
Council will consider approving the purchase of Ferric Chloride from Alexander Chemical.
  - E. **DPW - Purchase of Water Van**  
Council will consider approving the purchase of a chassis from Harold Ziegler, and a Workport box from B&B.
  - F. **Special Use Permit Application from Vertical Bridge**  
Council will consider approving the Special Use Permit.
11. **Communications:** The September Department of Public Safety and Water Renewal monthly reports, the draft 10/10/2023 DDA/BRA/TIFA meeting minutes, the draft 10/12/2023 Parks & Trees meeting minutes and the draft 10/18/2023 Planning Commission meeting minutes.
12. **Accounts Payable - \$103,334.29**
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.

**MINUTES**  
**Plainwell City Council**  
**October 09, 2023**

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. No invocation was given.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Councilmember Overhuel, Councilmember Wisnaski and Councilmember Keeney. Absent: Mayor Pro-Tem Steele  
**A motion by Wisnaski, seconded by Overhuel, to excuse Mayor Pro-Tem Steele from the proceedings. On a voice vote, all voted in favor. Motion passed.**
5. Approval of Minutes:  
**A motion by Keeney, seconded by Wisnaski, to accept and place on file the Council Minutes of the September 25, 2023 regular meeting. On a voice vote, all voted in favor. Motion passed.**
6. Public Comment: None
7. Presentation:  
*2023 Chris Haas Volunteer of the Year Award*  
Community Development Manager Siegel read the letter nominating Gail Hill to receive this year's award. The Haas Family presented Gail Hill with the 2023 Chris Haas Volunteer of the Year Award for her various charitable and community endeavors which have supported and enriched the Plainwell community for many years. Gail exemplifies the characteristics that the Chris Haas Volunteer of the Year Award represents. Thank you, Gail, for all you do!
8. County Commissioner Report: None
9. **A motion by Keeney, seconded by Overhuel, to approve the Agenda for the October 09, 2023 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
10. Mayor's Report: Mayor Keeler stated that the Mayor Pro Tem Steele and her husband are in his thoughts at this time. He stated that Dean's has closed for the season.
11. Recommendations and Reports:
  - A. Community Development Manager Siegel provided Council with the Planning Commission recommendation to approve the rezoning of property at 377 N. Main St.  
**A motion by Overhuel, seconded by Keeney, to approve rezoning the property at 377 N. Main St. from CS community service to R1C residential. On a roll call vote, all in favor. Motion passed.**

B. Community Development Manager Siegel discussed Planning Commission Resolution 23-01, Approval of the 2023-2027 Plainwell Master Plan.

**A motion by Keeney, seconded by Wisnaski, to approve Planning Commission Resolution 23-01. On a roll call vote, all voted in favor. Motion passed.**

C. Superintendent Pond discussed proposals for Biannual Lift Station Cleaning. All proposals presented are 3-year contracts.

**A motion by Wisnaski, seconded by Keeney, to approve the 3-year contract with Plummers Environmental Services for \$85,352.82. On a roll call vote, all voted in favor. Motion passed.**

D. Superintendent Pond discussed proposals for Preventative Maintenance covering all City Generators. All proposals are 3-year contracts.

**A motion by Overhuel, seconded by Wisnaski, to approve the 3-year contract with Cummins Sales and Service for \$29,530.44. On a roll call vote, all voted in favor. Motion passed.**

12. Communications:

**A motion by Keeney, seconded by Wisnaski, to accept and place on file the September 2023 Investment and Fund Balance Reports, and the draft October 04, 2023 Planning Commission Meeting Minutes. On a voice vote, all voted in favor. Motion passed.**

13. Accounts Payable:

**A motion by Wisnaski, seconded by Keeney, that the bills be allowed and orders drawn in the amount of \$184,194.35 for payment of same. On a roll call vote, all voted in favor. Motion passed.**

14. Public Comments: None

15. Staff Comments:

Finance Director Kelley stated that the auditors are here through Thursday, and that the audit is going well.

Personnel Coordinator Kersten had nothing to report.

Superintendent Nieuwenhuis stated that loose leaf pick up began today and runs through November 19<sup>th</sup>.

Community Development Manager Siegel reported on the RFQ invite only luncheon happening on November 2<sup>nd</sup>, 2023 at noon. The event will bring developers and contractors together, and include a walkthrough of the old Paper Mill property. Plainwell is partnering with West Michigan Builder's Association and MEDC to bring awareness to this event. She discussed a

grant through MEDC that she is working on, and gave an update on Ladies Night. The Farmer's Market has moved indoors.

Superintendent Pond shared that Thursday's rain was a good test of Plainwell's storm system. Normal pump station load is ~400k gallons, with the storm pushing output to ~1.8 million gallons. The DPW assisted in some areas where drainage was compromised.

Public Safety Director Callahan discussed the new DPS Rescue Boat, stating that performance in shallow water exceeded expectations. He stated that DPS assisted about 150 Gilkey Elementary students this morning by providing a safe travel route and guidance during their bike ride. He shared that Plainwell's Homecoming parade is this week, and offered prayers to Lori and her family.

City Clerk Leonard had nothing to report.

City Manager Lakamper stated that Taplin will begin chemical stripping work this week. He discussed the RFQ luncheon event. He provided a timeline for bidding on the Old Orchard project- bids will be accepted starting October 16<sup>th</sup>, 2023 and lasting through November 16<sup>th</sup>, 2023, with an anticipated start date of spring, 2024. He stated that water meter change out will begin in January, 2024. Residents will receive information with their upcoming water bills. An appointment will need to be scheduled, and someone will need to be at the residence during meter exchange. There will be some Saturday appointments available as well. The dam project is currently at a standstill. Quotes were sought from two Splash Pad providers. The cost of construction was estimated at 170k, with a yearly maintenance cost of ~10k. It was also noted that water run-off from the Splash Pad would need to be treated through the sewer system.

16. Council Comments:

Councilmembers are thinking of the Steele family at this time.

17. Adjournment:

**A motion by Keeney, seconded by Wisnaski, to adjourn the meeting at 7:37 PM. On a voice vote, all voted in favor. Motion passed.**

Minutes respectfully  
submitted by,  
Ginger J Leonard  
City Clerk

MINUTES APPROVED BY CITY COUNCIL  
October 23, 2023

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Ginger J Leonard, City Clerk

**City of Plainwell  
Allegan County, Michigan  
Resolution 2023-33**

**A RESOLUTION REGARDING THE GRANTING OF ACT 210 TAX EXEMPTION TO  
MARK MESZAROS (MOAIC COMPANY), 119 WEST BRIDGE STREET, PLAINWELL, MI.**

**WHEREAS**, the City of Plainwell established, pursuant to Act 210 of the Michigan Public Acts of 2005, a Commercial Rehabilitation District as defined in said Act on the 13th day of December, 2021 with the adoption of Resolution 2021-19, and

**WHEREAS**, Mark Meszaros (Mosaic Company), 119 West Bridge Street, Plainwell, Michigan 49080, the applicant, filed with the Clerk of the City of Plainwell, Allegan County, Michigan, an Application for Commercial Rehabilitation Exemption on September 13, 2023; and

**WHEREAS**, the City Clerk has notified in writing the City Assessor of the City of Plainwell and the legislative body of each taxing unit which levies ad valorem property taxes in the unit of a Public Hearing on this application scheduled for October 23, 2023 at 7:00 p.m. and

**WHEREAS**, notice of said hearing was also published in the Union Enterprise on October 5, 2023; and

**WHEREAS**, a Public Hearing was held on October 23, 2023 by the local legislative body to afford a hearing to the applicant, City Assessor and representatives of the affected taxing units; and

**WHEREAS**, the City Council of the City of Plainwell, Michigan, after a hearing thereon, determined that the granting of the Commercial Rehabilitation Exemption Certificate shall not have the affect of substantially impeding the operation of the local government unit or impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the local governmental unit in which the facility is located or to be located; and

**WHEREAS**, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Plainwell, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted; and

**WHEREAS**, the City Council of the City of Plainwell, Michigan, has determined that the applicant has complied with all requirements as stated in Section 8 of Act 210 of the Michigan Public Acts of 2005, as amended; and

**WHEREAS, the City Council of the City of Plainwell, Michigan desires to approve the application submitted herein:**

**NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:**

That the City Council of the City of Plainwell, Michigan hereby approves the application of Mark Meszaros (Mosaic Company), 119 West Bridge Street, Plainwell, Michigan 49080, Act 210 for Commercial Rehabilitation Exemption.

YES:

NO:

ABSENT:

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Ginger J. Leonard, City Clerk

**CERTIFICATE:**

STATE OF MICHIGAN  
COUNTY OF ALLEGAN

I, the undersigned do hereby certify the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Plainwell, Michigan at a regular meeting of the City Council held on the 23<sup>rd</sup> day of October, 2023.

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Ginger J. Leonard, City Clerk

# Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

LOCAL GOVERNMENT UNIT USE ONLY	
▶ Application No.	▶ Date Received
STATE USE ONLY	
▶ Application No.	▶ Date Received

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file the application form (with required attachments) with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) <b>Mark Meszaros</b>		NAICS or SIC Code <b>423830</b>	
Facility's Street Address <b>119 West Bridge Street</b>	City <b>Plainwell</b>	State <b>MI</b>	ZIP Code <b>49080</b>
Name of City, Township or Village (taxing authority) <b>Plainwell</b>	County <b>Allegan</b>	School District Where Facility is Located <b>Plainwell</b>	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>09/13/2023</b>	Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>09/30/2026</b>		
Estimated Cost of Rehabilitation <b>\$2,500,000</b>	Number of Years Exemption Requested (1-10) <b>10</b>		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity		<input type="checkbox"/> Retain Employment	<input type="checkbox"/> Revitalize Urban Areas
<input checked="" type="checkbox"/> Create Employment		<input type="checkbox"/> Prevent Loss of Employment	<input type="checkbox"/> Increase Number of Residents in Facility's Community
No. of jobs to be created due to facility's rehabilitation <b>35</b>	No. of jobs to be retained due to facility's rehabilitation <b>35</b>	No. of construction jobs to be created during rehabilitation <b>25</b>	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption	
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use		<input checked="" type="checkbox"/> Legal description	
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken		<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility		<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) <b>Mark Meszaros</b>		Telephone Number <b>(269) 420-8186</b>	
Fax Number		E-mail Address <b>mark@thehouseofmosaic.com</b>	
Street Address <b>179 S. Lake Doster Dr.</b>	City <b>Plainwell</b>	State <b>MI</b>	ZIP Code <b>49080</b>
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company 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 governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i></p>			
Signature of Authorized Company Officer (no authorized agents) <i>Mark Meszaros</i>		Title <b>President</b>	Date <b>09/15/2023</b>

<b>PART 4: ASSESSOR RECOMMENDATIONS</b> (assessor of LGU must complete Part 4)			
Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).			
	<b>Taxable Value</b>	<b>State Equalized Value (SEV)</b>	
<b>Land</b>			
<b>Building(s)</b>			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.			
<input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.			
Name of Local Government Body			
Name of Assessor (first and last name)		Telephone Number	
Fax Number		E-mail Address	
<i>I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.</i>			
Assessor's Signature			Date
<b>PART 5: LOCAL GOVERNMENT ACTION</b> (clerk of LGU must complete Part 5)			
Action Taken By LGU (attach a certified copy of the resolution):			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code	
<b>PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION</b> (clerk of LGU must complete Part 6)			
Clerk's Name (first and last)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number	
<i>I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.</i>			
Clerk's Signature			Date

For faster service, the LGU should email the completed application and required documents to [PTE@michigan.gov](mailto:PTE@michigan.gov).

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

Michigan Department of Treasury, State Tax Commission  
 P.O. Box 30471  
 Lansing, MI 48909



# Instructions for Completing Form 4507

## Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

### Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
  - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
  - b. Description of the qualified facility's proposed use
  - c. Description of the general nature and extent of the rehabilitation to be undertaken
  - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
  - e. Time schedule for undertaking and completing the facility's rehabilitation
  - f. Statement of the economic advantages expected from the exemption
  - g. Legal description of the facility
  - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
  - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
  - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
    - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
    - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
    - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) and click on Commercial Rehabilitation Act.
4. Submit the application and all attachments to the clerk of the LGU where the property is located.

### LGU Assessor Instructions

Complete and sign Part 4 of the application.

### LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
  - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
  - b. All required attachments listed under Part 2
  - c. A copy of the resolution by the LGU establishing the district
  - d. A certified copy of the resolution by the LGU approving the application
  - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. **For faster service, email the completed application and additional required documentation to [PTE@michigan.gov](mailto:PTE@michigan.gov).** An additional submission option is to mail the completed application and required documents to: Michigan Department of Treasury, State Tax Commission, P.O. Box 30471, Lansing, MI 48909

### Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

If you have questions or need additional information or sample documents, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) or call 517-335-7491.



## “The Island City”

## MEMORANDUM

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

TO: City Council  
FROM: Denise Siegel, Community Development Manager  
DATE: October 23, 2023  
SUBJECT: Final Master Plan 2023-2027 Approval

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**SUGGESTED MOTION:** I make a motion to adopt Resolution 2023-32, approving the 2023-2027 City of Plainwell Updated Master Plan as recommended by the Planning Commission.

**BACKGROUND INFORMATION:** The Michigan Planning Enabling Act, MCL 125.3801 authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands within the City. The Planning Commission has spent several months updating the existing plan for the next five years, and officially approved and recommended the final copy for Council approval with Planning Commission Resolution 23-01 at the Planning Commission Meeting held on October 4, 2023.

The update for the Master Plan began in April of 2022 with an Open House / Public Input meeting. The Planning Commission held two Master Plan workshops reviewing and making changes to goals, objectives, zoning maps, Future Land use and planning areas. One alteration to the Land Use Map was the addition of the 52 acres of property in the Industrial park.

The City Council received and reviewed the Master Plan Update and created a Resolution 2023-15 approving the Draft Master Plan for Distribution and Asserting the City Council’s Right to Adopt the Updated City of Plainwell Master Plan on May 22, 2023.

Resolution 2023-32 finalizes approval of the Master Plan by City Council following recommendation by the Planning Commission. Planning Commission Resolution 23-01 was presented to Council during the City Council meeting held on October 9, 2023 at 7:00pm.

**ANALYSIS:** The Master Plan sets goals and objectives for the next five years. It provides consistency in decision making by providing a point of reference for taking action. The Plan describes the community vision for future and establishes existing and intended growth. A Master Plan aligns funding from both federal and state agencies.

**BUDGET IMPACT:** There is no impact to the budget.

**CITY OF PLAINWELL  
ALLEGAN COUNTY, MICHIGAN**

**Resolution No. 2023-32**

At a regular meeting of the Plainwell City Council held on October 23, 2023 at the Plainwell City Hall, the following Resolution was offered for adoption by Council Member \_\_\_\_\_ and was seconded by Council Member \_\_\_\_\_:

**A RESOLUTION ADOPTING THE PROPOSED  
CITY OF PLAINWELL MASTER PLAN UPDATE**

**WHEREAS**, the Michigan Planning Enabling Act, MCL 125.3801 *et seq.* (“MPEA”) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the City; and

**WHEREAS**, the City of Plainwell Planning Commission prepared an updated Master Plan and submitted such plan to the City Council for review and comment; and

**WHEREAS**, on May 22, 2023, the Plainwell City Council received and reviewed the proposed Master Plan prepared by the Planning Commission, authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA, and asserted its right to give final approval or rejection of the Plan; and

**WHEREAS**, notice was provided to the Notice Group entities as provided in the MPEA; and

**WHEREAS**, the Planning Commission held a public hearing on August 2, 2023 to consider public comment on the proposed Master Plan, and to further review and comment on the proposed Plan; and

**WHEREAS**, after the public hearing was held, the Planning Commission voted to approve the updated Master Plan on October 4, 2023, and recommended adoption of the proposed Master Plan to the City Council; and

**WHEREAS**, the City Council finds that the proposed Master Plan is desirable, proper, reasonable, and furthers the use, preservation, and development goals and strategies of the City;

**NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:**

1. ***Adoption of 2023 Master Plan.*** The City Council hereby approves and adopts the proposed updated Master Plan, including all of the chapters, figures, descriptive matters, maps and tables contained therein.

2. ***Distribution to Notice Group.*** Pursuant to MCL 125.3843, the City Council approves distribution of the updated Master Plan to the Notice Group.

3. ***Findings of Fact.*** The City Council has made the foregoing determination based on a review of existing land uses in the City, a review of the existing Master Plan provisions and maps, and input received from the Planning Commission and the public, as well as the assistance of a professional planning group. The City Council also finds that the updated Master Plan will accurately reflect and implement the City's goals and strategies for the use, preservation, and development of lands within the City of Plainwell.

4. ***Effective Date.*** The amended Master Plan shall become effective on the adoption date of this resolution.

YEAS:

NAYS:

ABSENT:

**RESOLUTION DECLARED ADOPTED**

**CERTIFICATION**

I hereby certify that the above is a true copy of a resolution adopted by the Plainwell City Council at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: October 23, 2023

By \_\_\_\_\_  
Ginger J. Leonard  
City Clerk

DRAFT



## "The Island City"

## MEMORANDUM

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

TO: Justin Lakamper, City Manager  
FROM: Bryan Pond Superintendent of Water Renewal  
DATE: October 23rd, 2023  
SUBJECT: Purchase of Chlorine & Sulfur Dioxide

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### SUGGESTED MOTION:

I motion to approve the purchase of chlorine and sulfur dioxide gas from Alexander Chemical of Kingsbury In.

### BACKGROUND INFORMATION:

This purchase was previously approved in July 2023 with Haviland Chemical. Alexander contacted me recently and asked if they could re-quote chemicals they provide. Alexander Chemical manufactures chlorine products and would be a factory direct purchase.

Chlorine is necessary to disinfect the final effluent going to the Kalamazoo River. Sulfur Dioxide is necessary to remove chlorine from the effluent going to the river. Our permit regulates the level of fecal coliform entering the river which chlorine reduces to permit levels. The Sulfur reduces the amount of chlorine going to the river which is also regulated in our permit. Without using both chemicals, the plant would not disinfect the effluent or remove the chlorine, and violate the permit discharge limits and eventually end up in fines by the State of Michigan

### ANALYSIS:

Two suppliers in our area provided pricing.

Haviland Chemical: Jones Chemical supplier, current supplier

Chlorine \$2.015/lb. x 4000 lbs./yr. \$8,600/yr.

Sulfur Dioxide \$1.70/lb. x 4000lbs \$6,800/yr.

Tank Rental None

Alexander Chemical: Alexander Chemical supplier, new supplier

Chlorine \$1.3166/lb. x 4000lbs/yr. \$5,224.40/yr.

Sulfur Dioxide \$1.26/lb. x 4000lbs./yr. \$5,040/yr.

Tank Rental Fee. Chlorine 60days no fee then \$.50/ day

Sulfur 90 days no fee then \$.50/day

I am recommending Alexander Chemical due to the extended time for rental fees to be forgiven and, costs savings from the updated pricing.

### BUDGET IMPACT:

These chemical costs are budgeted for \$14,600. in line item 59-540-752 for FY 23/24. The new pricing is locked in until June 30<sup>th</sup> 2023, and would save the sewer fund \$2,700 over the next eight months.

# ALEXANDER

ALEXANDER CHEMICAL CORPORATION

DATE: October 11, 2023	BILL TO: TO:	SALES REPRESENTATIVE: Jennifer Stewart
QUOTE#: QUO-10112023-1	126 Fairlane Street	CUSTOMER SERVICE REP: Tasha Sponaugle
Quote Name: Plainwell Public Works	Plainwell, MI 49080-1852	EFFECTIVE FROM: 10/1/2023
		EFFECTIVE TO: 06/30/2024

Alexander Chemical is pleased to offer the following quotation for your consideration:

150 lb. Sulfur Dioxide Cylinders  
\$189.00/E (\$1.26/lb.)  
Delivered  
Rental: 90 days free; \$0.50 per cylinder thereafter.

150 lb. Chlorine Cylinders  
\$197.50/E (\$1.3166/lb.)  
Delivered  
Rental: 60 days free; \$0.50 per cylinder thereafter.

Ferric Chloride 38-42% (Bulk)  
\$473/ton (\$0.2365/lb.)  
Direct Delivered

**Fuel Surcharge:** \$75.00 LTL  
**Superfund Tax:** \$0.0027/lb. Chlorine

TERMS: Net 30 days, by check or EDI  
STOP CHARGES: No Stop charges  
DEMURRAGE: No Demurrage charges  
PRICE PROTECTION: Pricing Firm thru June 30, 2024

Orders can be placed by calling our Customer Service Department at (800) 348-8827, faxing Purchase Orders to (219) 393-5364, or email [orders@alexchem.com](mailto:orders@alexchem.com). As always, should you have any questions please don't hesitate to give us a call.

NOTE: **Freight Charges** are current as of this date and are subject to change based on actual ship date.

*In addition to the purchase price, Buyer shall pay Seller the amount of all new and additional governmental taxes, excises, duties and/or other charges (except taxes on or measured on a net income) that Seller may be required to pay with respect to the production sale or transportation of any material delivered hereunder.*

**Rush Orders** (orders requiring shipment in less than two business days) may be subject to a surcharge.

This quotation is subject to our standard terms and conditions and shall remain open for thirty (30) days unless otherwise stated above. If not accepted within thirty (30) days, Alexander Chemical shall have no liability or obligation under this quotation. This quotation is made for the sole purpose of sourcing the prospective buyer's purchasing needs. As such, none of the information contained herein may be disclosed to any third party without Alexander Chemical's written consent.

Customer Number  
1069307



421 Ann St. N.W.  
Grand Rapids, MI 49504

Phone: 800 456-1134  
Fax: 616 361-9772  
www.havilandusa.com

**INVOICE**

Date	Invoice #
09/19/2023	483982
Date Shipped	Order #
09/19/2023	420502

S CITY OF PLAINWELL  
O 211 N MAIN ST  
L PLAINWELL , MI 49080-  
D USA  
  
T  
O

S WATER RENEWAL TREATMENT PLANT  
H 129 FAIRLANE  
I PLAINWELL , MI 49080-  
P USA  
  
T  
O



Customer PO #		FOB Remark		Freight Terms		
5943		Destination		Delivered		
Requisition #		Terms	Due Date	Ship Via	Sales ID	
		Net 30 Days	10/19/2023	Vendor Truck	HP023	
Units	Package	Product Name		Total Quantity	Unit Price	Amount
4.00	150 lb CL150	Chlorine Gas Cylinder H005706-C1150 Lot: 091923		600.0000/lb	2.1500 /lb	1,290.00
3.00	150 lb CL150	Sulfur Dioxide (Liq) SO2 H005707-C1150 Lot: 091923		450.0000/lb	1.7000 /lb	765.00

THIS SALE IS SUBJECT TO THE HAVILAND ENTERPRISES, INC. TERMS AND CONDITIONS OF SALE TO CUSTOMERS, AVAILABLE AT [https://havilandusa.nyc3.digitaloceanspaces.com/staging/Haviland\\_Buyer\\_Customer\\_Terms\\_and\\_Conditions\\_2021-09-24-184202\\_mtpb.pdf](https://havilandusa.nyc3.digitaloceanspaces.com/staging/Haviland_Buyer_Customer_Terms_and_Conditions_2021-09-24-184202_mtpb.pdf) WHICH ARE BY THIS REFERENCE HEREBY INCORPORATED HEREIN. A SEPARATE HARD COPY WILL BE PROVIDED UPON REQUEST. EXECUTION OF THE TERMS OF THIS SALE IS A SPECIFIC REPRESENTATION THAT THE CUSTOMER HAS READ, UNDERSTOOD AND AGREED TO THE REFERENCED TERMS.

**Total: 2,055.00**

Remit To: Haviland Products Company 421 Ann Street NW Grand Rapids , MI 49504-2075 USA





## "The Island City"

### MEMORANDUM

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

TO: Justin Lakamper, City Manager  
FROM: Bryan Pond Superintendent of Water Renewal  
DATE: October 23rd, 2023  
SUBJECT: Purchase of Ferric Chloride

---

#### **SUGGESTED MOTION:**

I motion to approve the purchase of ferric chloride from Alexander Chemical of Kingsbury In.

#### **BACKGROUND INFORMATION:**

This request was previously approved in July 2023 from Webb Chemical and budgeted for \$46,436

This chemical is necessary to aid settling of solids in the primary tanks, the chemical coagulates and settles solids in the tank. Within the settling of solids phosphorus is also removed as the solids are pumped from the tanks. Our permit to discharge into the Kalamazoo River regulates the level of phosphorus we discharge. Without using this chemical, the plant would not remove enough phosphorus and violate the permit discharge limits and eventually end up in fines by the State of Michigan.

#### **ANALYSIS:**

Two quotes were provided, and the pricing is as follows.

Webb Chemical PVS product.650/lb.\$11,601/ shipment x 3 shipments/yr. = \$34803/yr.  
*(Existing Pricing through December)*

Alexander Chemical Kemira .0.5885/lb. \$10,510.61/shipment x 3 shipments/yr. = \$31,531.83  
*New pricing thru 6-30-24*

**BUDGET IMPACT:** The cost is budgeted for in line item 59-540-752 for FY 23/24. The pricing has been unstable since 2021 and the new pricing will lock the price in through June of 2024 saving the sewer fund \$3,200 this FY.

# ALEXANDER

ALEXANDER CHEMICAL CORPORATION

DATE: October 20, 2023	BILL TO:	TO:	SALES REPRESENTATIVE: Jennifer Stewart
QUOTE #: QUO-10112023-1	126 Fairlane Street		CUSTOMER SERVICE REP: Tasha Sponaugle
Revision 1	Plainwell, MI 49080-1852		EFFECTIVE FROM: 10/20/202
Quote Name: <b>Plainwell Public Works</b>			EFFECTIVE TO: 06/30/2024

Alexander Chemical is pleased to offer the following quotation for your consideration:

150 lb. Sulfur Dioxide Cylinders

\$189.00/E (\$1.26/lb.)

Delivered

Rental: 90 days free; \$0.50 per cylinder thereafter.

150 lb. Chlorine Cylinders

\$197.50/E (\$1.3166/lb.)

Delivered

Rental: 60 days free; \$0.50 per cylinder thereafter.

Ferric Chloride 38-42% (Bulk)

\$1,177.00/DT (\$0.2354/wet lb.) \* Based on 40% assay, may vary.

Direct Delivered

**Fuel Surcharge:** \$75.00 LTL

**Superfund Tax:** \$0.0027/lb. Chlorine

TERMS: Net 30 days, by check or EDI

STOP CHARGES: No Stop charges

DEMURRAGE: No Demurrage charges

PRICE PROTECTION: Pricing Firm thru June 30, 2024

Orders can be placed by calling our Customer Service Department at (800) 348-8827, faxing Purchase Orders to (219) 393-5364, or email [orders@alexchem.com](mailto:orders@alexchem.com). As always, should you have any questions please don't hesitate to give us a call.

NOTE: **Freight Charges** are current as of this date and are subject to change based on actual ship date.

*In addition to the purchase price, Buyer shall pay Seller the amount of all new and additional governmental taxes, excises, duties and/or other charges (except taxes on or measured on a net income) that Seller may be required to pay with respect to the production sale or transportation of any material delivered hereunder.*

**Rush Orders** (orders requiring shipment in less than two business days) may be subject to a surcharge.

This quotation is subject to our standard terms and conditions and shall remain open for thirty (30) days unless otherwise stated above. If not accepted within thirty (30) days, Alexander Chemical shall have no liability or obligation under this quotation. This quotation is made for the sole purpose of sourcing the prospective buyer's purchasing needs. As such, none of the information contained herein may be disclosed to any third party without Alexander Chemical's written consent.



## "The Island City"

## MEMORANDUM

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

TO: City Council / Justin Lakamper, City Manager  
FROM: Robert Nieuwenhuis, DPW Superintendent  
DATE: 10/17/2023  
SUBJECT: Water Van

---

**SUGGESTED MOTION:** I recommend council approve the purchase of a E350 cutaway ford van chassis from Harold Zeigler for \$37,189.00. I also recommend council approve the purchase of the Workport box for the chassis from B&B for \$18,767.00.

**BACKGROUND INFORMATION:** This water van build will be a direct replacement of our current water van. We found that we could save the City money by organizing the build instead of purchasing an already complete van with a work body. So, we have designed a water van that meets our needs with the help of B&B and Harold Zeigler.

**ANALYSIS:**

Build by City – Chassis \$37,189.00 and Workport box \$18,767.00. Total \$55,956  
Castle Ford – \$66,088.00  
Lafontaine Ford – Chassis \$38,630

**BUDGET IMPACT:** This is a budgeted purchase and is out of the water fund 581-540.

October 6, 2023

Hi Wade,

Thank you for your interest in our service body, we'd love to help you purchase this vehicle! Below is the out the door pricing, as well as a copy of the spec sheets and window sticker. I'm including delivery as well assuming you would like us to bring it to you in Plainwell!

**2024 Ford E-350 Cutaway with 12' Rockport Aluminum Enclosed Service Body (White) - FP007**

MSRP	\$41,670
Body	\$23,995
<i>Government Price Concession</i>	- \$400
Vin Etch	\$299
Delivery to MI	\$299
Doc Fee	\$225
Tax Exempt	\$0

---

**TOTAL OUT THE DOOR** **\$66,088.00**

If you would like to go forward with a purchase, we do require a \$500 deposit and a color copy of your driver's license. We do take cards over the phone for your convenience. Just let me know and I can go ahead and get you set up! If you need a business credit application for financing please let me know. We do accept PO's as well.

Thank you so much for the opportunity to earn your business and look forward to continuing to help keep the City of Plainwell moving forward!

Lauren Petersen  
**Castle Ford Lincoln**  
Commercial Sales  
3930 Franklin St. Michigan City, IN 46360  
(219) 219-243-7256 ex. 5142  
Cell (219) 455-8441

HZP-FI WAQ

Quote worksheet - Purchase

brentw 3957

Quote Number:	199405	14) Service Contract:	
1) Customer Number:		15) Gap/Maint(w):	
2) Cust Name:		16) Tire/wheel:	
3) Stock Number:		17) Prep Fee.....:	
Days in Stock:		18) Protection Pkg:	
4) Sales Price:	\$ 36,890.00		
5) NET TRADE:			
6) Cash Down:		19) Sales Tax:	
7) Rebate:		20) APR:	
8) Cash Due Delivery:		21) Term:	
Total Down:		22) Days To 1st Payment:	
9) Documentation Fee:	\$ 260.00	23) ***PAYMENT***:	\$ 37,189.00
10) CVR Fee:	\$ 24.00		
11) Title Fee:	\$ 15.00		
12) License Fee:			
13) Transfer Fee:		Unpaid Balance:	\$ 37,189.00
Command (?):			

Enter a command, a field number, or press a function key. Enter ? for help.  
 F3=Sv/Ex F5=RRecall F6=Cust F7=Veh F8=Trd F10=Misc SF11=>

*Rob Cars*  
*269-207-6326*

OH1-000174 IN 9-NORMAL, NB, 200174, NM012 9863

TAN CERT CERT CERT TRD RAMP BUMP CAMP BOOK EXFT POT1

009795 1EDWE3FN3 PDD35882 NB BU09



ford.com

VEHICLE DESCRIPTION  
**E-SERIES**

2023 E-360 CUTAWAY SRW  
SRW 138 VIB  
7.3L V8 PREMIUM-RATED ENG.  
ELEC 6-SPD AOD W/TOW-HAUL

Pd **D35882**

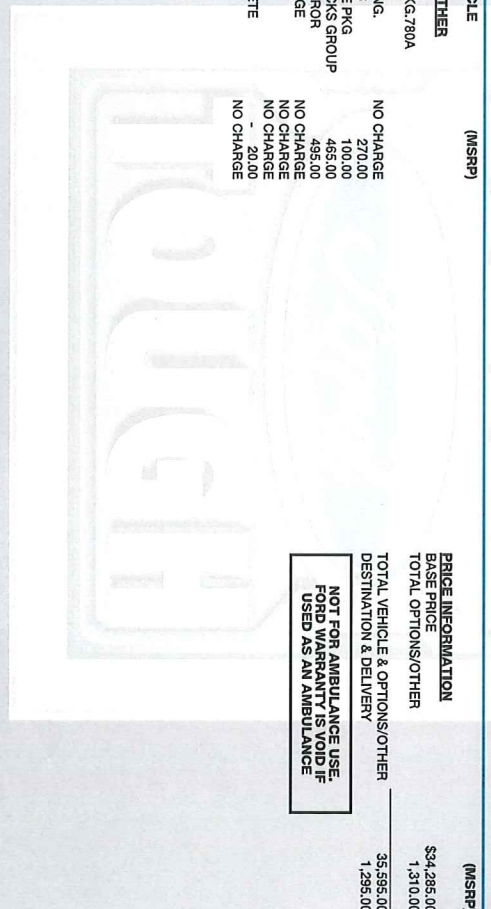
EXTERIOR  
INTERIOR  
MEDIUM FLINT VINYL

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

- |   |   |   |   |
|---|---|---|---|
| <b>EXTERIOR</b>   | <b>INTERIOR</b>   | <b>FUNCTIONAL</b>   | <b>SAFETY/SECURITY</b>  |
| <ul style="list-style-type: none"> <li>• AUXILIARY FUEL PORT</li> <li>• BUMPER BLACK</li> <li>• HEADLAMPS - AUTOLAMP (ON/OFF)</li> <li>• INTERNAL WIPEERS</li> <li>• LT245/75R16 BSW A/S TIRES</li> <li>• SOLAR TINTED GLASS</li> </ul> | <ul style="list-style-type: none"> <li>• AIR CONDITIONING</li> <li>• AM/FM RADIO W/ BLUETOOTH®</li> <li>• BLACK VINYL FLOOR COVERING</li> <li>• GLOVE BOX WITH POWERPOINT</li> <li>• POWERPOINT - 12V (FRONT)</li> <li>• STEERING - TILT/TELESCOPIC</li> <li>• TACHOMETER</li> <li>• VINYL FRONT HEADLINER</li> <li>• VINYL SUN VISORS</li> </ul> | <ul style="list-style-type: none"> <li>• AUX TRANSMISSION COOLER</li> <li>• BATTERY - 78 AMP-HR</li> <li>• FLEET TELEMATICS MODEM</li> <li>• HILL START ASSIST</li> <li>• TWIN-BEAM INDEPENDENT FRONT SUSPENSION</li> </ul> | <ul style="list-style-type: none"> <li>• 3 POINT SAFETY BELTS</li> <li>• 4-WHEEL ANTI-LOCK DISC BRAKING SYSTEM</li> <li>• DRIVER/PASSENGER AIR BAGS</li> <li>• ELECTRONIC STABILITY CNTRL</li> <li>• TIRE PRESSURE MONITOR SYS</li> <li>• TRACTION CONTROL</li> </ul> |

INCLUDED ON THIS VEHICLE (MSRP)

- |                                 |           |             |
|---------------------------------|-----------|-------------|
| <b>OPTIONAL EQUIPMENT/OTHER</b> |           | (MSRP)      |
| 4005-621P01/01/22 AF583         |           | \$34,285.00 |
| PREFERRED EQUIPMENT PKG.780A    |           | 1,310.00    |
| STANDARD TRIM                   |           |             |
| 7.3L V8 PREMIUM-RATED ENG.      | NO CHARGE |             |
| 4.10 LIMITED SLIP AXLE XEB      | 270.00    |             |
| HIGH-SERIES EXT UPGRADE PKG     | 100.00    |             |
| POWER WINDOWS AND LOCKS GROUP   | 465.00    |             |
| REAR VIEW CAMERA W/MIRROR       | 495.00    |             |
| RAW MATERIALS SURCHARGE         | NO CHARGE |             |
| 10059# GVWR PACKAGE             | NO CHARGE |             |
| 50 STATE EMISSIONS              | NO CHARGE |             |
| WiFi 4G LTE HOTSPOT DELETE TPMS | 20.00     |             |
|                                 | NO CHARGE |             |



**PRICE INFORMATION**  
BASE PRICE \$34,285.00  
TOTAL OPTIONS/OTHER 1,310.00  
TOTAL VEHICLE & OPTIONS/OTHER 35,595.00  
DESTINATION & DELIVERY 1,295.00

**NOT FOR AMBULANCE USE**  
NOT FOR FINANCIAL INSTITUTIONS  
USED AS AN AMBULANCE

RAMP ONE  
CE07  
RAMP TWO  
CONVOY  
ITEM #: 48-1027 O/T 5C

This label is affixed pursuant to the Federal Automobile Information Disclosure Act, Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

**TOTAL MSRP \$36,890.00**

Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit [www.ford.com/finance](http://www.ford.com/finance).

**SPECIAL ORDER**  
NM012 N RB X 315 000174 12 01 22

EPA Fuel Economy and Environment  
DOT  
**FUEL ECONOMY RATINGS NOT REQUIRED ON THIS VEHICLE**

**fuel economy.gov**  
Calculate personalized estimates and compare vehicles



1FDWE3FN3PDD35882

Insignia on Ford Protect. The only extended service plan available in the U.S. and Mexico. See your Ford dealer or visit [www.ford.com](http://www.ford.com).

**FORD PROTECT**  
Combined Service Plan

Scan QR code or text 1FDWE3FN3PDD35882 to 48282

Make a Data Request my Text HELP for help

[www.ford.com/help/private-term](http://www.ford.com/help/private-term)





**B&B Truck Equipment**  
 8505 Piedmont Industrial Park Drive SW  
 Byron Center, MI 49315-9356  
 P: (616) 878-1120  
 F: (616) 878-1288

**B & B Truck**  
 8505 Piedmont Industrial Park Dr SW  
 Byron Center, MI 49315-9356  
 Phone: (616) 878-1120

# PROPOSAL

Proposal ID	Date
10409	10/12/2023
Sales Person	Page
DDECKER	1 of 2

**Proposal To:**

City of Plainwell  
 141 N Main St  
 Plainwell, MI 49080  
 Phone: (269) 685-6821  
 Fax: (269) 685-7282  
 E-Mail: cpickett@plainwell.org

**Ship To:**

Pickup

Decision Maker	Ship Date	Ship Via	Description	Terms
		Pickup	ROCKPORT: 10'IL x 80"OW x 78"IH WORKPORT 3/8" FRP	Net 30 days

Quantity	Product ID	Description	Unit	Amount
1.00	RP-RPAF1066WN	ROCKPORT: 10'IL x 80"OW x 78"IH WORKPORT  3/8" FRP SIDEWALLS, BULKHEAD SLIDING DOOR ON CAB SIDE W/ 6" SET BACK WALL FOR FULL SEAT TRAVEL, TRUE NOMINAL BODY LENGTH BEHIND SET BACK WALL, ALUM FRONT RADIUS & HIGH IMPACT FRONT RADIUS CORNERS, ALUM VERTICAL CORNERS, 3 1/2" XMEMBERS 24" OC, TUFF-PLY RUBBER FLOOR COVERING OVER 1 1/8" PLYWOOD FLOOR, WHEELWELLS, REAR MUD FLAPS (1) ADJUSTABLE SHELF IN EACH VERT COMP, (2) VERT AND (4) HORIZONTAL ACCESS COMPS W/ COUNTERTOP, ALUM DRIP RAIL ABOVE COMPS, ABS DOOR COVERS, SPRING LOADED DOOR CLOSURES, HD ALUM HINGES W/ GREASE ZERKS, FULL ACCESS TO HORIZONTAL COMPS FROM BODY INTERIOR, STEEL REAR STRUCTURE WITH DUAL INTERGRATED LADDERS, (2) LED CARGO LIGHTS W/ 3-WAY LIGHTED CAB SWITCH, 12" STEEL POOCHED REAR STEP BUMPER W/ KICKPLATE, TRANSLUCENT ROOF, ROOF BOWS 12" OC, 3 ROOF LADDER RACKS, 70/ 30 REAR SWING DOORS W/ 47" OPENING, LED CLEARANCE LIGHTS, (2) GRAB HANDLES, UNDERCOATING REAR VIEW BACK-UP CAMERA - CHASSIS SUPPLIED. FORD, CHEV & GMC REAR BACK-UP ALARM RP0015 ROCKTOP AIR FARING WITH CAB ROOF CUTOUT & FULL HEIGHT SLIDING BULHEAD DOOR (FORD E-SERIES) CLASS-3 RECEIVER & HARNESS W/ 7-WAY FLAT PLUG 5,000 LB MAX/500 LB TONGUE NOTE: PLUG ONLY AVAILABLE ON FORD E-SERIES, F-SERIES FRONT END ALIGNMENT (ALL CHASSIS UNDER 18,000 LB CURB WEIGHT	18,467.00	18,467.00
1.00	FREIGHT IN	Inbound Freight	300.00	300.00
1.00	THANKS FOR YOUR BUSI	Thank You For Your Business		



**B&B Truck Equipment**  
 8505 Piedmont Industrial Park Drive SW  
 Byron Center, MI 49315-9356  
 P: (616) 878-1120  
 F: (616) 878-1288

**B & B Truck**  
 8505 Piedmont Industrial Park Dr SW  
 Byron Center, MI 49315-9356  
 Phone: (616) 878-1120

# PROPOSAL

<b>Proposal ID</b>	<b>Date</b>
10409	10/12/2023
<b>Sales Person</b>	<b>Page</b>
DDECKER	2 of 2

**Proposal To:**

City of Plainwell  
 141 N Main St  
 Plainwell, MI 49080  
 Phone: (269) 685-6821  
 Fax: (269) 685-7282  
 E-Mail: cpickett@plainwell.org

**Ship To:**

Pickup

Decision Maker	Ship Date	Ship Via	Description	Terms
		Pickup	ROCKPORT: 10'IL x 80"OW x 78"IH WORKPORT 3/8" FRP	Net 30 days

Quantity	Product ID	Description	Unit	Amount
----------	------------	-------------	------	--------

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications, and conditions are satisfactory and are hereby accepted.

**Proposal is valid until Saturday, November 11, 2023**

Signature \_\_\_\_\_

Date \_\_\_\_\_

<b>Subtotal</b>	18,767.00
<b>Sales Tax</b>	Exempt
<b>TOTAL</b>	<b>18,767.00</b>





## "The Island City"

## MEMORANDUM

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

TO: City Council / Justin Lakamper, City Manager  
FROM: Denise Siegel, Community Development Manager  
DATE: October 19, 2023  
SUBJECT: Special Use Permit Approval

---

**SUGGESTED MOTION:** I motion to approve the Special Use Permit from Vertical Bridge to locate a 195' Monopole Tower, Wireless Communication Facility (WCF) at 950 Industrial Property.

**BACKGROUND INFORMATION:** Planning Commission reviewed the Special Use Permit at the Oct. 18<sup>th</sup> meeting. This project is in partnership with T-Mobile to enhance their network providing more reliable, higher speed data in the Plainwell area.

**ANALYSIS:** Vertical Bridge and the anchor tenant, T-Mobile are hopeful this WCF will assist the City with our current or future plans of development; specifically, to encourage technology access throughout the city and to ensure adequate infrastructure including emergency services area available for the healthy economic growth of the area.

**BUDGET IMPACT:** There is not impact to the City's budget for this project.



Vertical Bridge Holdings, LLC

750 Park of Commerce Drive

Suite 200

Boca Raton, FL 33487

561-406-4095

VerticalBridge.com



**Site ID: US-MI-5300/ GS02483**

**Presented To: City of Plainwell**

**Presented By: Jason Riggs / Fortune Wireless**

**Applicant:**

VB BTS II, LLC (Vertical Bridge)  
750 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487

**Proposed Tower Location:**

950 INDUSTRIAL PKWY  
PLAINWELL, MI 49080

**Parcel #:** 55-206-031-00  
**Latitude:** 42.4467904  
**Longitude:** -85.6256771



**Fortune Wireless, Inc.**



## **Table of Contents**

1. LETTER OF INTENT
2. APPLICATION
3. GENREAL MAPS: STREET, AERIAL, ZONING, & FLOOD
4. AERIAL MAP – SITE PLAN OVERLAY & SITE SKETCH
5. SITE PHOTOS
6. FAA, CLOSEST AIRPORT AND HELIPAD & EXISTING TOWERS
7. RF AFFIDAVIT & PROPAGATION MAPS
8. SIGNED VB LETTER ACCEPTING 53-54(O)(3) & (8)
9. FALL ZONE LETTER
10. DRAWINGS

**TAB 1**



## Letter of Intent

August 25, 2023

City of Plainwell / Planning Commission  
Plainwell City Hall  
211 N. Main Street  
Plainwell, MI 49080

**RE: Letter of Intent for a Special Use Approval to locate a Wireless Communications Facility (WCF) at Property Address: 950 Industrial Pkwy, Plainwell, MI 49080 – Current Zoning District – Industrial.**

To Whom it may concern:

Please accept this letter, along with the enclosed application and documents, as a formal request from VB BTS II, LLC (Vertical Bridge) in conjunction with T-Mobile to place a 195' galvanized (Monopole) Tower with 4' lightning rod overall structure height of 199', within a 50' x 50' land space located at 950 Industrial Pkwy, Plainwell, MI.

Vertical Bridge and T-Mobile are seeking a Special Use Permit for the unmanned WCF as required per the Zoning Ordinance (**Sec. 53-54. PERMITTED USES AFTER SPECIAL APPROVAL.**) The property of the proposed WCF is currently zoned I – Industrial with a business on the parcel. Towers are permitted with a Special Use Permit in this zoning district.

To limit the visual impact, the tower will be constructed out of galvanized steel and will be designed for at least (2) additional collocators. In addition, the tower will conform and be designed under the Federal guidelines and ANSI standards/specifications of wind & ice loadings. The facilities will not affect current traffic as this is an unmanned, unstaffed facility, and may only be visited once a month or as needed for servicing. The access is existing and comes off of Industrial Pkwy.

Vertical Bridge in partnership with T-Mobile is trying to expand its infrastructure so wireless communications carriers can enhance their networks to bring more reliable, higher speed data & voice services to the residents, businesses and travelers in the area, specifically the City of Plainwell and along 131 & 43 corridor. T-Mobile will be the anchor tenant on the proposed new tower, with space available for at least three additional carriers to co-locate. Vertical Bridge, and the anchor tenant T-Mobile are hopeful that this WCF will assist the City with their current or future plans of development; in which we feel are to (1) Encourage technology access throughout the city and (2) to ensure that adequate infrastructure including emergency services are available for the healthy economic growth of the area. The proposed tower would help with the 5G expansion in the area, as that technology comes online. In an effort to meet T-Mobile's and future carrier's goals of enhancing their networks, we are requesting that the Planning Commission approve the placement and installation of the proposed new 195' Monopole Tower.

In conclusion the WCF will operate in a clean and quiet manner. The facility is unstaffed, completely automated and does not create air, water or noise pollution, unsanitary conditions, surface drainage problems,



environmental nuisances, traffic congestion, threats to morality or public safety, or other objectionable characteristics offensive to the community. To the contrary, the facility will contribute to the improved safety, convenience, comfort and general welfare of the community by providing enhanced communications capabilities and an emergency communications infrastructure. Please review the completed application along with all documentation necessary for a thorough project review and approval.

#### Sec. 53-54. PERMITTED USES AFTER SPECIAL APPROVAL.

The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the approval of the City Council after recommendation from the City Planning Commission:

#### 0. Wireless communications 75 feet in height or greater, subject to the following provisions:

1. The structure shall be located on a site not less than 20,000 square feet in area and 100 lineal feet of road frontage. **The lot width is 172.15' and the property consists of 90,895.2 square feet in which both exceed the minimum requirement as depicted in Tab 10 page 2 (S-1).**

2. The structure shall only be located in industrial zoned areas. However, in the event that agriculturally zoned land may be annexed to the city, wireless communication facilities may be permitted in agriculturally zoned areas; provided that, they comply with the provisions of this section. **The property is zoned Industrial and in compliance with only being located in Industrial zoned areas as depicted in Tab 3 page 3 (Zoning Map).**

3. The structure shall be constructed so as to hold not less than three wireless communication facilities. **The tower is designed for a minimum of 3 carrier rad centers and is in compliance with this requirement as depicted in Tab 8 & Tab 10, page 12 (C-7).**

4. The maximum height of the tower shall be the minimum height demonstrated to be necessary by the radio frequency engineer of the applicant. **The RF Engineer was initially looking to have the antennas around 250'. To limit the height as much as possible while still being able to provide adequate coverage we are able to get just under 200' which does not typically require the tower to be lit, in an effort to be good neighbors. The 195' tower is the minimum height the tower can be to give the minimum height RF needs for an antenna centerline of 190', as depicted in Tab 7.**

5. The site plan for the structure shall be accompanied by a signed certification by a registered civil engineer regarding the integrity of the structure and the manner in which the structure may fall. This will enable the city to determine appropriate setbacks on the site plan. **The minimum setback is 55' from the western Property line and we have provided a 0' Fall Zone Letter as provided in Tab 9.**

6. The structure shall not be artificially lighted, unless required by the FAA. If the lighting is required, it shall be the flip-over type and shall be directed away from residential property while causing the least disturbance to surrounding properties. **In compliance the tower is not planned to be lit as it will be under 200', however if the FAA requires any lighting we will conform to their standards. Based on current FAA they are not requiring it to be lit, as depicted in Tab 6 (FAA).**



7. Whenever possible, proposed wireless communication facilities shall co-locate on existing buildings, structures and existing wireless communication structures. If a provider fails to or refuses to permit co-location, such a structure shall be a nonconforming structure and shall not be altered or expanded in any way. **There are no existing towers in our search area that meet the criteria. There is a water tank which was 110' lower than our desired height and 50' lower than our proposed height. This does not provide adequate coverage and capacity. In addition, our proposed site would allow for co-location opportunities for additional carriers. See Tabs 6 & 7.**

8. When a wireless communication structure has not been used for a period of 90 consecutive days or 90 days after new technology is available which permits the operation of the facility without the necessity of a wireless communication structure, all parts of the structure shall be removed within 180 days. The removal of antennae or other equipment from the structure or the cessation of reception or transmission of radio signals shall be considered the beginning of non-use. The city may secure the removal of the structure if it is still standing 30 days after the city has notified the operator that the tower must be removed, the city may charge up to 125 % of the removal cost to the operator and or the land owner. The city may also require a form of financial guarantee acceptable to the city to ensure that a tower will be removed in a timely manner. **Vertical Bridge has provided signed documentation that they agree and will comply with this section of the code as depicted in Tab 8.**

9. Accessory buildings and structures shall not exceed 600 square feet in area or have an area shown to be necessary to house related technical equipment. **In compliance the accessory buildings/structures will not exceed 600 square feet. See Tab 10 Drawings.**

10. Where the property line of a site containing a wireless communication structure abuts a residentially or commercially used or zoned area, the operator shall provide a planting screen sufficient in density and height so as to have an immediate buffering impact on the adjacent site. In addition, there shall be no interference with reception of any kind on any adjacent sites. **The adjacent properties are zoned Industrial and to the south is County jurisdiction. However, there are large trees and brush around the tower as seen in the aerial map. Therefore if it was determined that the County Property needs a buffer we would request relief as to the natural buffer that is currently on the property as depicted in Tab 4 & 5.**

11. There shall be no advertising of any kind visible from the ground or other structures, other than required for emergency purposes. **Vertical Bridge will comply with this provision. No signs, banners, or flags will be placed on the premises of the wireless communication facility, except one non-illuminated permanent sign not larger than two (2) square feet for the purpose of identification in the case of an emergency, which will include owner contact information. In addition, any signs required by a federal, state, or local agency of warning or safety instructions.**

12. Minimum spacing between tower locations shall be one mile, as measured by a straight line. **There are no towers within a mile of our proposed site therefore we are in compliance as depicted in Tab 6.**

13. The base of the tower shall not exceed 500 square feet in area. **The proposed tower is less than 500 square feet and is in compliance with this requirement as depicted in Tab 10.**



14. The base of the tower and wire cable supports shall be enclosed with a minimum six-foot high security fence. **There are no guy wires and the base of the proposed tower, and all ground equipment will be located within a six foot high security fence as depicted in Tab 10.**

15. Communication towers in excess of 100 feet in height above grade level shall be prohibited within a one-mile radius of a public airport or one-half mile radius of a helipad. **The proposed Wireless Communication Facility is located more than a mile from the nearest airport and helipad, as depicted in Tab 6.**

16. All signals and remote-control conductors of low energy extending horizontally above the ground between structure or towers shall be at least eight feet above the ground, unless buried underground. **The site will comply with this requirement.**

17. Support structures shall comply with all applicable state, federal and local regulations and codes. All towers shall be equipped with an anti-climbing device so as to prevent unauthorized access. **This proposed site will comply with all regulations and codes and will have an anti-climbing device.**





## General Finding of Facts:

- 1. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare because.....**this site will not create air, water, or noise pollution, unsanitary conditions, surface drainage problems, environmental nuisances, threats to morality or public safety, or other objectionable characteristics offensive to the community. The proposed wireless communication facility will permit reliable wireless telecommunication service, which can be used in emergencies, including the use of E-911.
- 2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood, because.....**The site has been placed in such a way that it is more than the called for setbacks away from any surrounding properties. The communications facility will provide for cellular coverage within the immediate area and the extended surrounding area. Also, the proposed tower will comply with ANSI structural standards, which will make the tower structurally stable. The proposed wireless communication facility will permit reliable wireless telecommunication service, which can be used in emergencies, including the use of E-911. The proposed site will not create air, water, or noise pollution, unsanitary conditions, surface drainage problems, environmental nuisances, threats to morality or public safety, or other objectionable characteristics offensive to the community.
- 3. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district, because.....** The surrounding properties will not be impeded from developing as they see fit for the following reasons...In the surrounding Industrial District (I) district the properties can continue use on the property as is allowed under the current ordinance. The tower will meet and or exceed all requirements so that all surrounding properties may continue to develop as they see fit under the current ordinance. The reason this site was chosen was that it was in an industrial zoned parcel, relatively flat area with surrounding woods. Also, this site meets all the requirements of the wireless carrier and will enhance cellular coverage as well as enhancing E-911 service.
- 4. Adequate utilities, access roads, drainage and other necessary have been or are being provided.....**As shown in the site plan.
- 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets,.....**in addition the facility will not be a manned facility and technicians will visit the facility only as needed to maintain and /or repair equipment and will access the site through the existing driveway.



## **FINAL STATEMENT**

- This proposed project is in fact a PERMITTED Use with Special Approval as listed in the City of Plainwell ZONING REGULATIONS under Section 53-54(O.). Per Section 53-54(O.) at this time of filing; we have provided a complete application with information demonstrating compliance with the requirements listed above and with the attached Exhibits.
- The proposed project will have an access road through and existing driveway off Industrial Pkwy. The project will not have a negative impact on local traffic on Industrial Pkwy or surrounding thoroughfares.
- Per the site plans submitted of the proposed design of a galvanized tower and facilities, this proposed project will be designed, constructed, operated, and maintained so as to be harmonious and aesthetically appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area and the facility will permit reliable wireless telecommunication service, which can be used in emergencies, including the use of E-911.
- The proposed project will not create excessive additional requirements, at public cost, for public facilities and services and will not be detrimental to the economic welfare of the community.
- The proposed project will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

In conclusion, with the aforementioned information and documents provided to the City of Plainwell Planning Commission; we would respectfully request for approval, as we feel we met or exceed the requirements outlined in Sec. 53-54. PERMITTED USES AFTER SPECIAL APPROVAL; O. Wireless communications 75 feet in height or greater - Regulations For Cellular Telecommunication Facilities – CITY OF PLAINWELL ZONING REGULATIONS.

If you have any questions, please do not hesitate to contact me via email: [jriggs@ffi.net](mailto:jriggs@ffi.net) or my cell # (317)281-9451.

Respectfully,

**Jason Riggs**

**Vice President**

**Site Development Services**

**Fortune Wireless, Inc.**

**5511 West 79<sup>th</sup> Street,**

**Indianapolis, IN 46268**

**Representing Agent for Vertical Bridge & T-Mobile**



**TAB 2**



“The Island City”

# City of Plainwell Special Use Permit Application

Plainwell City Hall  
211 N. Main Street  
Plainwell, MI 49080  
Phone: 269-685-6821  
Fax: 269-685-7282  
www.plainwell.org

Fee: \$100.00

**Owner/Applicant Information:**

Name: VB BTS II, LLC (Vertical Bridge)

Address: 750 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487

Phone Number: 561-406-4095

Email Address: daniel.kalina@verticalbridge.com

Owner - SJR Warehouse, llc  
Jon Ridderman  
950 Industrial Pkwy, Plainwell, MI 49080  
269-685-5825  
jonridderman@riddermanoil.com

Jason Riggs - Representing agent on  
behalf of Vertical Bridge  
5511 W. 79th St., Indianapolis, IN 46268  
317-281-9451  
jriggs@ffi.net

Request is for a special permit to (specify use): Wireless Communication Facility and Ground Equipment.

**Legal Description of Property:** \_\_\_\_\_

LOT 31 INDUSTRIAL PARK PLAT 2 TAX MAP: 2.06 AC (WAS LISTED UNDER 0355 029 370 50 BEFORE INDUST PARK PLAT 2 WAS RECORDED)

Address of Property: 950 INDUSTRIAL PKWY, PLAINWELL, MI 49080

Present Use and Zoning of Property: Industrial

**Attach an accurate drawing showing the following:**

1. Property boundaries
2. Existing structures
3. Location of abutting streets
4. Existing zoning on adjacent properties
5. Locations of buildings on adjacent properties
6. Proposed new structures

Names and addresses of all other persons, firms or corporations having a legal interest in the property:  
SJR WAREHOUSE LLC, 950 INDUSTRIAL PKWY

Applicant/Owner Signature: Jason Riggs

Digitally signed by Jason Riggs  
Date: 2023.08.25 13:32:40 -04'00'

Date: 8/25/23

**Administrative Use Only:**

Date of Application: \_\_\_\_\_

Fee Amount: \_\_\_\_\_ Date: \_\_\_\_\_

Council Action: \_\_\_\_\_ Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_



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

S:\Administration\Permits\Special Use Permits\Special Use Permit Application.docx

**TAB 3**



**STREET MAP**

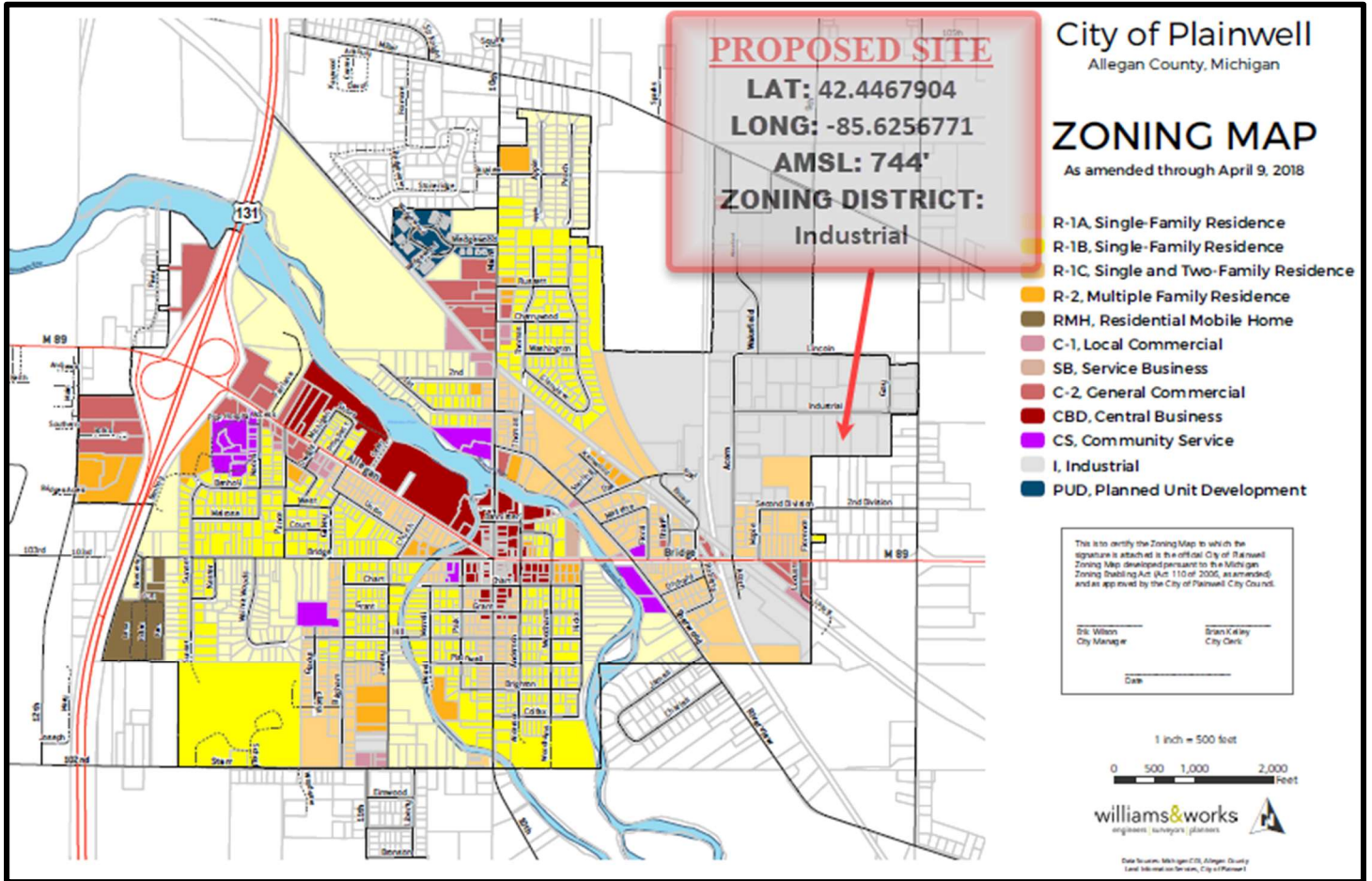




**AERIAL MAP**

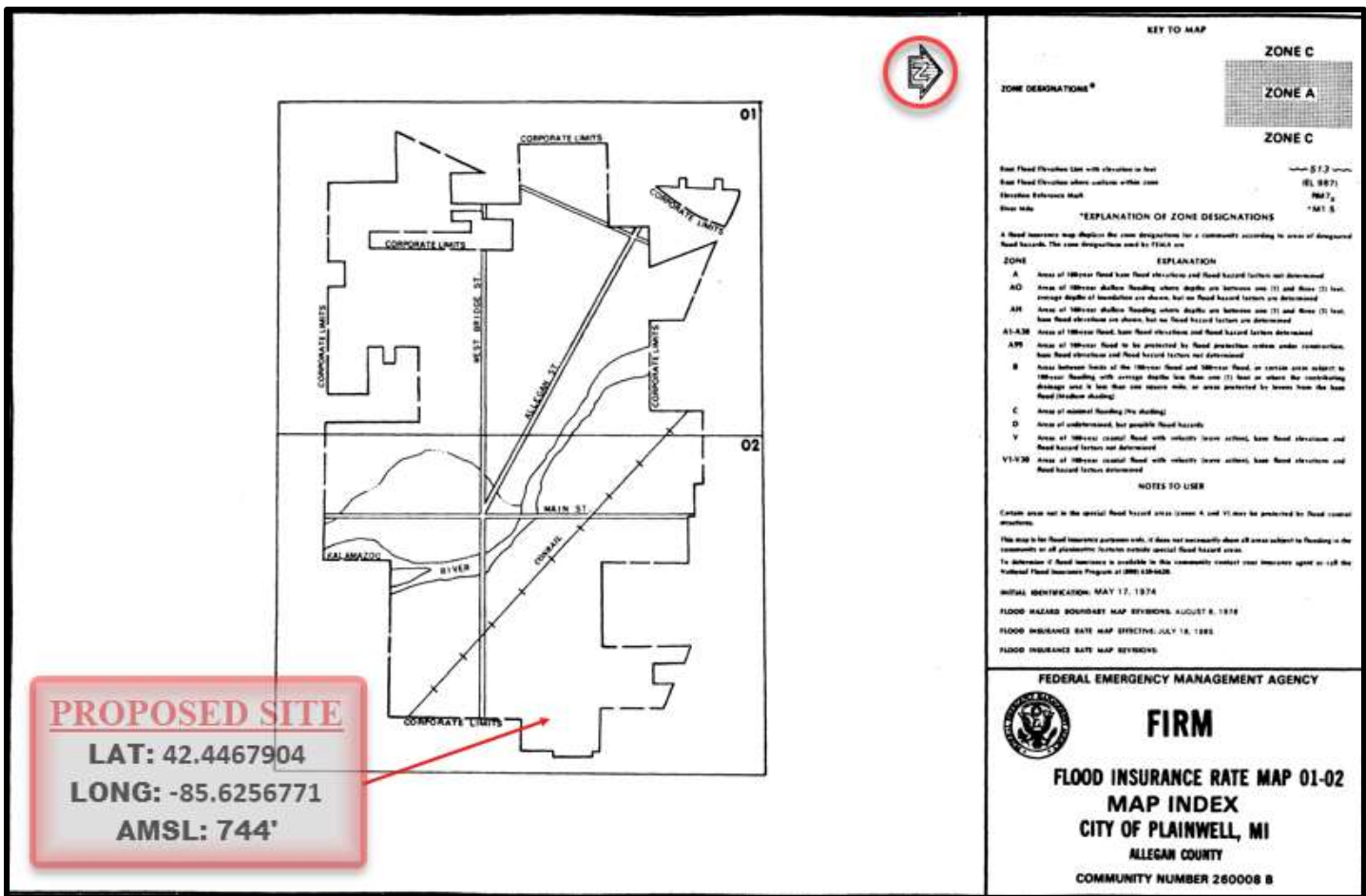


### ZONING MAP





## FLOOD MAP



**TAB 4**



**AERIAL MAP – SITE PLAN OVERLAY**





**AERIAL MAP – SITE SKETCH**



**TAB 5**



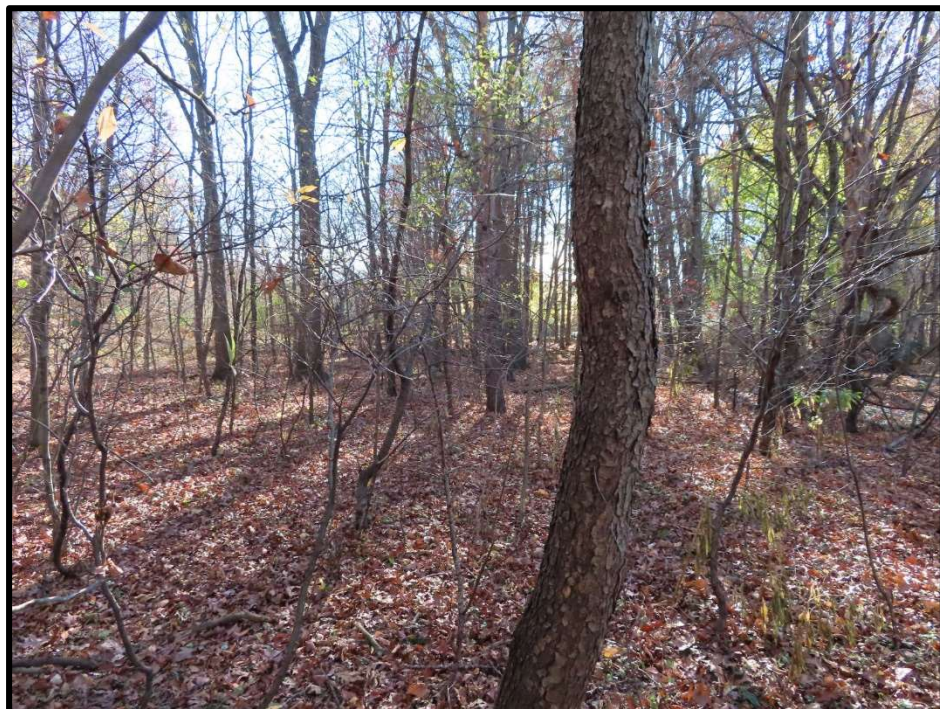
**Site Photographs**

**View of Site from the North, South, East & West; Access Egress, Site from ROW**

**VIEW OF NORTH FROM SITE**



**VIEW OF SOUTH FROM SITE**





**VIEW OF EAST FROM SITE**



**VIEW OF WEST FROM SITE**





**Site Photographs (Access)**



**Site Photographs (LOOKING AT SITE FROM ROW)**





**TAB 6**



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2023-AGL-6942-OE

Issued Date: 05/30/2023

Richard Hickey  
 VB BTS II, LLC  
 750 Park of Commerce Dr, Suite 200  
 Boca Raton, FL 33487

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole US-MI-5300 Kenyon  
 Location: Plainwell, MI  
 Latitude: 42-26-48.45N NAD 83  
 Longitude: 85-37-32.44W  
 Heights: 744 feet site elevation (SE)  
 199 feet above ground level (AGL)  
 943 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

**See attachment for additional condition(s) or information.**

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 11/30/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2525, or [natalie.schmalbeck@faa.gov](mailto:natalie.schmalbeck@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-AGL-6942-OE.

**Signature Control No: 580609805-588387083**

( DNE )

Natalie Schmalbeck  
Technician

Attachment(s)  
Additional Information  
Frequency Data  
Map(s)

cc: FCC

**BASIS FOR DECISION**

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

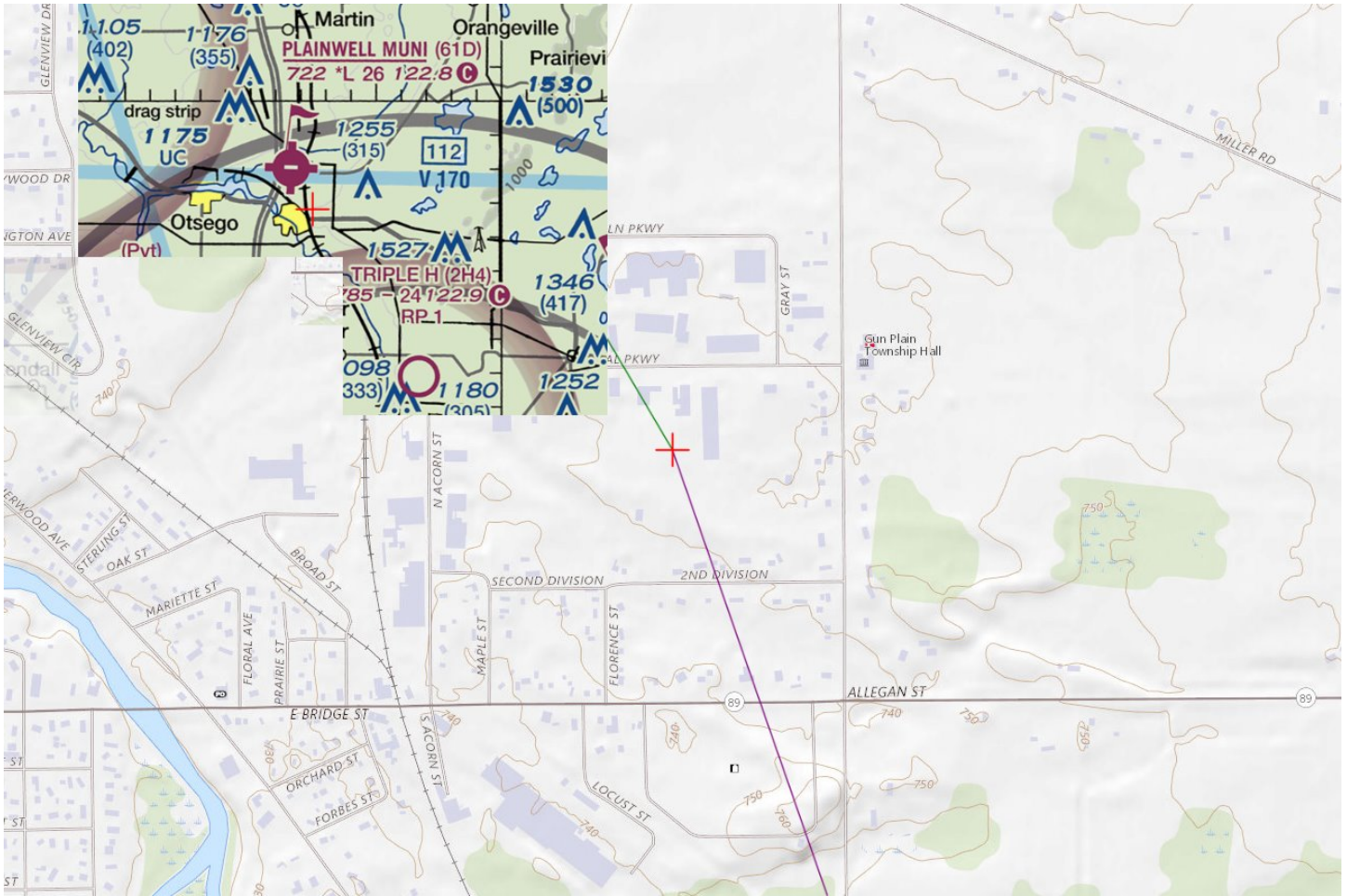
The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

**Frequency Data for ASN 2023-AGL-6942-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W

Verified Map for ASN 2023-AGL-6942-OE



## CLOSEST AIRPORT AND HELIPAD

**AIRNAV.COM**

[Airports](#) | 
 [Navais](#) | 
 [Airspace Fixes](#) | 
 [Aviation Fuel](#) | 
 [AIRBOSS](#) | 
 [iPhone App](#) | 
 [My AirNav](#)

### Airport Search Results

24 airports found

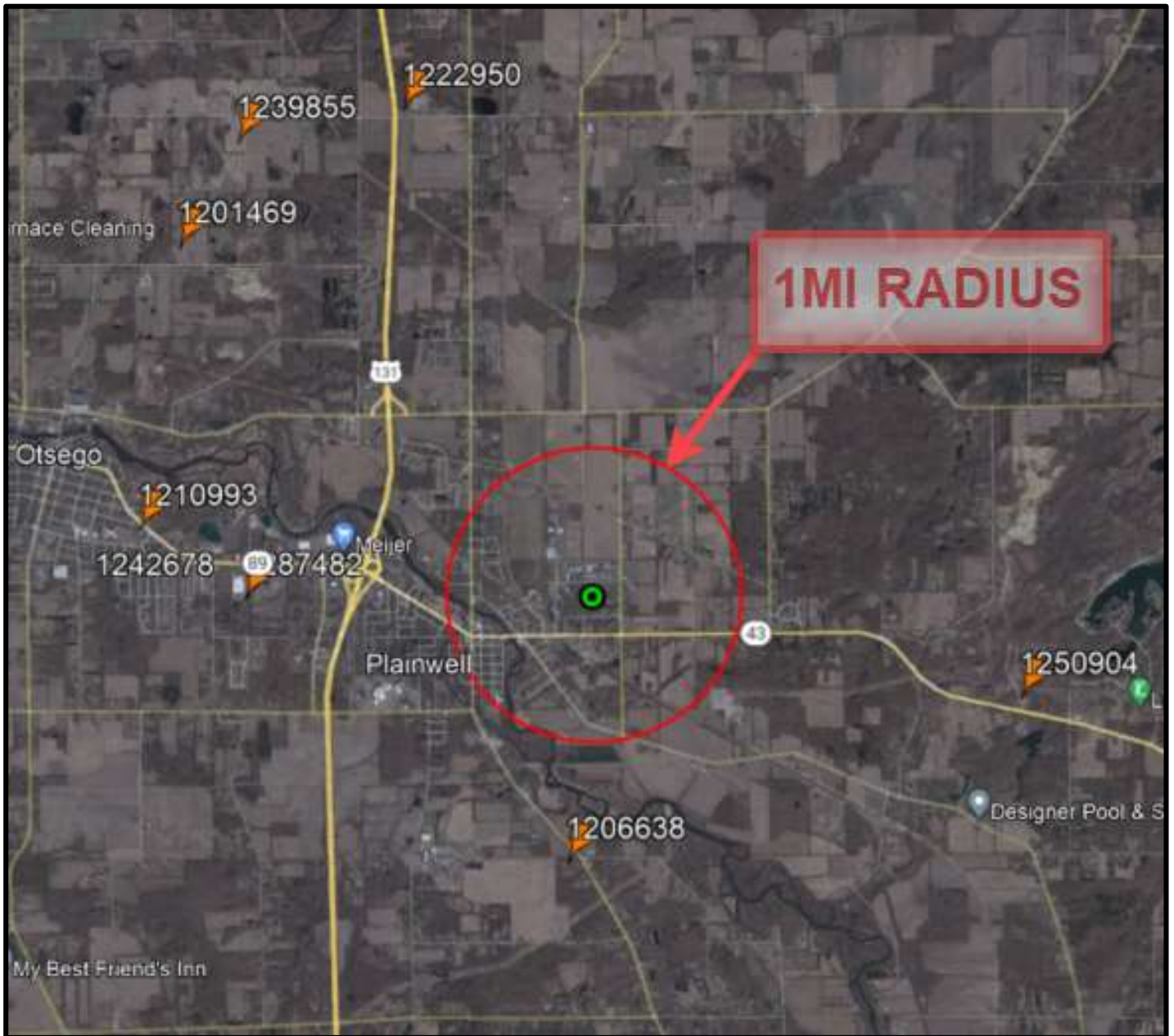
ID	CITY	AIRPORT NAME	WHERE
87MI	PLAINWELL, MI	ASCENSION BORGESS PIPP HOSPITAL HELIPORT	1.3 nm W
61D	PLAINWELL, MI	PLAINWELL MUNICIPAL AIRPORT	1.6 nm NW
7MI7	COOPER, MI	WALKER AIRPORT	4.5 nm SE
2H4	PARCHMENT, MI	TRIPLE H AIRPORT	5.8 nm SSE







**EXISTING TOWERS – 1MI RADIUS**  
**(NO TOWERS WITHIN 1 MI)**



**TAB 7**

# AFFIDAVIT

**T-Mobile Central LLC  
PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY  
T-Mobile Site Number: GS02483B  
950 Industrial Parkway  
Plainwell, MI 49080**

I, Richard Nkosu, Radio Frequency Engineer, representing T-Mobile Central LLC, d/b/a T-Mobile, a Delaware limited liability company (hereinafter "T-Mobile"), whose address is 17187 North Laurel Park Drive, Suite 400, Livonia, MI 48152, being duly sworn, state the following:

1. The T-Mobile network is insufficient in both coverage and capacity on the northeast side of Plainwell just north of Route 43 near the proposed site.
2. T-Mobile antennas must be at a minimum of 190' feet to adequately resolve this insufficient coverage and capacity issue.
3. There are no existing structures that provide this minimum height requirement. The approximately 140' foot water tank would not provide the adequate height for T-Mobile and cannot be used.
4. Therefore, T-Mobile is proposing a new antenna structure at 950 Industrial Parkway. This new structure is in the right location and has the minimum height required to adequately service the T-Mobile network.

**IN THE PRESENCE OF:**

  
Print Name: KEN KALOUSEK

  
Print Name: ROBERT SMART

  
INSERT NAME HERE

8-9-23

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF WAYNE )

On August 9<sup>th</sup>, 2023 before me, JEN LINK, Notary Public, personally appeared RICHARD NKOSU personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same of his own free will.

WITNESS my hand and official seal.

Jen Link  
Notary Public

(SEAL)

My commission expires:

May 29, 2025

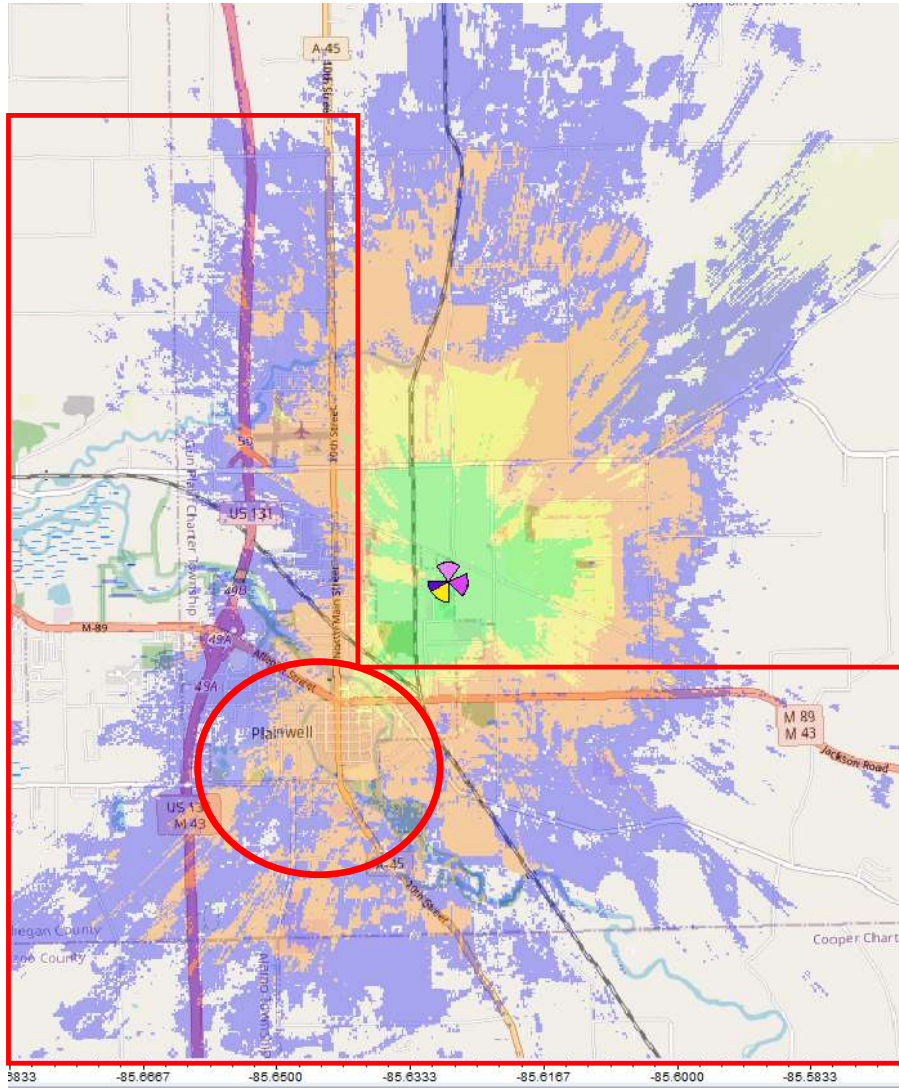
JEN LINK  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES May 29, 2025  
ACTING IN COUNTY OF Wayne



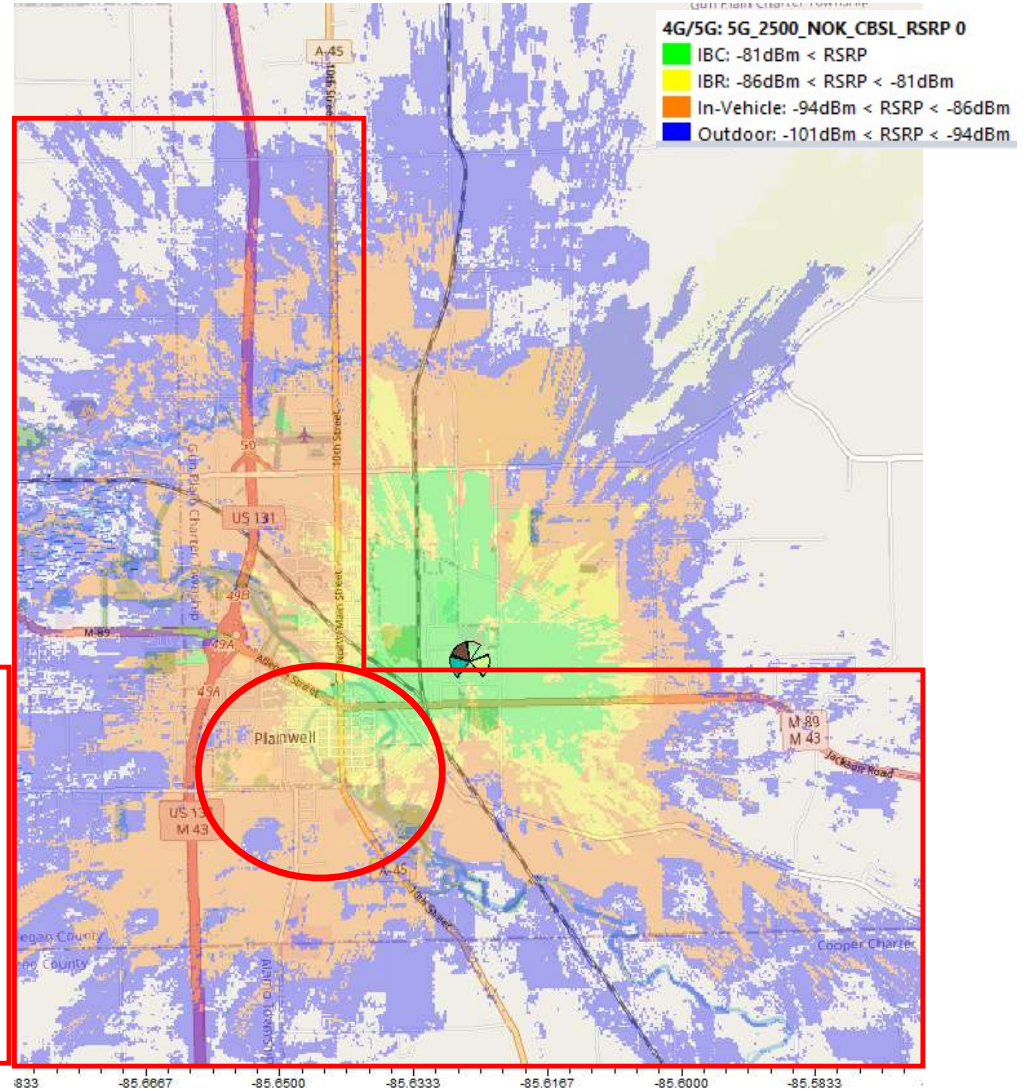
# GS02483 Candidate Selection

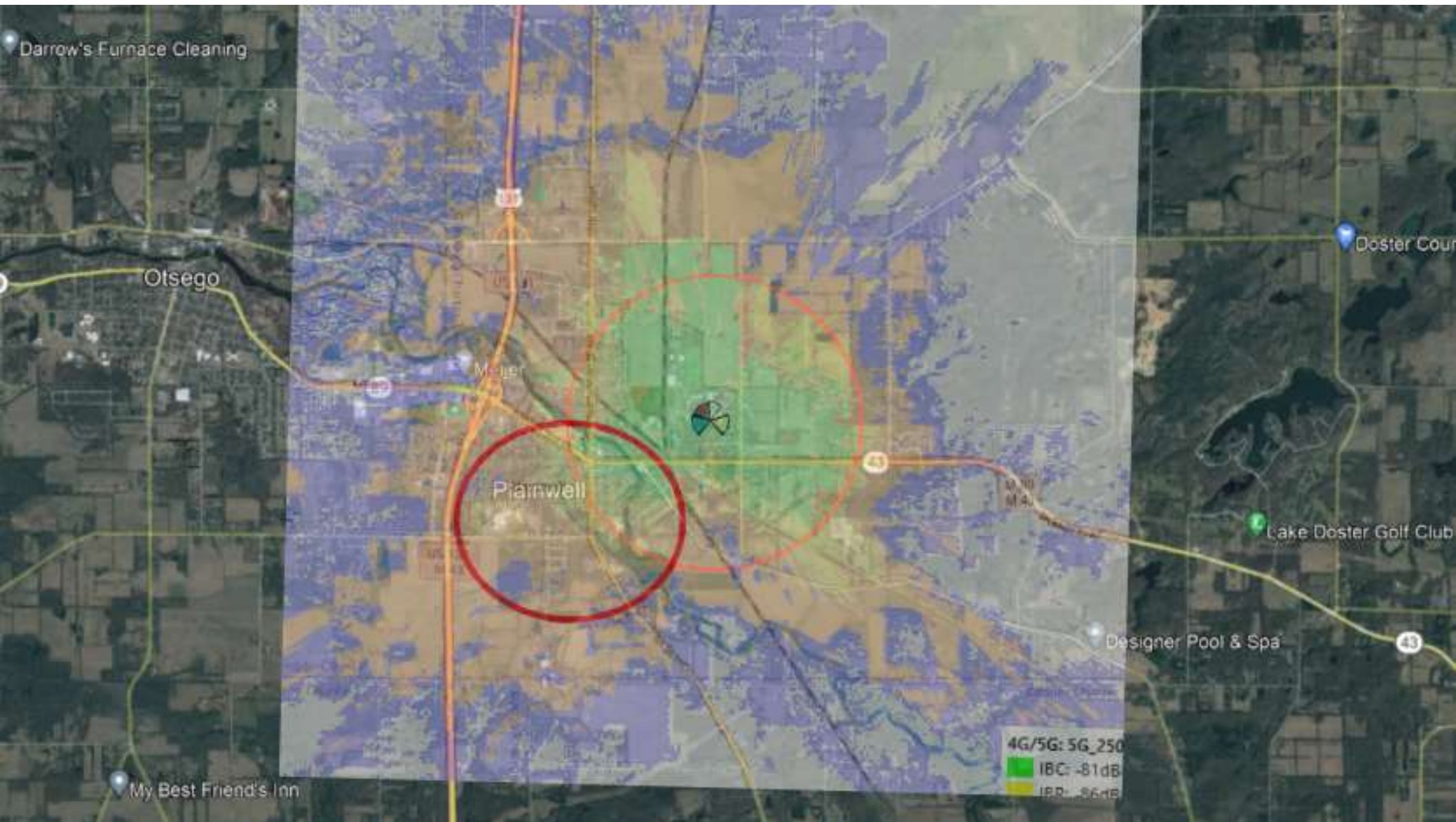
GS02483B – RC 190'

GS02483A – RC 140' Water Tank N2500 Coverage



GS02483B – RC 190' NSD N2500 Coverage





**TAB 8**





Zoning Department  
City of Plainwell, MI

Per Section 53-54 (O)(8), VB BTS II, LLC (Vertical Bridge) shall remove the wireless facility upon 90 consecutive days of non-use after the removal of antennas, and removal of the facility shall be accomplished within 180 days. Vertical Bridge recognizes the entirety of Section 53-54 (O)(8) and will abide by the terms set forth therein. Please also note that, per Section 53-43(O)(3), the structure shall be constructed so as to hold not less than three colocators.

DocuSigned by:

*Ariel Rubin*

2FB23CE5E1DA4E6...

---

Ariel Rubin, Vice President of Tower Development

**Certificate Of Completion**

Envelope Id: 9607C7A8D24E441687017B8395A456B4	Status: Completed
Subject: Complete with DocuSign: US-MI-5300_VB letter.docx	
SiteTracker Project ID:	
Source Envelope:	
Document Pages: 1	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Vanessa Orozco
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	750 Park of Commerce Drive
	Boca Raton, FL 33487
	Vanessa.Orozco@verticalbridge.com
	IP Address: 64.152.139.150

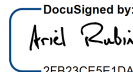
**Record Tracking**

Status: Original	Holder: Vanessa Orozco	Location: DocuSign
8/24/2023 1:38:03 PM	Vanessa.Orozco@verticalbridge.com	

**Signer Events**

Ariel Rubin  
 Ariel.Rubin@verticalbridge.com  
 VP of tower Development  
 Vertical Bridge Holdings  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 2FB23CE5E1DA4E6...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 64.60.120.210  
 Signed using mobile

**Timestamp**

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 Viewed: 8/24/2023 1:38:50 PM  
 Signed: 8/24/2023 1:39:02 PM

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

**In Person Signer Events**

**Signature**

**Timestamp**

**Editor Delivery Events**

**Status**

**Timestamp**

**Agent Delivery Events**

**Status**

**Timestamp**

**Intermediary Delivery Events**

**Status**

**Timestamp**

**Certified Delivery Events**

**Status**

**Timestamp**

**Carbon Copy Events**

**Status**

**Timestamp**

Daniel Kalina  
 Daniel.kalina@verticalbridge.com  
 Security Level: Email, Account Authentication (None)

**COPIED**

Sent: 8/24/2023 1:39:02 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 4/25/2023 6:22:04 PM  
 ID: ede47bc0-a6ce-4662-8176-10580cf9f178

**Witness Events**

**Signature**

**Timestamp**

**Notary Events**

**Signature**

**Timestamp**

**Envelope Summary Events**

**Status**

**Timestamps**

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Certified Delivered	Security Checked	8/24/2023 1:38:50 PM
Signing Complete	Security Checked	8/24/2023 1:39:02 PM
Completed	Security Checked	8/24/2023 1:39:02 PM

**TAB 9**

# Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064  
(614) 398-6250 • mike@mfpeng.com

August 21, 2023

Vertical Bridge

Re: Proposed 195-ft Monopole  
Located in Allegan Co., MI: Site #US-MI-5300 Kenyon  
MFP #23523-401 / TAPP TP-22326

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This structure is to be fabricated by TransAmerican Power Products.

I have designed this monopole to withstand a basic wind speed of 107 mph as recommended by TIA-222-H for Allegan County. *The design also conforms to the requirements of the 2018 International Building Code.*

Due to the numerous safety factors incorporated into the design standard, failure of the structure would not be expected to occur at the exact moment the design wind speed is exceeded. Therefore, it is extremely rare to encounter a failure of a monopole tower. Statistically, loads reaching 2x the design wind pressures would be required to cause a failure of the structure, where total devastation of the surrounding area would also occur. Most failures of this nature occur due to an Act of God, uncontrollable acts of vandalism, or gross neglect of routine maintenance. *A properly designed, erected and maintained monopole is not subject to collapse as a result of structural loads prescribed by Building Code.*

***Therefore, theoretically, this structure may be considered to be designed for a 0-ft fall radius based on rarity of failures, and the requirements of the Building Code and the ANSI/TIA-222 Standard.***

The structure has been designed with all of the applicable factors as required by the code. Communication poles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email [mike@mfpeng.com](mailto:mike@mfpeng.com).

Sincerely,

Michael F. Plahovinsak, P.E.  
Professional Engineer



**TAB 10**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2018 INTERNATIONAL BUILDING CODE
2. 2017 NATIONAL ELECTRIC CODE
3. 2018 NFPA101 LIFE SAFETY CODE
4. 2018 IFC
5. AMERICAN CONCRETE INSTITUTE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION
8. ANSI/TIA/EIA-222-G
9. TIA 607
10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION
12. TELECORDIA GR-1275
13. ANSI/T 311
14. UNIFORM MECHANICAL CODE
15. UNIFORM PLUMBING CODE
16. LOCAL BUILDING CODE
17. CITY/COUNTY ORDINANCES
18. STATE BUILDING CODE

**CODE COMPLIANCE**



750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487

RF ENGINEER	_____
ZONING	_____
SITE ACQUISITION	_____
CONSTRUCTION MANAGER	_____
VERTICAL BRIDGE	_____
	INITIALS      DATE

VERTICAL BRIDGE DEPARTMENT APPROVALS



PROJECT INFORMATION:  
**US-MI-5300**  
**GS02483A**  
950 INDUSTRIAL PKWY  
PLAINWELL, MI 49080  
ALLEGAN COUNTY

CURRENT ISSUE DATE:  
**04/27/23**

ISSUED FOR:  
**ZONING**

REV.:	DATE:	ISSUED FOR:	BY:
A	04/27/23		GNP

CONSULTANT:

**FORTUNE WIRELESS INC.**  
5511 WEST 79TH STREET  
INDIANAPOLIS, IN 46278  
(317) 532-1374

**MAGTECH SERVICES INC.**  
A DIVISION OF FORTUNE WIRELESS  
PE LICENSE EXPIRES: 04/15/25

DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_  
GNP      DEK      DEK

LICENSER: \_\_\_\_\_

04/27/23  
**NOT FOR CONSTRUCTION**

SHEET TITLE:

TITLE PAGE

SHEET NUMBER: \_\_\_\_\_ REVISION: \_\_\_\_\_

<b>T-1</b>	<b>A</b>
	-

**VERTICAL BRIDGE: KENYON PARK / US-MI-5300**  
**T-MOBILE: GS02483A**

**SITE ADDRESS**

950 INDUSTRIAL PARKWAY  
PLAINWELL, MI 49080  
ALLEGAN COUNTY  
LATITUDE: 42° 26' 48.45" (42.4467904) N  
LONGITUDE: 85° 37' 32.44" (-85.6256771) W



**DIRECTIONS**

PROPOSED 50'x50' LEASE AREA WITH A 45'x45' FENCED COMPOUND. PROPOSED 195' MONOPOLE TOWER WITH (6) ANTENNAS, (3) AHLOA'S, (3) AHFIG'S & (2) HYBRID CABLES.

**PROJECT DESCRIPTION**



**VICINITY MAP**

**MUNICIPALITY:**  
ALLEGAN COUNTY

**STATE:**  
MICHIGAN

**TOWER TYPE:**  
MONOPOLE

**TOWER HEIGHT:**  
195' (199' TO HIGHEST APPURTENANCE)

**NUMBER OF CARRIERS:**  
0 EXISTING, 1 PROPOSED

**USE:**  
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

**CONSULTANT**  
FORTUNE WIRELESS  
5511 WEST 79TH STREET  
INDIANAPOLIS, IN 46278  
PHONE: (317) 532-1374  
ATTN.: DAVID KASPER

Know what's below.  
Call before you dig.

**PROJECT SUMMARY**

**DEVELOPER**  
VB BTS, LLC  
750 PARK OF COMMERCE DRIVE, STE 200  
BOCA RATON, FL 33487  
PHONE: (630) 946-7741  
ATTN: DANIEL KALINA

**T-MOBILE**  
6215 MORENCI TRAIL  
INDIANAPOLIS, IN 46268  
PHONE: (317) 347-7083  
ATTN: MELISSA MORENO

**POWER COMPANY**  
CONSUMERS ENERGY  
PHONE: (888) 450-9143  
CONTACT:  
EMAIL:

**TELEPHONE COMPANY**  
REFERENCE ONLY  
AT&T

**PROPERTY OWNER**  
SJR WAREHOUSE, LLC  
PO BOX 117  
PLAINWELL, MI 49080  
PHONE: (269) 998-5034  
ATTN.: JON RIDDERMAN

**CONTACTS**

SHEET	DESCRIPTION	REV.
T1	COVER SHEET	A
-	SITE SURVEY	-
GN1	GENERAL NOTES	A
GN2	GENERAL NOTES	A
C1	OVERALL SITE PLAN	A
C2	ENLARGED SITE PLAN	A
C3	FENCE, GATE, & COMPOUND DETAILS	A
C4	CIVIL DETAILS	A
C5	GRADING & EROSION CONTROL PLAN	A
C6	EROSION CONTROL DETAIL	A
C7	TOWER ELEVATION DETAIL	A
TMO3	ANTENNA PLAN	A

**SHEET INDEX**

**BUILDING DEPARTMENT**  
CITY OF PLAINWELL

PHONE: (269) 685-6821  
ATTN.: CITY CLERK

**PERMIT INFORMATION**

**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON MARCH 21, 2023.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.  
UNDERGROUND UTILITY MARKING WAS REQUESTED OF MISSDIG ON 03/15/2023 AS TICKET NUMBER 2023031500192

**ELEVATION DATUM**

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.  
CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 744.07  
DESCRIPTION: TOP OF MAG NAIL 1' NORTH AND 1' WEST OF SW CORNER OF BUILDING #950 INDUSTRIAL DRIVE

**ZONING DATA**

ACCORDING TO THE PROVIDED SITE CANDIDATE INFORMATION PACKAGE, SUBJECT SITE ZONING IS: I (INDUSTRIAL)  
SETBACKS: TBD (IN ACCORDANCE TO ARTICLE VII, SECTION 53-54 (0-5), THE WILL DETERMINE AN APPROPRIATE SETBACK BASED ON THE S&S FALL ZONE LETTER)

**PROPRIETOR**  
SJR WAREHOUSE, LLC  
PO BOX 117  
PLAINWELL, MI 49080

**FLOOD PLAIN INFORMATION**

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE CITY OF PLAINWELL, ALLEGAN COUNTY, MICHIGAN, COMMUNITY PANEL NUMBER 260008B DATED JULY 18, 1985, AND FIND THAT THE PROJECT SITE IS ZONED C (AREA OF MINIMAL FLOOD HAZARD)

**EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS**

THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS COMMITMENT NO. YTB-142686-C, DATED NOVEMBER 16, 2022 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

10. Easement between City of Plainwell, a municipal corporation; and Consumers Power Company, a Michigan corporation, dated November 13, 1974 and recorded April 1, 1975 in (book) 865 (page) 135, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

11. Sanitary Sewer and Water Main Easement between Angle Steel Division of Kewaunee Scientific Equipment Corporation, a Michigan corporation; and the City of Plainwell, Allegan County, Michigan, a municipal corporation, dated September 5, 1977 and recorded September 5, 1977 in (book) 915 (page) 673, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

12. Sanitary Sewer Easement and Water Main Easement between A-1 Disposal Company, a Michigan corporation; and the City of Plainwell, Allegan County, Michigan, a municipal corporation, dated September 9, 1977 and recorded October 4, 1977 in (book) 915 (page) 670, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

13. Sanitary Sewer Main Easement between Consumers Power Company, a Michigan corporation (successor by merger to Consumers Power Company, a Maine corporation); and City of Plainwell, a municipal corporation, dated December 12, 1977 and recorded December 12, 1977 in (book) 921 (page) 338, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

14. Water Main Easement between Consumers Power Company, a Michigan corporation (successor by merger to Consumers Power Company, a Maine corporation); and City of Plainwell, a municipal corporation, dated March 29, 1978 and recorded April 21, 1978 in (book) 928 (page) 163, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

15. Water Main Easement between Consumers Power Company, a Michigan corporation (successor by merger to Consumers Power Company, a Maine corporation); and City of Plainwell, a municipal corporation, dated April 28, 1978 and recorded May 8, 1978 in (book) 929 (page) 120, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

16. Any and all matters disclosed on the map entitled "Industrial Park Plat No. 2" dated September 28, 1979 and recorded February 13, 1980 in (book) 12 (page) 47, (instrument) 57290 in Allegan County, Michigan. **AFFECTS THE SUBJECT PROPERTY AS SHOWN.**

**LEGAL DESCRIPTION**

**PARENT PARCEL (PER TITLE COMMITMENT)**

SEE SHEET 2 OF 2

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

**LEGAL DESCRIPTION**

**VERTICAL BRIDGE 50'x50' LAND SPACE TO BE RECORDED**

SEE SHEET 2 OF 2

**LEGAL DESCRIPTION**

**VERTICAL BRIDGE NON-EXCLUSIVE ACCESS/UTILITY EASEMENT TO BE RECORDED**

SEE SHEET 2 OF 2

PARCEL NO. 08-029-021-00  
DONALD E TUNGATE / CAROLYN S TUNGATE

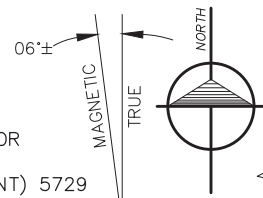
PARCEL NO. 08-029-022-00  
JOHN BAKER

PARCEL NO. 08-029-023-00  
ANDREW RANTZ / JEFFERY MARCOLIS

**US-MI-5300 KENYON PARK**

INDUSTRIAL PARKWAY (66' WIDE)(BITUMINOUS)(PUBLIC)

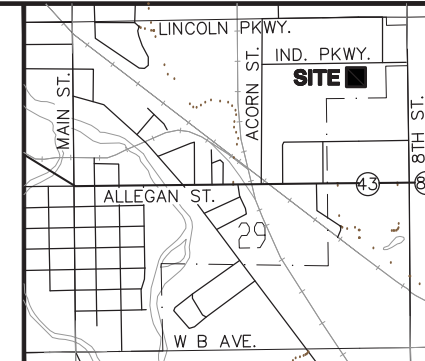
ITEM 16 10' PRIVATE EASEMENT FOR PUBLIC UTILITIES PER PLAT (BOOK) 12 (PAGE) 47, (INSTRUMENT) 5729



NE CORNER SECTION 29 T1N, R11W



3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171



**US-MI-5300 KENYON PARK**

Survey Prepared for: VERTICAL BRIDGE DEVELOPMENT, LLC, 750 PARK OF COMMERCE SUITE 200 BOCA RATON, FL 33487 PHONE: 914-258-2784

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDED DISTANCES TO PROPERTY LINES	04/03/23
2	ADD TITLE COMMITMENT	04/11/23

**LEGEND**

- ▲ - TRAVERSE POINT
- ▲ - WELL
- ⊕ - HIGHWAY
- ⊙ - MONUMENT
- ⊙ - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOODSTAKE
- ✂ - XCUT
- - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ✱ - LIGHT POLE
- ✱ - ORNAMENTAL LIGHT POLE
- - POST
- ⊕ - U.G. UTILITY MARKER
- XX - SOIL BORING
- MB - MAILBOX
- - SATELLITE DISH
- - HAND HOLE
- AC - AC UNIT
- - U.G. UTILITY MARKER
- ⊙ - FIRE HYDRANT
- ⊙ - PIV - POST INDICATOR VALVE
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ⊙ - UST FILL PORT
- ⊙ - GAS PUMP
- ⊙ - GAS METER
- ⊙ - WATER METER
- ⊙ - TELEPHONE RISER
- ⊙ - ELECTRIC METER
- ⊙ - CATCH BASIN
- ⊙ - ROUND CATCH BASIN
- ⊙ - UTILITY MANHOLE
- ⊙ - STORM MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - WATER MANHOLE
- ⊙ - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE
- (ELEV) - EXISTING CONTOURS
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- X - X - X - FENCE LINE
- - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

**BASIS OF BEARINGS**  
LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON NAD83 (2011)  
BEARINGS ARE BASED ON MICHIGAN STATE PLANE, MI SOUTH 2113 TO ORIENT DRAWING TO TRUE NORTH, ROTATE COUNTERCLOCKWISE 00°51'24.87".

INDUSTRIAL PARK PLAT NO. 2 LIBER 12 PAGE 47-48

1 STORY METAL BUILDING  
PARCEL NO. 55-206-029-00  
CHIPPEWA DEVELOPMENT INC

E1/4 CORNER SECTION 29 T1N, R11W

Surveyor Certification:  
I hereby certify that Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2017 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Fidelity National Title Insurance Company. Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**PRELIMINARY**

Michigan Professional Land Surveyor No. 4001069464  
Expires: September 23, 2025

DATE: 03/21/2023	DWG. BY: A.G.G.
SCALE: 1"=60'	SURVEYED: D.S.
UPDATE: AGG041023	CHKD BY: S.A.M.
PROJECT NO.: 216277.041	

SURVEYED BY:

**williams&works**  
engineers | surveyors | planners  
616.224.1500 phone  
549 Ottawa Ave NW  
Grand Rapids, MI 49503  
http://williams-works.com

SITE NAME

**KENYON PARK**

SITE NUMBER

**US-MI-5300**

SITE ADDRESS

**950 INDUSTRIAL PARKWAY  
PLAINWELL, MI  
49080**

SHEET TITLE

**S1**

SHEET 1 OF 2

**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON MARCH 21, 2023.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

**US-MI-5300  
KENYON PARK**

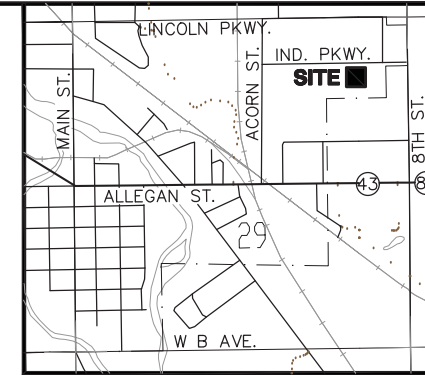
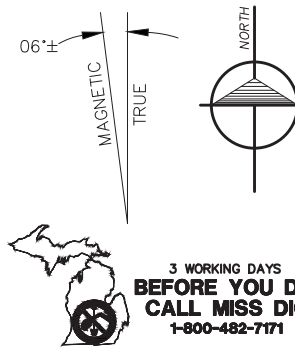
**LEGAL DESCRIPTION**

**PARENT PARCEL (PER TITLE COMMITMENT)**

Land situated in the City of Plainwell, County of Allegan, State of MI described as follows:  
Lot 31, of Industrial Park Plat 2, according to the plat thereof, filed in Liber 12, Page 47, records of Allegan County, State of Michigan. Parcel ID#: 55-206-031-00

This being the same property conveyed to SJR Warehouse, LLC, a Michigan limited liability company in a deed from Michael Anthony DiLucchio and Susan Harrison-DiLucchio Trust UAD August 19, 1993.

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.



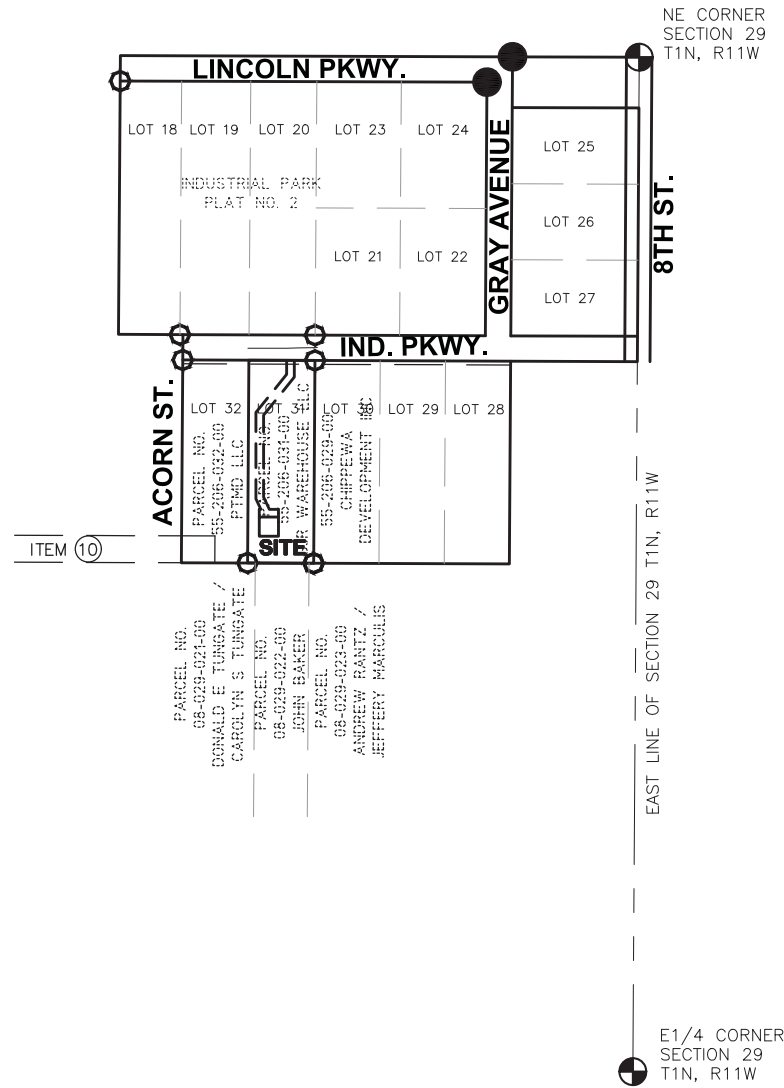
VICINITY MAP  
N.T.S.



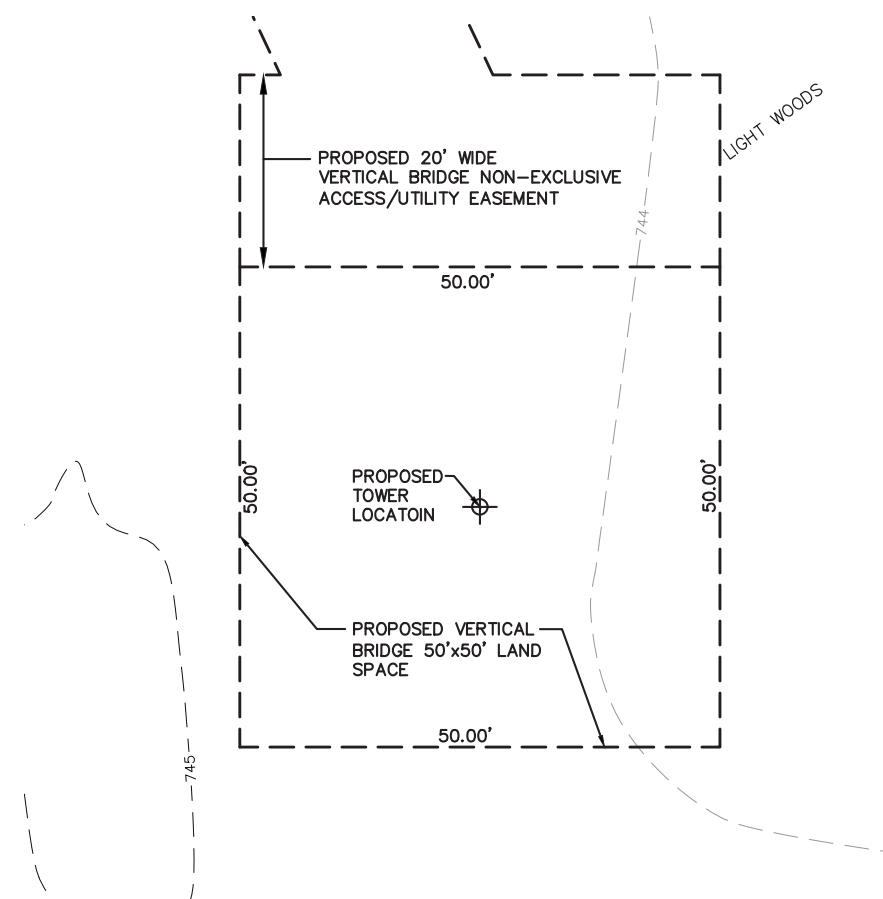
**US-MI-5300  
KENYON PARK**

Survey Prepared for:  
VERTICAL BRIDGE DEVELOPMENT, LLC.  
750 PARK OF COMMERCE SUITE 200  
BOCA RATON, FL 33487  
PHONE: 914-258-2784

NO.	DESCRIPTION	DATE
1	ADDED DISTANCES TO PROPERTY LINES	04/03/23
2	ADD TITLE COMMITMENT	04/11/23



PROPERTY DETAIL  
SCALE 1"=500'



LEASE AREA DETAIL  
SCALE 1"=20'

- LEGEND**
- ▲ - TRAVERSE POINT
  - △ - WELL
  - - HIGHWAY
  - ⊙ - MONUMENT
  - ⊞ - MONUMENT BOX
  - - RIGHT OF WAY MARKER
  - - SET WOODSTAKE
  - + - XCUT
  - - PK NAIL
  - - FOUND IRON STAKE
  - - SET IRON STAKE
  - - SIGN
  - RR - RR SIGN
  - - GUY POLE
  - - GUY ANCHOR
  - - UTILITY POLE
  - ★ - LIGHT POLE
  - ★ - ORNAMENTAL LIGHT POLE
  - - POST
  - † - U.G. UTILITY MARKER
  - XX - SOIL BORING
  - MB - MAILBOX
  - - SATELLITE DISH
  - - HAND HOLE
  - - AC UNIT
  - - U.G. UTILITY MARKER
  - - FIRE HYDRANT
  - ⊙ - PIV - POST INDICATOR VALVE
  - - WATER VALVE
  - ⊗ - GAS VALVE
  - ⊕ - UST FILL PORT
  - ⊞ - GAS PUMP
  - ⊞ - GAS METER
  - W - WATER METER
  - T - TELEPHONE RISER
  - E - ELECTRIC METER
  - TV - CABLE TV RISER
  - ⊞ - CATCH BASIN
  - ⊞ - ROUND CATCH BASIN
  - - UTILITY MANHOLE
  - ⊞ - STORM MANHOLE
  - ⊞ - SANITARY MANHOLE
  - ⊞ - ELECTRIC MANHOLE
  - ⊞ - TELEPHONE MANHOLE
  - ⊞ - WATER MANHOLE
  - ♿ - HANDICAP PARKING SPACE
  - - SHRUB
  - - TREE
  - - PINE TREE
  - (ELEV) - EXISTING CONTOURS
  - - TELEPHONE UTILITY LINE
  - - ELECTRIC UTILITY LINE
  - - WATER UTILITY LINE
  - - GAS UTILITY LINE
  - - STEAM UTILITY LINE
  - - STORM UTILITY LINE
  - - SANITARY UTILITY LINE
  - - FIBER OPTIC UTILITY LINE
  - - OVERHEAD UTILITY LINE
  - X - X - X - FENCE LINE
  - - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

Surveyor Certification:  
I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2017 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Fidelity National Title Insurance Company. Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2023.

**PRELIMINARY**

Michigan Professional Land Surveyor No. 4001063738  
Expires: January 25, 2025

DATE: 03/21/2023	DWG. BY: A.G.G.
SCALE: N/A	SURVEYED: D.S.
UPDATE: AGG041023	CHKD BY: S.A.M.
PROJECT NO.: 216277.041	

SURVEYED BY:

**williams&works**  
engineers | surveyors | planners  
616.224.1500 phone  
549 Ottawa Ave NW  
Grand Rapids, MI 49503  
http://williams-works.com

SITE NAME

**KENYON PARK**

SITE NUMBER

**US-MI-5300**

SITE ADDRESS

**950 INDUSTRIAL PARKWAY  
PLAINWELL, MI  
49080**

SHEET TITLE

**S2**

SHEET 2 OF 2



SITE WORK GENERAL NOTES: DETAIL 1 GN-1

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR IS TO POT HOLE UTILITY LOCATES POST MARKING TO VERIFY UTILITY LOCATES ARE CORRECT.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR/SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. THE OWNER SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE (TO BE INSTALLED BY CONTRACTOR).
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. CONTRACTOR SHALL NOT INSTALL EQUIPMENT THAT WILL IMPEDE DOOR OR ACCESS PANELS.

ABBREVIATIONS AND SYMBOLS:

ABBREVIATIONS:

AGL	ABOVE GRADE LEVEL
BTS	BASE TRANSCIVER STATION
(E)	EXISTING
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
REF	REFERENCE
RF	RADIO FREQUENCY
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE RESOLVED
TYP	TYPICAL
REQ	REQUIRED
EGR	EQUIPMENT GROUND RING
AWG	AMERICAN WIRE GAUGE
MGB	MASTER GROUND BUSS
EG	EQUIPMENT GROUND
BCW	BARE COPPER WIRE
SIAD	SMART INTEGRATED ACCESS DEVICE
GEN	GENERATOR
IGR	INTERIOR GROUND RING (HALO)
RBS	RADIO BASE STATION
U.N.O.	UNLESS NOTED OTHERWISE

SYMBOLS:

	SOLID GROUND BUSS BAR
	SOLID NEUTRAL BUSS BAR
	SUPPLEMENTAL GROUND CONDUCTOR
	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	CHEMICAL GROUND ROD
	DISCONNECT SWITCH
	METER
	EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
	MECHANICAL WELD
	5/8" x 10'-0" COPPER CLAD STEEL GROUND ROD
	5/8" x 10'-0" COPPER CLAD STEEL GROUND ROD WITH INSPECTION SLEEVE
	GROUNDING WIRE

STRUCTURAL STEEL NOTES: DETAIL 2 GN-1

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8"Ø ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES: DETAIL 3 GN-1

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, U.N.O.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
  - CONCRETE CAST AGAINST EARTH.....3 IN.
  - CONCRETE EXPOSED TO EARTH OR WEATHER:
    - #6 AND LARGER.....2 IN.
    - #5 AND SMALLER & WWF.....1 1/2 IN.
  - CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
    - SLAB AND WALLS.....3/4 IN.
    - BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

MASONRY NOTES: DETAIL 3A GN-1

1. HOLLOW CONCRETE MASONRY UNITS SHALL MEET A.S.T.M. SPECIFICATION C90, GRADE N. TYPE 1. THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F'm) SHALL BE 1500 PSI.
2. MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYP. "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
3. GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
4. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
5. WALL SHALL RECEIVE TEMPORARY BRACING. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL GROUT IS FULLY CURED.

GENERAL NOTES: DETAIL 4 GN-1

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 

CONTRACTOR-	GENERAL CONTRACTOR
SUBCONTRACTOR-	SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
OWNER-	VERTICAL BRIDGE
OEM-	ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED WERE DESIGNED AND SCALED TO 11x17 FORMAT.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
9. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
11. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH VERTICAL BRIDGE MASTER SPECIFICATIONS AND THESE DRAWINGS WHERE A CONFLICT EXISTS IT IS CONTRACTORS RESPONSIBILITY TO NOTIFY OWNER.
13. NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN ANY SUBCONTRACTOR(S) AND VERTICAL BRIDGE.
14. CONTRACTOR SHALL HOLD HARMLESS VERTICAL BRIDGE AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND BROUGHT ABOUT AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS FOR ANY AND ALL PERSONS, INCLUDING SUBCONTRACTORS, ON SITE AS REQUIRED BY CURRENT OSHA STANDARDS; INCLUDING BUT NOT LIMITED TO
  - A) PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT
  - B) SIGNS, SIGNALS, & BARRICADES
  - C) TOOLS - HAND & POWER
  - D) ELECTRICAL
  - E) FALL PROTECTION
  - F) EXCAVATIONS
  - G) CONCRETE & MASONRY CONSTRUCTION
  - H) STEEL ERECTION
  - I) POWER TRANSMISSION & DISTRIBUTION
  - J) CRANES & DERRICKS IN CONSTRUCTION.

1. THE ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT ON A ONE TIME BASIS.
2. THE CONTRACTOR SHALL TOPSOIL AND SEED ALL DISTURBED AREAS.
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AN IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST, CALL 811.
4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.



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**GENERAL NOTES**

SHEET NUMBER:	REVISION:
<b>GN-1</b>	<b>A</b>

ELECTRICAL INSTALLATION NOTES:

DETAIL 1  
GN-2

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).

ELECTRICAL INSTALLATION NOTES (CONT.):

DETAIL 2  
GN-2

23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER IDENTIFYING SPECIFIC CARRIER.

KEYED NOTES: (SEE GROUNDING PLAN DIAGRAM - SHEET E-1)

- ① **TOWER GROUNDING:** EXTEND #2 SOLID TINNED CU WIRE FROM BURIED GROUND RING TO EXISTING TOWER AND MAKE EXOTHERMIC CONNECTION.
- ② **HATCH PLATE GROUND BAR:** EXTEND #2 SOLID TINNED CU WIRE FROM BURIED GROUND RING UP THROUGH 1/2" PVC SLEEVE INTO EQUIPMENT SHELTER FOR CONNECTION TO INTERIOR HALO GROUND RING. TYPICAL AT 4 BUILDING CORNERS.
- ③ **GROUNDING OF INTERNAL GROUND RING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING THROUGH 1/2" DIA. PVC SLEEVE INTO EQUIPMENT SHELTER FOR CONNECTION TO INTERIOR HALO GROUND RING. TYPICAL AT (4) BUILDING CORNERS.
- ④ **GROUND ROD:** COPPER CLAD STEEL, 5/8" TEN (10) FEET LONG.
- ⑤ **ICE BRIDGE SUPPORT POST GROUNDING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO ALL ICE BRIDGE SUPPORT POSTS AND EXOTHERMICALLY WELD.
- ⑥ **FENCE GROUNDING:** IF FENCE IS WITHIN 6' OF GROUNDING RING, EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO FENCE CORNER POSTS AND EXOTHERMICALLY WELD. BOND INTERMEDIATE POST IF REQUIRED TO MAINTAIN 25' MAX. SPACING.
- ⑦ **HVAC GROUNDING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO THE HVAC UNIT AND MAKE A MECHANICAL CONNECTION.
- ⑧ **TOWER GROUNDING BAR:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE TOWER GROUND BAR AND MAKE A MECHANICAL CONNECTION. SECURE GROUND BAR DIRECTLY TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
- ⑨ **CELL REFERENCE GROUND BAR:** EXTEND (2) #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE CELL REFERENCE GROUND BAR (INSIDE SHELTER) AND MAKE AN EXOTHERMIC WELD CONNECTION.
- ⑩ **TELCO GROUNDING BAR:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO TELCO GROUND BAR (INSIDE SHELTER) AND MAKE AN EXOTHERMIC WELD CONNECTION.
- ⑪ **ANTENNA GROUND BAR:** MOUNT GROUND BAR DIRECTLY TO TOWER AT TOP OF COAX RUNS. SECURE TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
- ⑫ **GATE GROUNDING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO GATE POSTS AND EXOTHERMICALLY WELD.
- ⑬ **EXTERIOR GFCI RECEPTACLE GROUNDING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO THE EXTERIOR GFCI RECEPTACLE AND MAKE A MECHANICAL CONNECTION.

GREENFIELD GROUNDING NOTES:

DETAIL 3  
GN-2

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
7. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
10. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
11. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
12. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
13. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
14. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
15. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
16. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
17. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
18. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.



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PE LICENSE EXPIRES: 04/15/25

DRAWN BY: CHK: APV.:

GNP	DEK	DEK
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LICENSER:

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GENERAL NOTES

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LICENSER:

STATE OF MICHIGAN  
DAVID E. KASPER  
ENGINEER  
No. 6201063943  
PROFESSIONAL ENGINEER

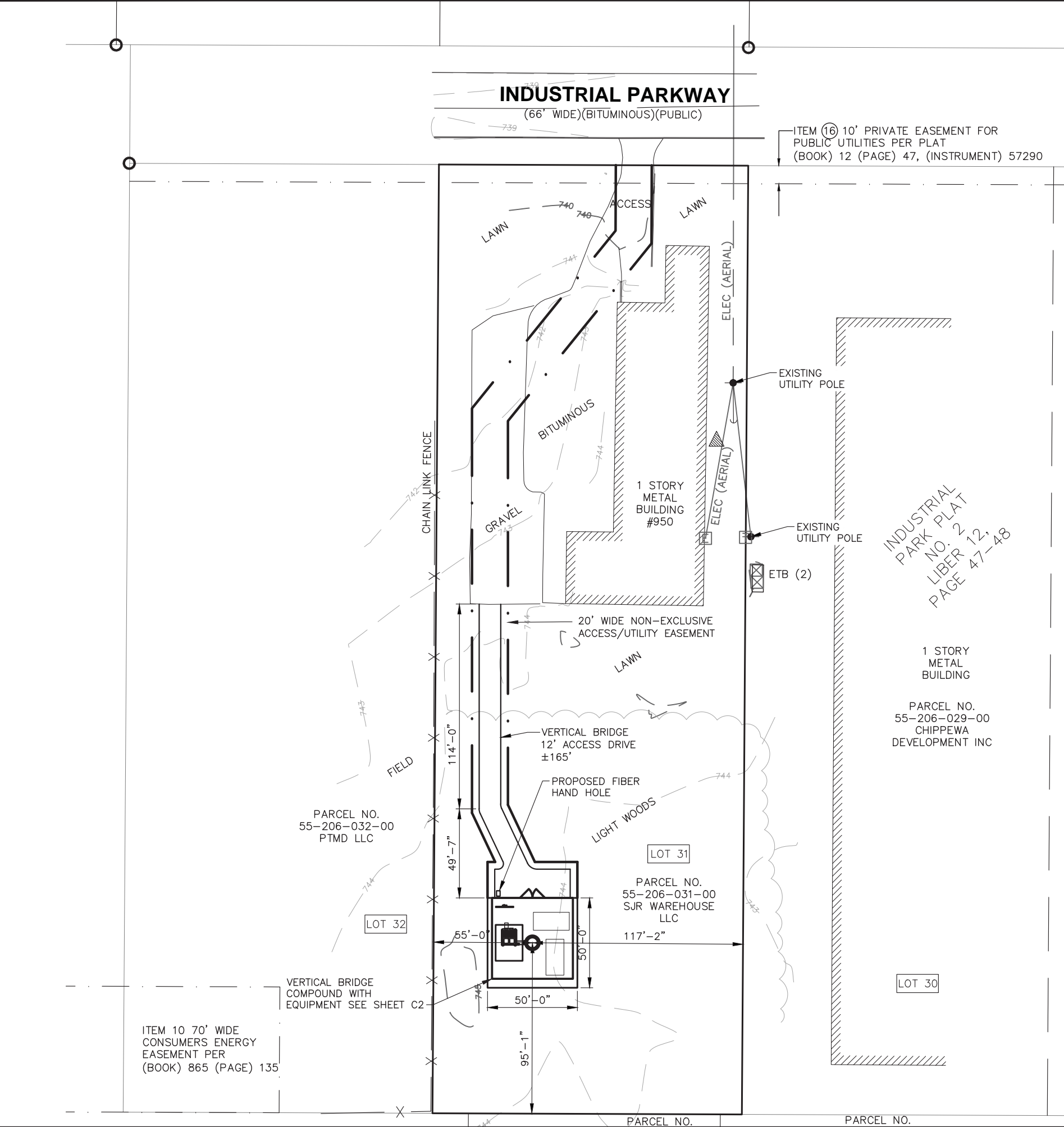
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NOT FOR CONSTRUCTION

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: REVISION:

C-1	A
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NOTE:  
(E) VEGETATION TO BE REMOVED FROM LEASE AREA & EASEMENT.

1 OVERALL SITE PLAN  
SCALE: 1"=60'-0"



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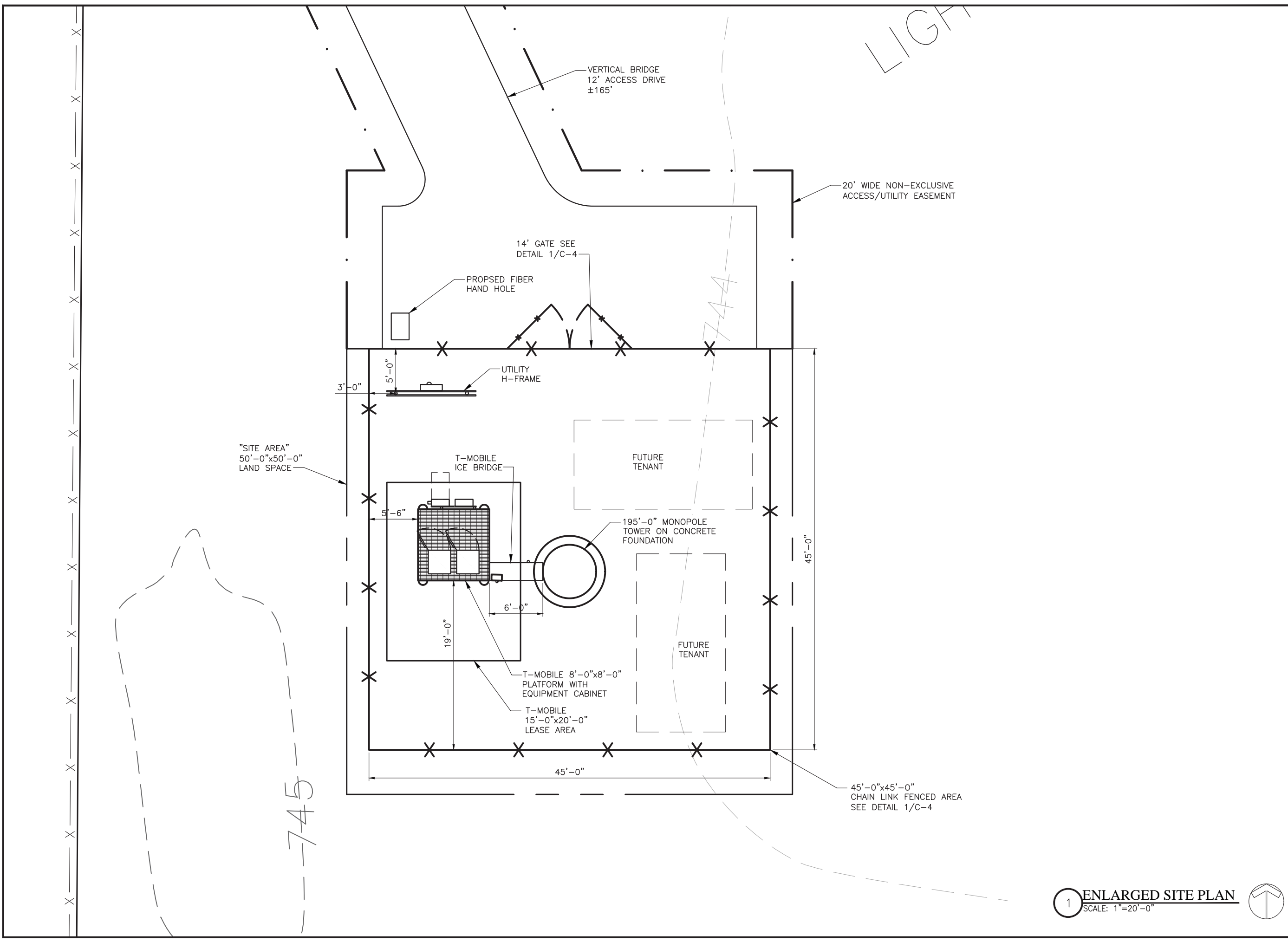
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SHEET TITLE:

**ENLARGED SITE PLAN**

SHEET NUMBER: REVISION:

<b>C-2</b>	<b>A</b>
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**1 ENLARGED SITE PLAN**  
 SCALE: 1"=20'-0"



PROJECT INFORMATION:

US-MI-5300  
GS02483A  
950 INDUSTRIAL PKWY  
PLAINWELL, MI 49080  
ALLEGAN COUNTY

CURRENT ISSUE DATE:

04/27/23

ISSUED FOR:

ZONING

REV. DATE ISSUED FOR BY:

REV.	DATE	ISSUED FOR	BY
A	04/27/23		GNP

CONSULTANT:

**FORTUNE WIRELESS INC.**  
5511 WEST 79TH STREET  
INDIANAPOLIS, IN 46278  
(317) 532-1374

**MAGTECH SERVICES INC.**  
A DIVISION OF FORTUNE WIRELESS  
PE LICENSE EXPIRES: 04/15/25

DRAWN BY: CHK. APV.:

GNP	DEK	DEK
-----	-----	-----

LICENSER:

STATE OF MICHIGAN  
DAVID E. KASPER  
ENGINEER  
No. 6201063943  
PROFESSIONAL ENGINEER

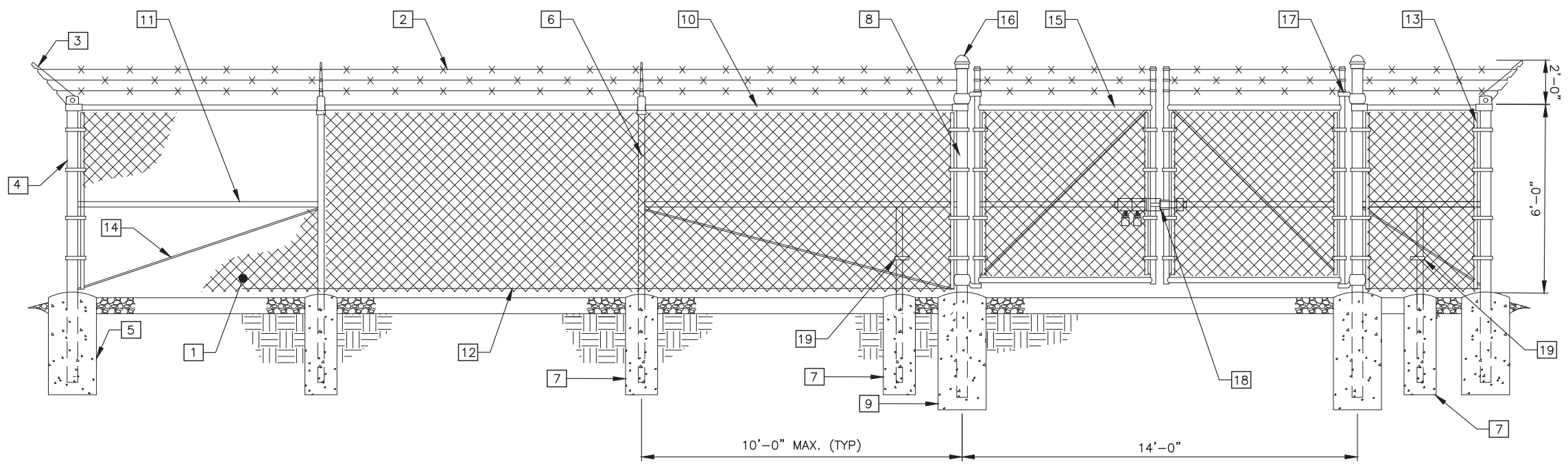
04/27/23  
NOT FOR CONSTRUCTION

SHEET TITLE:

FENCE, GATE, & COUMPOUND  
DETAILS

SHEET NUMBER: REVISION:

C-3	A
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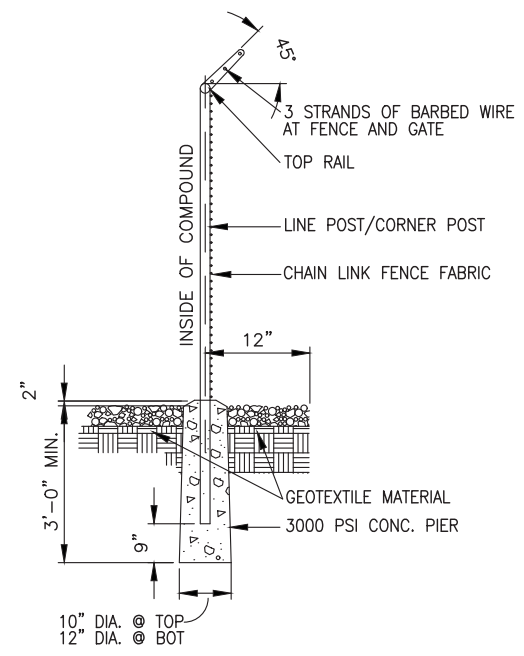
1 TYPICAL FENCE SECTION  
SCALE: N.T.S.

KEYNOTE LEGEND:

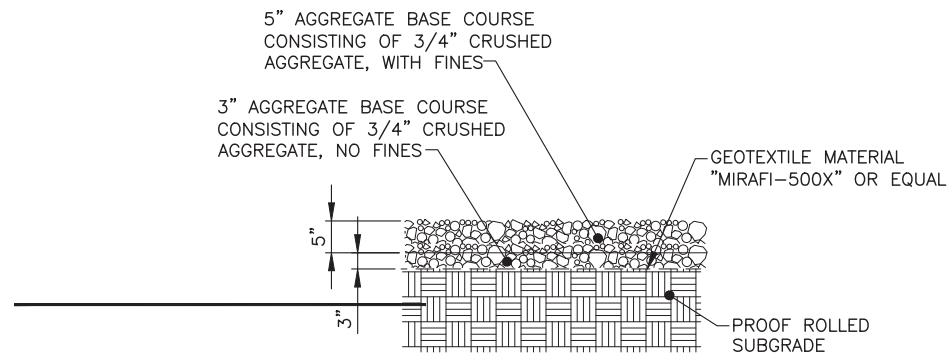
- |   |  |
|---|--|
| 1 FABRIC: 6FT. HEIGHT, 9 GAUGE, 2" MESH, ASTM A392.   | 11 MIDDLE RAILS: 1-1/2"Ø PIPE SCH. 40 (GALV.) ASTM F1083                             |
| 2 BARBED WIRE: 12 GAUGE WIRE, 4 POINT (3 RUNS), FINISH TO MATCH FABRIC, ASTM A121.                    | 12 BOTTOM TENSION WIRE: 0.177"Ø METALLIC-COATED STEEL (GALV.), MARCELLED, ASTM A824  |
| 3 EXTENSION ARMS: STAMPED STEEL WITH MALLEABLE IRON BASE, FINISH TO MATCH FENCE FRAMEWORK, ASTM F626. | 13 TENSION BARS: 3/16"x3/4", FULL HEIGHT OF FABRIC, FINISH TO MATCH FENCE FRAMEWORK. |
| 4 END AND CORNER POSTS: 3"Ø PIPE SCH. 40 (GALV.) ASTM F1083   | 14 TENSION ROD: 3/8"Ø WITH ADJ. TIGHTNER, FINISH TO MATCH FENCE FRAMEWORK.           |
| 5 CONCRETE FOUNDATION: 36"x12"Ø (3000 PSI)  | 15 GATE FRAME: 2"Ø SCH. 40 (GALV.) ASTM F1083  |
| 6 LINE POSTS: 2"Ø PIPE SCH. 40 (GALV.) ASTM F1083   | 16 POST CAPS: PER POST DIAMETER.   |
| 7 CONCRETE FOUNDATION: 36"x10"Ø (3000 PSI)  | 17 GATE HINGES: NON-LIFT-OFF TYPE, OFFSET TO PERMIT 180 DEGREE SWING.                |
| 8 GATE POSTS: 4"Ø PIPE SCH. 40 (GALV.) ASTM F1083   | 18 CONTRACTOR TO PROVIDE STYMIE LOCK OR APPROVED EQUIVALENT                          |
| 9 CONCRETE FOUNDATION: 48"x12"Ø (3000 PSI)  | 19 DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD BEFORE INSTALLATION          |
| 10 TOP RAIL & BRACE RAIL: 1-1/2"Ø PIPE SCH. 40 (GALV.) ASTM F1083                                     |  |

FENCE NOTES:

- REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NOT SHOWN IN THE DRAWING.
- FENCE FABRIC SHALL COMFORM TO CHAIN LINK FENCE MANUFACTURERS INSTITUTE (CLFMI) PRODUCT MANUAL.
- INSTALL FENCE IN COMPLIANCE WITH ASTM F 567.
- INSTALL SWING GATES IN COMPLIANCE WITH ASTM F 900.
- DO NOT BEGIN INSTALLATION AND ERECTION BEFORE FINAL GRADING IS COMPLETED, UNLESS OTHERWISE PERMITTED. INSTALL FENCING ON BOUNDARY LINES INSIDE OF PROPERTY LINE ESTABLISHED BY SURVEY.
- DRILL OR HAND-EXCAVATE (USING POST - HOLE DIGGER) HOLES FOR POSTS TO DIAMETERS AND SPACINGS INDICATED, IN FIRM, UNDISTURBED OR COMPACTED SOIL. IF NOT INDICATED ON DRAWINGS, EXCAVATE HOLES FOR EACH POST TO MINIMUM DIAMETER RECOMMENDED BY FENCE MANUFACTURER, BUT NOT LESS THAN (4) TIMES LARGEST GROSS-SECTION OF POST.
- REMOVE POST HOLE SPOILS FROM SITE. DO NOT SET SPOILS ON AGGREGATE WITHOUT ADEQUATE PROTECTION.
- PROTECT PORTION OF POSTS ABOVE GROUND FROM CONCRETE SPLATTER. PLACE CONCRETE AROUND POSTS AND VIBRATE OR TAMP FOR CONSOLIDATION. CHECK EACH POST FOR VERTICAL AND TOP ALIGNMENT AND HOLD IN POSITION DURING PLACEMENT AND FINISHING OPERATIONS, UNLESS OTHERWISE SHOWN, EXTEND CONCRETE FOOTING 1 INCH ABOVE GRADE AND TROWEL TO A CROWN TO SHED WATER.
- INSTALL BARBED WIRE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- APPLY FABRIC TO OUTSIDE OF FRAMEWORK.

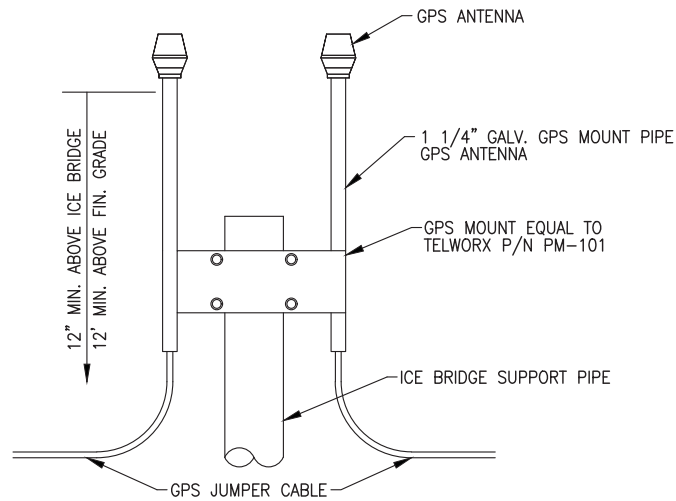


2 FENCE DETAIL  
SCALE: N.T.S.

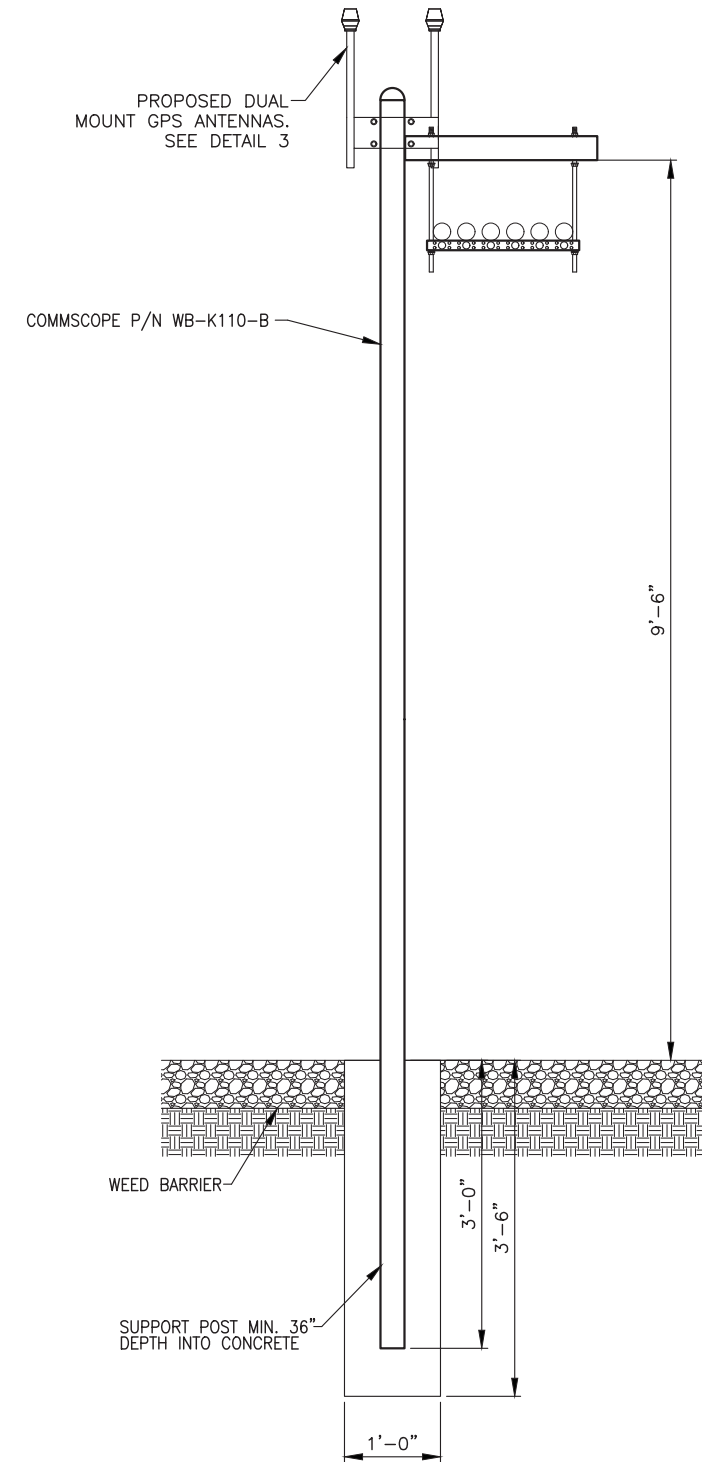


NOTE:  
IT IS THE RESPONSIBILITY OF THE G.C. TO VERIFY THAT THE LIMESTONE IS UNIFORMLY WHITE IN COLOR AFTER PLACEMENT

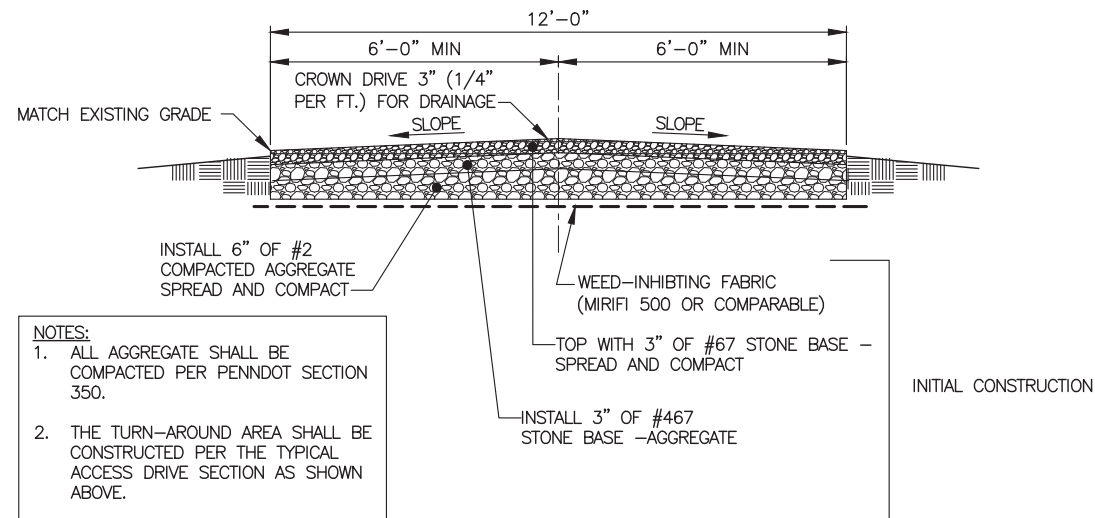
**1 SITE SURFACING DETAIL**  
SCALE: N.T.S.



**3 DUAL GPS MOUNT DETAIL**  
SCALE: N.T.S.



**4 ICE BRIDGE SECTION**  
SCALE: N.T.S.



- NOTES:
1. ALL AGGREGATE SHALL BE COMPACTED PER PENNDOT SECTION 350.
  2. THE TURN-AROUND AREA SHALL BE CONSTRUCTED PER THE TYPICAL ACCESS DRIVE SECTION AS SHOWN ABOVE.
  3. SLOPE GRAVEL SURFACE TO PROVIDE POSITIVE DRAINAGE AND MATCH EXISTING GROUND SURFACE SLOPE.

**2 ACCESS DRIVE DETAIL**  
SCALE: N.T.S.



PROJECT INFORMATION:

**US-MI-5300**  
**GS02483A**  
**950 INDUSTRIAL PKWY**  
**PLAINWELL, MI 49080**  
**ALLEGAN COUNTY**

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**04/27/23**

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CONSULTANT:

**FORTUNE WIRELESS INC.**  
5511 WEST 79TH STREET  
INDIANAPOLIS, IN 46278  
(317) 532-1374

**MAGTECH SERVICES INC**  
A DIVISION OF FORTUNE WIRELESS  
PE LICENSE EXPIRES: 04/15/25

DRAWN BY: CHK.: APV.:

GNP	DEK	DEK
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LICENSER:

STATE OF MICHIGAN  
DAVID E. KASPER  
ENGINEER  
No. 6201063943  
PROFESSIONAL ENGINEER

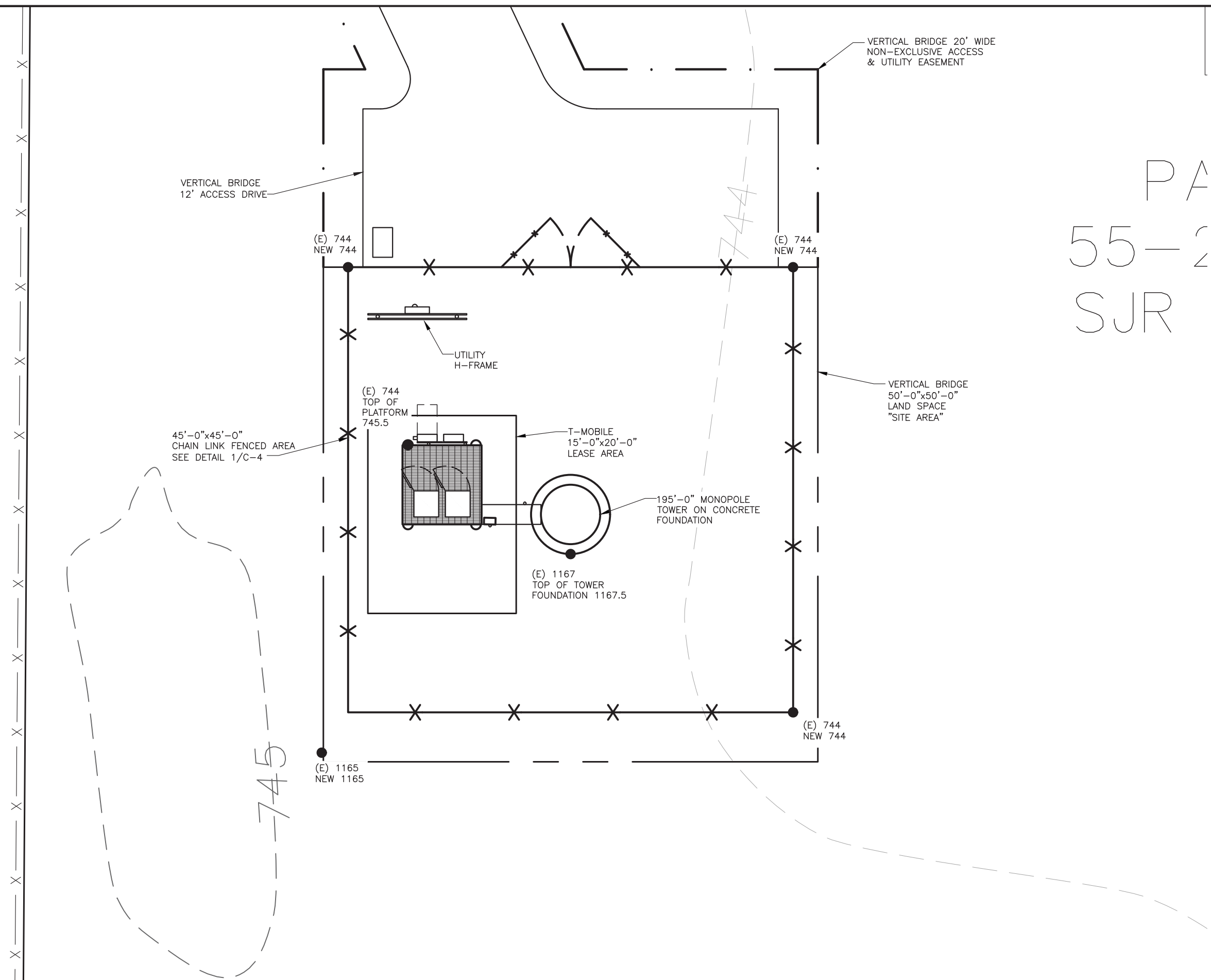
04/27/23  
NOT FOR CONSTRUCTION

SHEET TITLE:

CIVIL DETAILS

SHEET NUMBER: REVISION:

<b>C-4</b>	<b>A</b>



PA  
55-2  
SJR



PROJECT INFORMATION:

**US-MI-5300**  
**GS02483A**  
**950 INDUSTRIAL PKWY**  
**PLAINWELL, MI 49080**  
**ALLEGAN COUNTY**

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 5511 WEST 79TH STREET  
 INDIANAPOLIS, IN 46278  
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 A DIVISION OF FORTUNE WIRELESS  
 PE LICENSE EXPIRES: 04/15/25

DRAWN BY: CHK.: APV.:

GNP	DEK	DEK
-----	-----	-----

LICENSER:

**DAVID E. KASPER**  
 ENGINEER  
 No. 6201063943

04/27/23  
**NOT FOR CONSTRUCTION**

SHEET TITLE:

GRADING & EROSION CONTROL PLAN

SHEET NUMBER: REVISION:

<b>C-5</b>	<b>A</b>
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**1 GRADING & EROSION CONTROL PLAN**  
 SCALE: 1"=10'-0"

PROJECT INFORMATION:

US-MI-5300  
GS02483A  
950 INDUSTRIAL PKWY  
PLAINWELL, MI 49080  
ALLEGAN COUNTY

CURRENT ISSUE DATE:

04/27/23

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CONSULTANT:



**FORTUNE WIRELESS INC.**  
5511 WEST 79TH STREET  
INDIANAPOLIS, IN 46278  
(317) 532-1374



**MAGTECH SERVICES INC.**  
A DIVISION OF FORTUNE WIRELESS  
PE LICENSE EXPIRES: 04/15/25

DRAWN BY: CHK.: APV.:

GNP DEK DEK

LICENSER:



04/27/23  
NOT FOR CONSTRUCTION

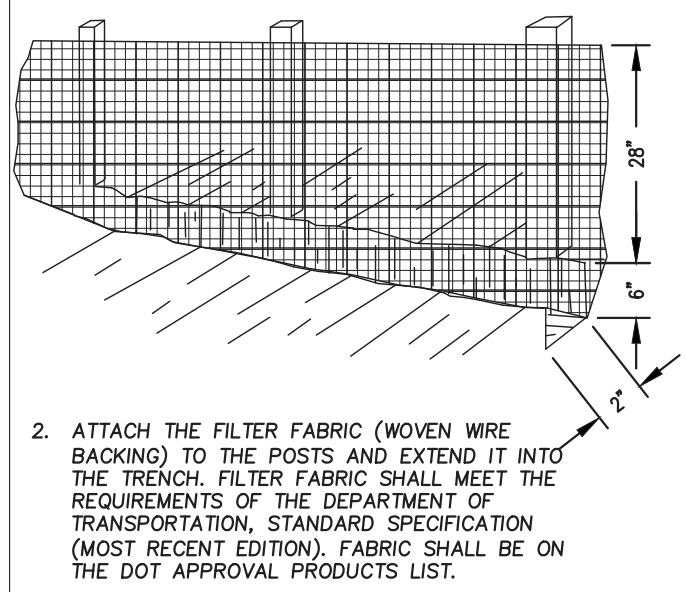
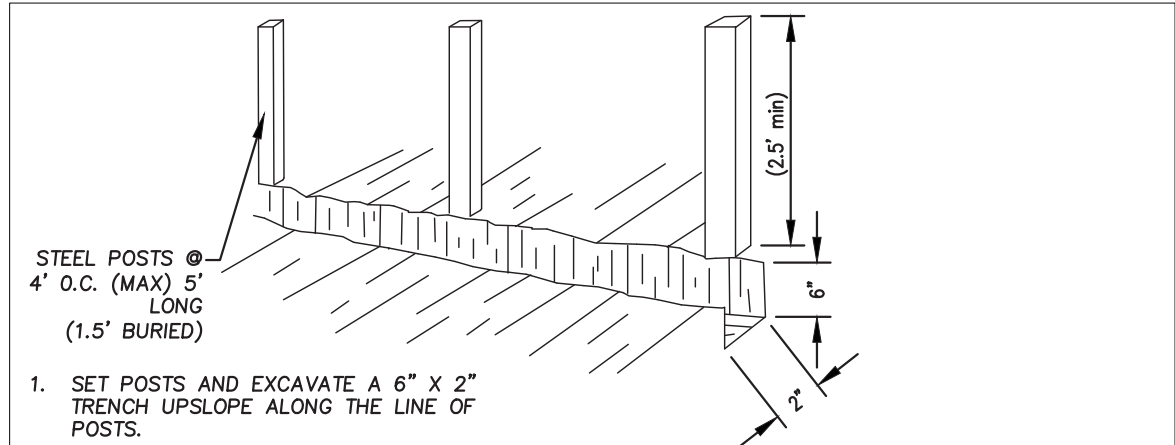
SHEET TITLE:

EROSION CONTROL  
DETAIL

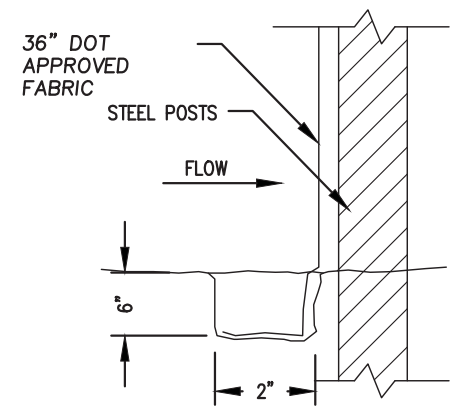
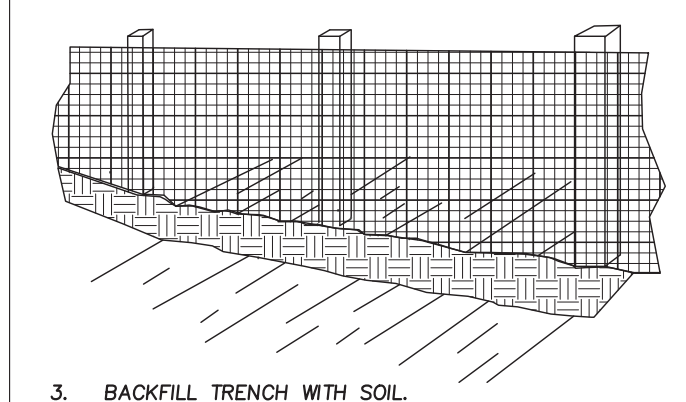
SHEET NUMBER: REVISION:

C-6

A



**TYPE "C" FENCE**  
TENSILE STRENGTH (lbs. MIN.) WARP-260 (ASTM D-4632/FILL-180)  
ELONGATION (% MAX.) 40 (ASTM D-4632)  
AOS (APPARENT OPENING SIZE) #30 (MAX. SIEVE SIZE) (ASTM D 4751)  
FLOW RATE (GAL./MIN./SQ.FT) 70 (GDT-87)  
ULTRAVIOLET STABILITY 80 (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)  
BURSTING STRENGTH (PSI MIN.) 175 (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)  
MINIMUM FABRIC WIDTH (INCHES) 36



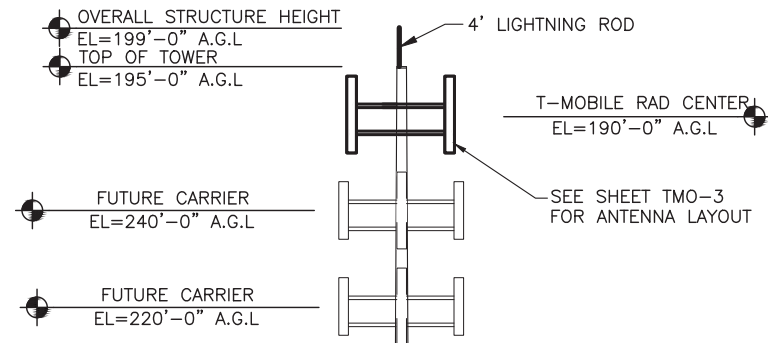
SILT FENCE SECTION

MAINTENANCE REQUIREMENTS

SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY 6 MONTHS). TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

Sd1-C TYPE C SILT FENCE  
N.T.S.



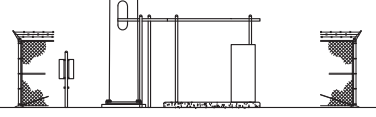


**NOTE:**  
 ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERTICAL BRIDGE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERTICAL BRIDGE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT, AND COAX CABLE INFORMATION.

**STRUCTURAL NOTE:**  
 TOWER, MOUNTS, AND FOUNDATION TO BE DESIGNED BY OTHERS AND IS NOT A PART OF THESE DRAWINGS. VERTICAL BRIDGE TO VERIFY STRUCTURAL LOADING OF THE PROPOSED INSTALLATION ON THE TOWER.

CONTRACTOR TO INSTALL  
 (2) HYBRID/FIBER CABLE

195' GALVANIZED  
 STEEL MONOPOLE



**1** NEW TOWER ELEVATION  
 SCALE: N.T.S.



PROJECT INFORMATION:

**US-MI-5300**  
**GS02483A**  
**950 INDUSTRIAL PKWY**  
**PLAINWELL, MI 49080**  
**ALLEGAN COUNTY**

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 A DIVISION OF FORTUNE WIRELESS  
 PE LICENSE EXPIRES: 04/15/25

DRAWN BY: CHK.: APV.:

GNP	DEK	DEK
-----	-----	-----

LICENSER:

STATE OF MICHIGAN  
 DAVID E. KASPER  
 ENGINEER  
 No. 6201063943  
 PROFESSIONAL ENGINEER

04/27/23  
**NOT FOR CONSTRUCTION**

SHEET TITLE:

ANTENNA & TOWER  
 ELEVATION DETAIL

SHEET NUMBER: REVISION:

<b>C-7</b>	<b>A</b>

PROJECT INFORMATION:

US-MI-5300  
GS02483A  
950 INDUSTRIAL PKWY  
PLAINWELL, MI 49080  
ALLEGAN COUNTY

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A DIVISION OF FORTUNE WIRELESS  
PE LICENSE EXPIRES: 04/15/25

DRAWN BY: CHK.: APV.:

GNP	DEK	DEK
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LICENSER:



04/27/23  
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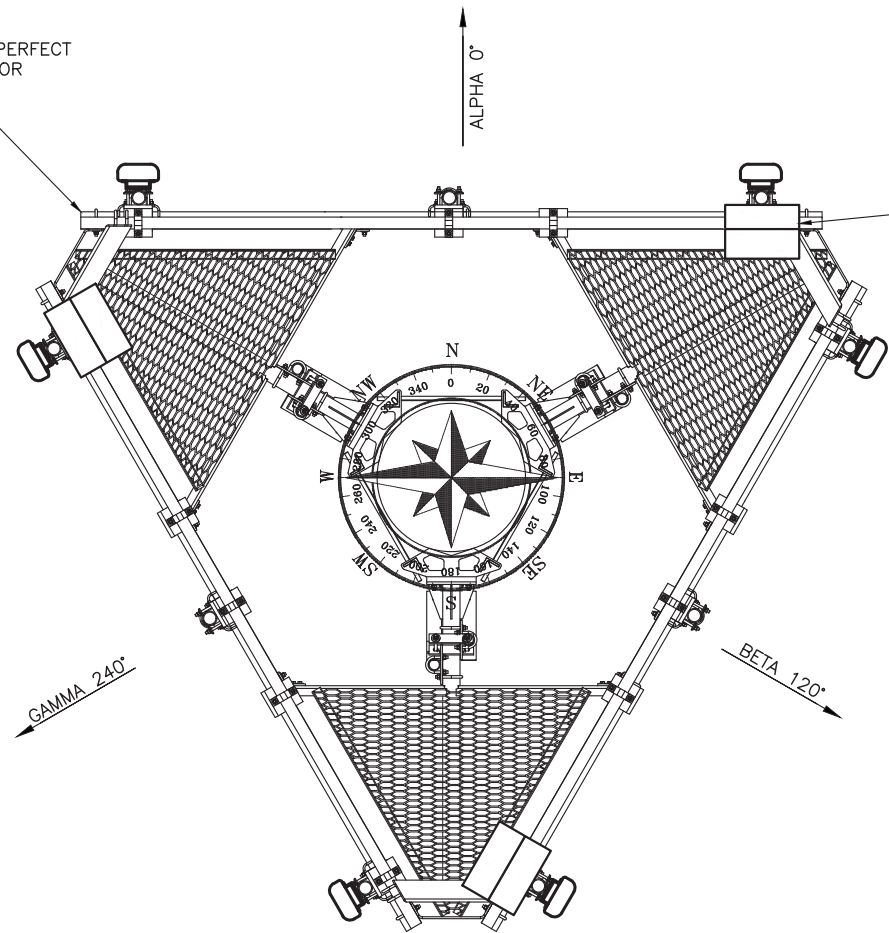
SHEET TITLE:

ANTENNA PLAN

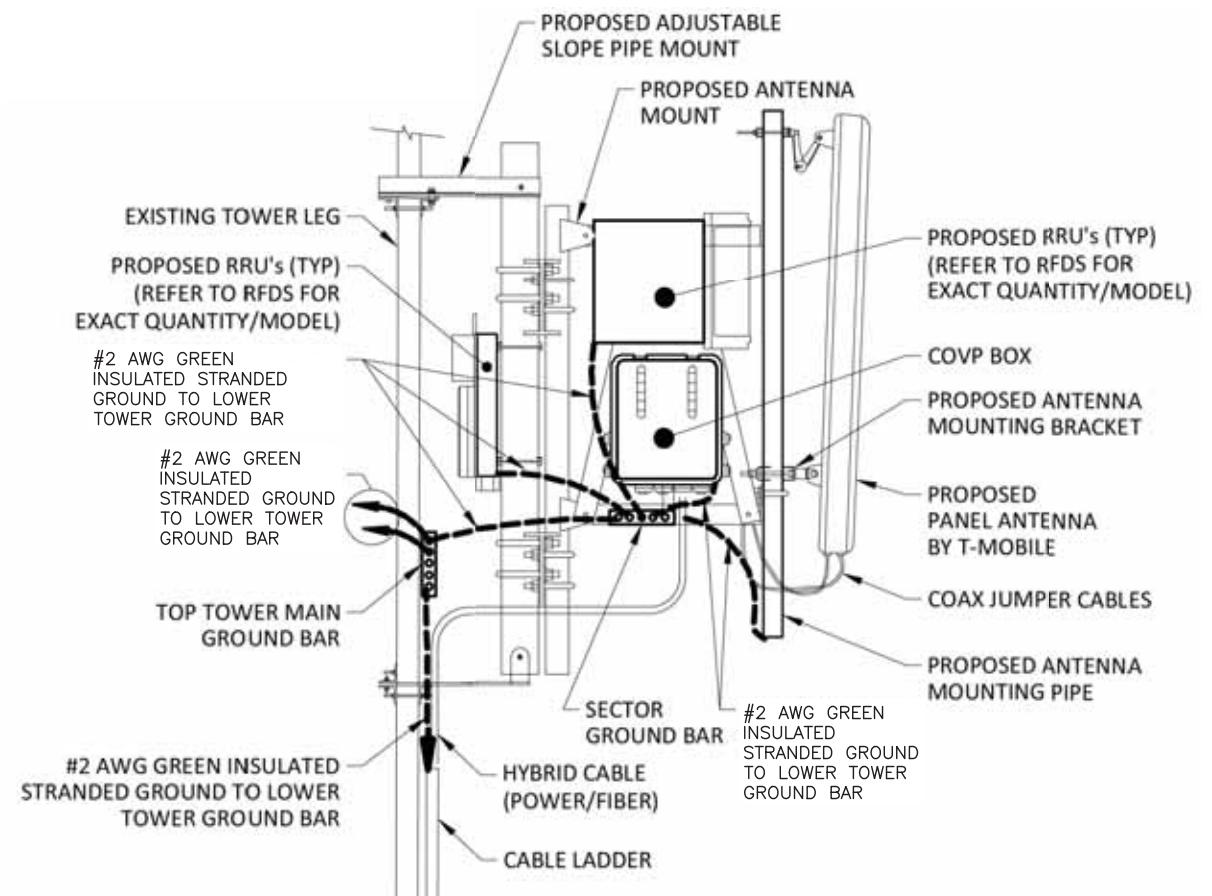
SHEET NUMBER: REVISION:

TMO-3	A

CONTRACTOR TO INSTALL PERFECT VISION PLATFORM MOUNT OR APPROVED EQUIVALENT (TYP. EACH SECTOR)



CONTRACTOR TO INSTALL (1) AHFIB & (1) AHLOA (TYP. EACH SECTOR)



ANTENNA/RRU MOUNT DIAGRAM

SCALE: NOT TO SCALE

*RC*



# **PLAINWELL PUBLIC SAFETY**

---

Police, Fire and Medical First Responder Services

# **MONTHLY REPORT**

## **September 2023**

**Prepared by Director Cavin Callahan**

# Classification of Crimes Reported

File Class	CRIMES AGAINST PERSON	September	Year to Date
900	Murder and Non-Negligent Manslaughter	0	0
1000	Kidnapping	0	0
1100	Sexual Assault	1	7
1200	Robbery	0	0
1300	Aggravated & Non-Aggravated Assault	2	43
<b>PROPERTY CRIMES</b>			
2000	Arson	0	0
2100	Extortion	0	0
2200	Burglary	0	4
2300	Larceny	2	31
2400	Motor Vehicle Theft	0	4
2500	Forgery/Counterfeiting	0	0
2600	Fraudulent Activities	4	16
2700	Embezzlement	0	0
2800	Stolen Property - Buying, receiving	0	0
2900	Damage to Property	1	7
3500	Violation of Controlled Substances Act	1	8
<b>MORALS/DECENCY CRIMES</b>			
3600	Sex Offenses (Other than Sexual Assault)	0	0
3700	Obscenity	0	1
3800	Family Offenses	0	3
4100	Liquor Violations	0	5
<b>PUBLIC ORDER CRIMES</b>			
4800	Obstructing Police - Offenses Which Interfere with Investigations	1	1
4900	Escape/Flight - Fleeing and Eluding a Officer's Custody	2	3
5000	Obstructing Justice	3	36
5200	Weapons Offenses	0	4
5300	Public Peace	6	41
5400	Traffic Investigations - Any Criminal Traffic Complaints	7	31
5500	Health and Safety	7	77
5600	Civil Rights	0	0
5700	Invasion of Privacy	0	6
6200	Conservation Law Violation	0	0
7300	Miscellaneous Criminal Offense	0	0
<b>GENERAL NON-CRIMINAL</b>			
9100	Juvenile/Minor/School Complaints	5	19
9200	Civil Custody	2	10
9300	Traffic Non-Criminal ( Reports Only - Does not include Citations Issued)	1	10
9400	False Alarm Activation	10	55
9500	Fires (Other than Arson)	0	3
9700	Accidents, All Other	9	84
9800	Inspections, Unfounded FIRS	0	0
9900	General Assistance (All Except Other Police Agencies)	97	739
9911 & 9912	General Assistance (Other Police Agencies)	54	590
FIRS	Medical First Responder	34	293

# Plainwell Department of Public Safety

## Complaints/Activities for September 2023

### ARRESTS

CUSTODIAL ARRESTS	14	<i>An individual taken into custody for a criminal offense and jailed for that offense.</i>
ARREST COUNTS	18	<i>Criminal complaints or cases cleared by the custodial arrest or issuance of a warrant(s).</i>

### TRAFFIC ENFORCEMENT & CITATIONS

HAZARDOUS CITATIONS	8	<i>Uniform Law Citations issued by officers to individuals for moving traffic violations. (Drag racing, Speeding, etc.)</i>
NON-HAZARDOUS CITATIONS	8	<i>Uniform Law Citations issued by officers to individuals for NON-moving traffic violations. (Registration, Equipment, Etc.)</i>
DRUNK DRIVING CITATIONS	2	<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	4	<i>Traffic enforcement where no citation was issued but warnings were given.</i>
TOTAL TRAFFIC CITATIONS/WARNINGS	22	

### COMPLAINTS

ORIGINAL DISPATCH COMPLAINTS	229	<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	20	<i>Complaints observed by the officer while on patrol or came to their attention by personal observation.</i>
TOTAL COMPLAINTS	249	

### OTHER ACTIVITIES

MOTORISTS ASSISTS	33	<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	4	<i>Total motor vehicle accidents both on public roads or private property.</i>
COMMERCIAL BUILDING SECURITY CHECK	1,233	<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>

# Plainwell Department of Public Safety

## Scheduled Hours By Activity for September 2023

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 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

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

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

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

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.

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.

Total Hours  
975

Percentage of Total Hours

58

5.95%

224

22.98%

360

36.96%

333

34.11%

642

65.89%



## September Reports for Plainwell Department of Public Safety

### PRIORITY 1 ASSISTS OUTSIDE OF JURISDICTION

The Plainwell Department of Public Safety was dispatched to **54** 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
09/01/2023	12:25	12:25	1100 N Main St	Alarm	Investigate, Shut Down	C6	1	0
09/04/2023	16:07	16:17	720 Brigham St	Smoke Alarm	Investigate, Shut Down	C6, E11, E17	2	7
09/05/2023	09:09	09:09	691 W. Bridge St	Alarm	Investigate	C6	1	0
09/07/2023	20:18	20:18	684 Starr Rd	Alarm	Investigate, Shut Down	C5, C6	2	0
09/07/2023	22:26	22:28	US 131 N/B	Alarm	Investigate, Assist Agencies	C5, C6	2	0
09/14/2023	19:46	19:51	800 E Bridge St	Alarm	Investigate	C2, C5	3	2
09/14/2023	15:19	15:20	Pine Creek	Cancelled	Accidental Dispatch	T63	5	0
09/16/2023	22:51	22:59	755 S Main St	Vehicle Accident	Establish Safe Area, Investigate	C3, C5, T63, E11	2	5
09/18/2023	10:00	10:06	1191 M89	Vehicle Fire	Extinguish, Provide Apparatus and Manpower	C5, C6, E11, E17	6	4
09/21/2023	16:08	16:17	1251 102 <sup>nd</sup> Ave	Building Fire	Extinguish, Provide Manpower, Control Traffic	C5, E11, S62, T63	3	6
09/27/2023	22:10	22:17	331 12 <sup>th</sup> Street	Smoke	Investigate	C3, C5, E11, T63	6	6

\*\*\*\*\*

### Calls for Service at Plainwell Schools

Plainwell High School: 10  
684 Starr Road

Gilkey School: 3  
707 S. Woodhams Street

Plainwell Middle School: 5  
720 Brigham Street

Starr Elementary: 3  
601 School Drive

Early Childhood Development: 0  
307 E. Plainwell Street

Renaissance School: 0  
798 E. Bridge Street

Admin, Maintenance & Bus Garage: 0  
600 School Drive

## **Ordinance Report**

There was a total of six new ordinance violations in September. Five notifications of violation were made – the violations were for two overgrown lawns, one burning, trash and debris, one camper violation, and one property line dispute. Four violation cases were resolved and two are ongoing.

One fine was given out for false alarm violations.



# Water Renewal

Superintendent: Bryan Pond

September 2023



## Significant Department Actions and Results

Bids for the lift station cleaning and disposal were sent to three vendors, they are due back in October.

The bio-bed media replacement project was approved this month the work will begin October 23rd

The City back up power generators preventive maintenance agreements were received and reviewed. This will allow us to have all the sites under one three year agreement with one company who is the service representative for "Cummins" generators.

Painting continues, the back and front of the control building were completed.

## Pending Items (including CIP) FY 21/22

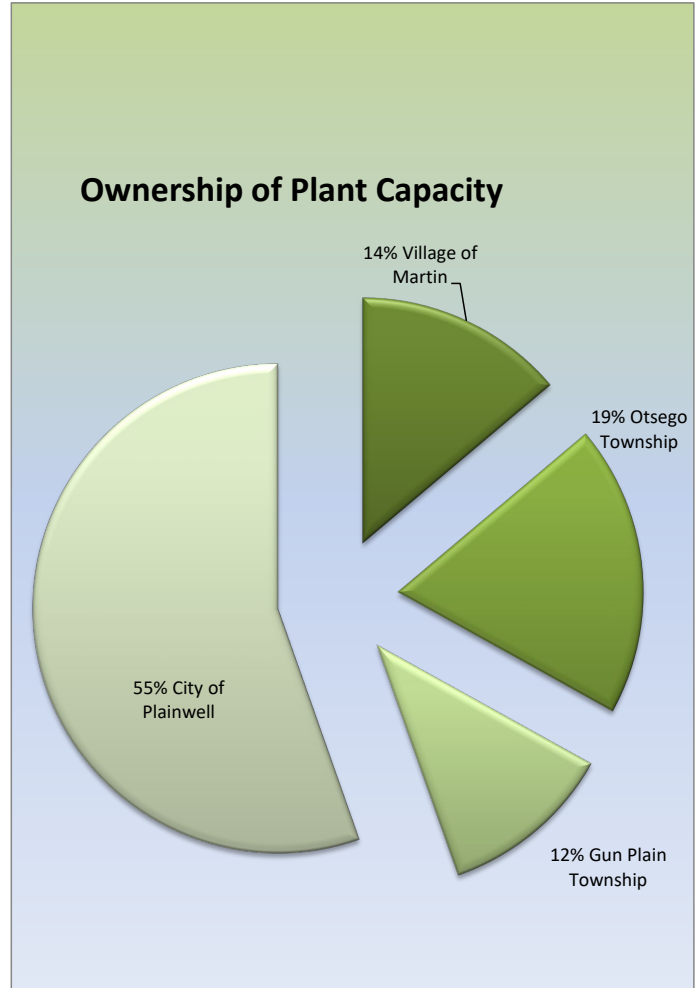
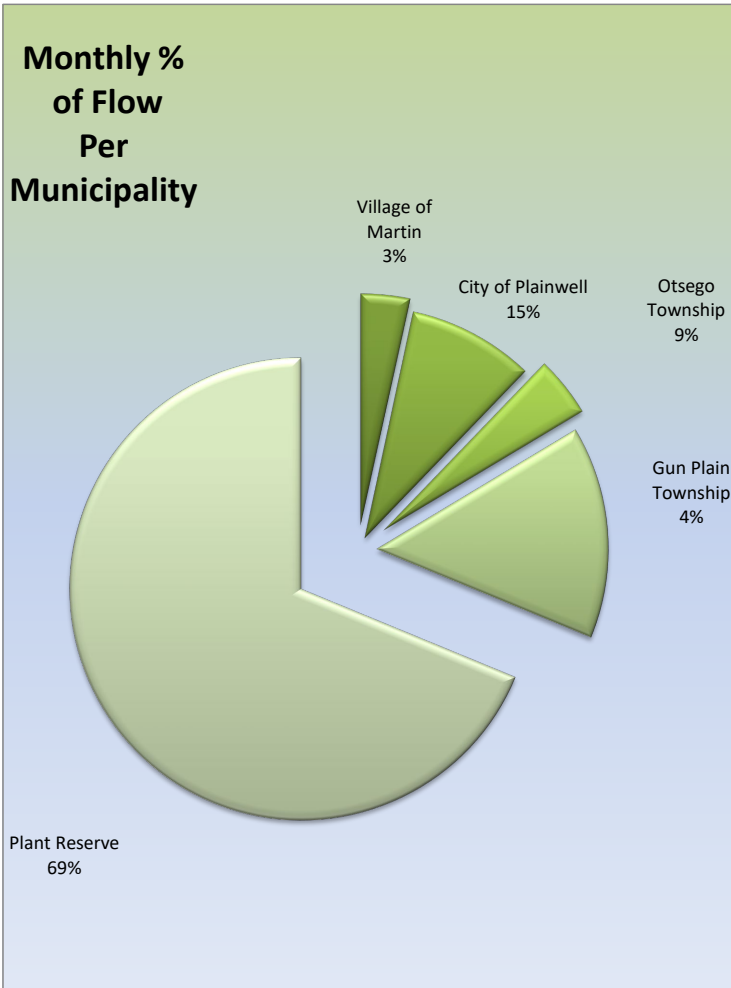
## Expenditure Summary/Issues

	<u>(budgeted)</u>	<u>(completed)</u>
Bio-Bed Replacement	\$55,000	Scheduled for October 23rd
Replace 2003 Meile Labware Washer	\$12,000	on order
Replace three 1980,s roofs		
Boiler Room	\$30,300	Scheduled for
Final Pump Room	\$39,330	Oct.-Nov.
Cushman St	\$40,100	
	<u>\$109,730</u>	
	TOTAL	\$176,730

## Monthly Flow Data

Our permitted volume of treatment is 1,300,000 gallons per day. The table and graph below shows the breakdown of average monthly flow from our customer communities, the percent ownership of our customer communities.

	Total Gallons	Permitted Daily Flow Gallons	Reserve	Ownership of Plant Capacity
<b>Village of Martin</b>	851,666			
Gun River MH Park	399,000			
US 131 Motor Sports Park	59,800			
<b>Total:</b>	1,310,466			
<b>AVG. DAILY:</b>	46,802	180,000	74%	14%
<b>Otsego Township</b>	<b>Total:</b> 3,442,748			
	<b>AVG. DAILY:</b> 122,955	250,000	51%	19%
<b>Sun Plain Township</b>	<b>Total:</b> 1,052,000			
North Point Church	1,000			
North 10th Street	245,675			
Gores Addition	345,000			
<b>AVG. DAILY</b>	58,703	150,000	61%	12%
<b>City of Plainwell</b>	<b>Total:</b> 5780325			
	<b>AVG. DAILY:</b> 192677.49	720,000	73%	55%
<b>Avg. Daily Plant Flow from entire service district</b>	0.39			



## State Required Reporting Compatible Pollutants

MI State Requirement	City Benchmark	Monthly Avg. Reported/MDEQ
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### Carbonaceous Biochemical oxygen demand (CBOD-5):

25 mg/l	15	7.51
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*This test measures the amount of oxygen consumed by bacteria during the decomposition of organic materials. Organic materials from wastewater treatment facility act as a food source for bacteria.*

### TOTAL SUSPENDED SOLIDS (TSS):

30 mg/l	15	12
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*Includes all particles suspended in water which will not pass through a filter. As levels of TSS increase, a water body begins to lose its ability to support a diversity of aquatic life.*

### PHOSPHORUS (P):

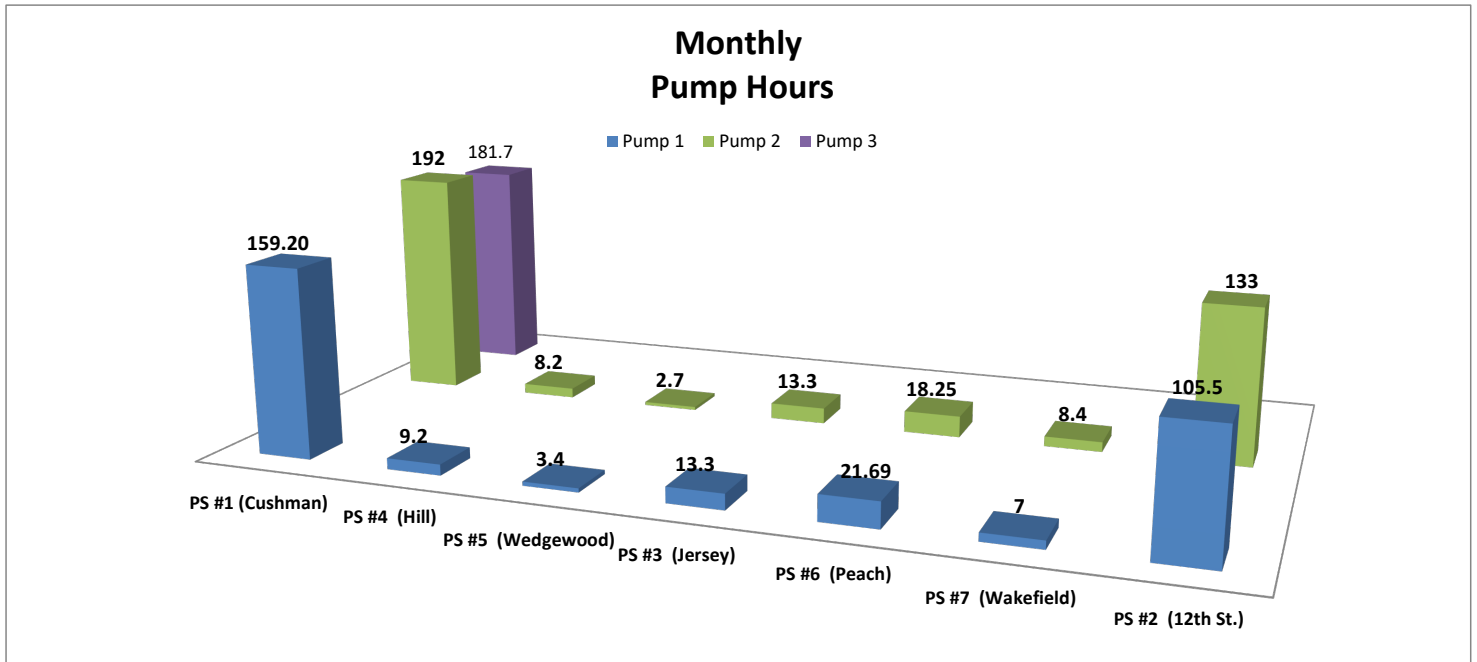
1.0 mg/l	0.45	0.66
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*Controlling phosphorous discharges is a key factor in preventing eutrophication of surface waters. Eutrophication is caused by water enrichment of inorganic plant nutrients. Eutrophication negatively effects water bodies due to increases in algal blooming, causing excessive plant growth which depletes dissolved oxygen in the river which is necessary for aquatic life to survive.*

### Total Coliform (COLI):

200counts/ml	50	9
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*A group of bacteria found in soil, on vegetation and in large numbers in the intestine of warm-blooded animals, including humans. Water is not a natural medium for coliform organisms and their presence in water is indicative of some type of contamination.*



Pumps convey the waste where gravity sewers cannot, run times are a indicator of how the station is operating and being maintained.

Minutes  
Plainwell DDA, BRA, and TIFA:  
**October 10, 2023**

1. Call to Order - Meeting called to order at 7:30 a.m. by Larabel
2. Pledge of Allegiance
3. Roll Call  
**Members Present:** Randy Wisnaski, Adam Hopkins, Nick Larabel, Paul Rizzo, Cathy Green, Kevin Seckel  
Excused: Justin Lakamper, Jim Turley, Angela Ridgway  
Approval of Minutes of 09/12/23: Minutes were approved to place on file.
4. General Public-None
5. Chairman's Report: None
6. BRA Action Items
  - A. Mill Updates were given by Siegel reporting that the Lead Abatement was starting up today, 10/10/23 with Taplin. The project is slated to take 25 days w/good weather.
  - B. **Motion to accept accounts payable for September of \$2,970.82 was made by Hopkins and seconded by Rizzo. All in favor vote. Motion carried.**
7. DDA Action Items
  - A. Discussion on the Public Hearing for 119 W. Bridge St. Commercial Rehabilitation Tax Certificate, on Monday, Oct. 23 at the City Council meeting.
  - B. Revolving loan update
  - C. **Motion to accept accounts payable with the change of moving the string lights to a different budget line item, for September of \$1,140.12 was made by Larabel and seconded by Wisnaski. All in favor vote. Motion carried.**
8. TIFA Action Items
  - A. Update on property Siegel commented that the City closed on 10 Acres with Nobis.
  - B. **Motion to accept accounts payable for September of \$493.24 was made by Hopkins and seconded by Green. All in favor vote. Motion carried.**
9. Communications: 08/28/23 and 09/11/2023 Council Minutes. Also, the Financial Report/Summary as of 09/30/2023 was approved and placed on file.
10. Public Comments: None
11. Staff Comments: Community Development Manager Siegel reported:  
*Events:* Pumpkins in the Park, Arts and Eats, prepping for Indoor Market and Ladies Night  
*Businesses opening soon:* MI Grounds; Bloom mid-November opening  
*RFQ Launch:* Mill vacant property RFQ set for Nov. 2, 2023 at 12 noon City Hall  
Member Comments:  
Hopkins inquired about Brooks Plaza and the spools on the plaza. Inquired about the plans for the space.  
Rizzo – Asked about the owner of the Smoke Shop, did the owner purchase the building? Siegel informed Paul that the building was sold to the Smoke Shop owners.  
Seckel – Asked for an update on the Social District
12. Adjournment: **A Motion to adjourn the meeting at 8:28 a.m. was made by Rizzo and seconded by Hopkins.**

**MINUTES  
CITY OF PLAINWELL  
PARKS & TREES COMMISSION  
October 12, 2023**

1. Bunny LaDuke called the meeting to order at 5:02 PM.
2. Roll Call: Present: Marsha Keeler, Bunny LaDuke, Shirley DeYoung, Cory Redder and Public Works Superintendent Bob Nieuwenhuis and Council Member Todd Overhuel. Absent: Matthew Bradley.
3. Approval of Minutes:

***Cory Redder moved to accept and place on file the minutes of, October 12, 2023. Marsha Keeler supported the motion. On voice vote, motion carried unanimously.***

4. Parks:

Bob reported that the proposal for the Sherwood Park splash pad will not be done because the cost is too much \$170,000.00. The grant for the fitness court did not go through so we won't be putting that in Sherwood Park either. Bob had a meeting with Fleis and Vandenbrink about applying for a grant for the trestle bridge. If there is public interest we can gain points toward our grant application for the DNR. If we get a business to sponsor it will show the DNR that we really want this to go through. The dam project has hit some roadblocks with issues from a few property owners not wanting people on their property. At Pell Park the DPW poured a few concrete slabs. One for the memorial picnic table for the Pell family and one for the new voting box. The Pumpkins in the park will be in Pell Park this weekend. We found a Christmas tree. The Pickle ball lights should be going in soon. We have a new owner to the Old Plank Road called Bloom Eatery.

Sherwood Park Maintenance Report – Shirley DeYoung

Shirley reported that they cut back the plants. The park looks good.

Pell Park Maintenance Report – Marsha Keeler

Marsha reported that the park looks good.

Hicks Park Maintenance Report – Matthew Bradley

Matthew was not able to make it to the meeting.

Cook Park Maintenance Report – Cory Redder

Cory reported that he noticed the beds were cut back. The bathroom urinal was running. The park looked clean and mowed. There were pickle ball players.

Kenyon Park Maintenance Report – Bob Nieuwenhuis

Todd reported that he was there last week and it looked good. Bob said we had just had Brian Whitney mow the park.

Darrow Park Maintenance Report – Bunny LaDuke

Bunny reported that the park looks great and she took pictures.

River walk, Band Shell & CBD Maintenance Report – Cory Redder

Cory reported that there was nothing much to report and the area looks nice and cleaned up.

5. New Business

- A. Lois who owns the kayak place in town came to talk to the board about getting a ramp put in by Darrow Park. She brought pictures and explained that this will help with the erosion problem at this park. She said maybe we could apply for a grant and or raise funds from the public. Bob said we can find out more information from the DNR about a permit. The board seemed very interested in this. Lois also mentioned that we should do a river clean up event.

6. Open Business  
None.
7. Public Comments  
None.
8. Staff Comments  
None.
9. Chairman's Report  
None.
10. Commissioners' Comments  
None.
11. Items For Next Agenda
12. Next Meeting  
The next meeting will be Thursday November 16, 2023 at 5 PM.
13. Adjournment

***Marsha Keeler moved to adjourn the meeting. Shirley DeYoung supported the motion. On voice vote, motion carried unanimously.***

There being no further business, the meeting adjourned at 5:58 PM.

Minutes Respectfully Submitted,  
Cheryl Pickett

**CITY OF PLAINWELL**  
**MINUTES**  
**Planning Commission**  
**Wednesday, October 18, 2023**

1. Call to Order at 6:30 pm by Colingsworth
2. Pledge of Allegiance was given by all present.
3. Roll Call:  
Present: Rachel Collingsworth, Lori Steele, Jay Lawson, Stephen Bennett, Jim Higgs  
Excused: Gary Sausaman
4. Approval of Minutes: 10/04/2023  
**Motion to approve minutes and place on file was made by Lawson and seconded by Bennett. All in favor vote. Motion passed.**
5. Chairperson's Report: None
6. New Business:  
**Motion to close the regular meeting was made by Higgs and seconded by Steele. Motion to open the Public Hearing was made by Lawson and seconded by Higgs at 6:32 pm**
  - A. Public Hearing: Special Use Permit for a Cell Tower at 950 Industrial Parkway. Jason Riggs from Vertical Bridge was in attendance.  
No Public in attendance nor were any comments sent to the City Clerk.  
Discussion on the project: Higgs asked many questions regarding the size, shape, and construction of the tower. Bennett asked why Plainwell, Riggs responded it was driven by T-Mobile, the tower has the ability to add more antennas to service other cell providers and improve service in downtown Plainwell.  
**Motion to close the public hearing was made by Higgs and seconded by Steele, all in favor of closing the meeting at 6:45 p.m.**  
**Higgs motioned to approve the Special Use Permit for Vertical Bridge at the location of 950 Industrial Parkway to move to City Council for final approval. Seconded by Lawson. All in favor vote. Motion Carried.**
7. Old Business: None
8. Reports and Communications: 09/25/2023 were reviewed and placed on file.
9. Public Comments: None
10. Staff Comments: Siegel, Community Development Manager provided an update on the new businesses opening in November.
11. Commissioner Comments:  
Higgs inquired about the 610/640 Jersey St. property for sale now.  
Lawson inquired about an ordinance the city has for downtown property.
12. Adjournment: Colingsworth adjourned the meeting at 6:51 p.m.

10/19/2023

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL  
INVOICE ENTRY DATES 10/06/2023 - 10/19/2023  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Vendor Code	Vendor Name	Description	Amount
000004	PLAINWELL AUTO SUPPLY INC		
	698257	DPW - LED SET TRUCK #12	80.00
	698651	DPW - AIR & OIL FILTER 5W30 TRUCK #20 AS	56.22
	698717	DPS - FILTER (2) FIRE DEPT KC	31.18
	698858	DPW - NITRIL GLOVES/FILTERS	90.76
	698900	DPW - FUEL FILTERS SUPPLIES AS	21.32
	698939	DPW - ROCKER SWITCH #16 DR	21.59
	699352	DPS - SYNTHETIC OIL FOR TAHOE KC	19.99
TOTAL FOR: PLAINWELL AUTO SUPPLY INC			321.06
000014	MICHIGAN GAS UTILIITIES CORP		
	4764431595	DPS GAS SERVICE SEPTEMBER 2023	31.87
	4764748220	WR PLANT GAS SERVICE SEPTEMBER 2023	1,535.01
	4764920413	WR CUSHMAN LIFT GAS SERVICE SEPTEMBER 2023	38.94
	4765004365	DPW GAS SERVICE SEPTEMBER 2023	62.14
	4765476953	CRISPE HOUSE GAS SERVICE SEPTEMBER 2023	88.57
	4765936022	CITY HALL GAS SERVICE SEPTEMBER 2023	35.73
	4767107602	DPW BACK BARN GAS SERVICE SEPTEMBER 2023	43.73
	4767169835	WR CHEM ROOM GAS SERVICE SEPTEMBER 2023	50.60
	4767378231	WR 12TH ST LIFT GAS SERVICE SEPTEMBER 2023	36.06
TOTAL FOR: MICHIGAN GAS UTILIITIES CORP			1,922.65
000034	VERIZON		
	9945173995	CITY WIDE CELL PHONES 8/24 - 9/23/2023	928.17
	9946463366	DPW/WR - ALARM MODEM SERVICES SEPT 11 TO OCT 10	41.64
TOTAL FOR: VERIZON			969.81
000035	APPLIED INNOVATION		
	2330970	CITY HALL COPIER CHARGES 9/13 - 10/12/2023	172.12
	2332789	DPW/WR COPIER CHARGES 9/16 - 10/15/2023	82.92
TOTAL FOR: APPLIED INNOVATION			255.04
000046	EMERGENCY VEHICLE PRODUCTS		
	0017960	DPS - PREV MAINT FILTER REPLACEMENTS/OIL/GREASE S	1,736.35
	0017961	DPS - R&R BATTERIES/TANK FILL VALVE KIT/PUMP PANEL	2,502.53
	0017972	DPS - PUMP TEST E17 KC	550.00
	0017979	DPS - UPFITTING 2023 CHEVY TAHOE KC	15,320.61
TOTAL FOR: EMERGENCY VEHICLE PRODUCTS			20,109.49
000079	ALLEGAN COUNTY NEWS		



	7974	ADMIN - PUBLIC NOTICES 377 N MAIN REZONING	270.00
TOTAL FOR: ALLEGAN COUNTY NEWS			270.00
-----			
000134	HAROLD ZIEGLER FORD		
	2023.10.12	WATER - DOWN PAYMENT TO HOLD F350 CHASSIS PEND	500.00
TOTAL FOR: HAROLD ZIEGLER FORD			500.00
-----			
000153	FLEIS & VANDENBRINK INC		
	66629	BRIDGE REPAIR ENGINEERING JULY 2023	17,800.00
	66907	PROFESSIONAL SERVICES DWAM GRANT JULY 2023	5,749.00
	67151	PROFESSIONAL SERVICES DWAM GRANT SEPTEMBER 202	2,486.25
TOTAL FOR: FLEIS & VANDENBRINK INC			26,035.25
-----			
000684	BRONNER'S		
	INV37099	DPW - WIRE ROOF TOP CHRISTMAS LIGHTS	374.81
TOTAL FOR: BRONNER'S			374.81
-----			
000760	ALLEGAN COUNTY SHERIFFS DEPT		
	2023.8	DPW - SHERIFFS CREW WORKERS CP	198.00
TOTAL FOR: ALLEGAN COUNTY SHERIFFS DEPT			198.00
-----			
000947	WYOMING ASPHALT PAVING INC.		
	2023-720	DPW - LOCAL STREET PATCHING	1,241.95
TOTAL FOR: WYOMING ASPHALT PAVING INC.			1,241.95
-----			
001215	FLIER'S		
	138427	WR - LAB DI WATER TANK CHARGE BP	761.88
TOTAL FOR: FLIER'S			761.88
-----			
002091	ABONMARCHE CONSULTANTS, INC.		
	148622	SEPTEMBER 2023 GRANT ADMIN SERVICES SOUTHWRIGHT	750.00
TOTAL FOR: ABONMARCHE CONSULTANTS, INC.			750.00
-----			
002116	CHARTER COMMUNICATIONS		
	005582801100123	CITY HALL INTERNET/PHONE/TV OCTOBER 2023	385.37
	005583601100123	DPW/WR INTERNET SERVICE OCTOBER 2023	149.98
TOTAL FOR: CHARTER COMMUNICATIONS			535.35
-----			
002149	DONNIE'S AUTO REPAIR		
	2023.3.10	DPW - TIRE FOR JETTER	124.00
TOTAL FOR: DONNIE'S AUTO REPAIR			124.00
-----			
002219	CLARK TECHNICAL SERVICES		
	345	CITY WIDE IT SERVICES	1,462.50
TOTAL FOR: CLARK TECHNICAL SERVICES			1,462.50
-----			
002247	PLUMBER'S PORTABLE TOILETS		
	401359	DDA - FARMERS MARKET PORTABLE TOILET	120.00

	401537	DDA - PORTABLE TOILET PUMPKINS IN THE PARK DS	120.00
TOTAL FOR: PLUMBER'S PORTABLE TOILETS			240.00
002281	HOME DEPOT		
	1011878	DPW - 6X6 (6) 4X4 (1) SPIKES (6) NAPA AS	227.74
	1011896	DPW - 6X6 & 6" WOODSCREWS NAPA/RIVERWALK JF	59.48
	2012765	DPW - FIBERED ROOF COATING/BRUSH BACK BARN RL	100.33
	4110888	DPW - HALLOWEEN DECORATIONS RL	154.23
	4120170	DPS - 14GAL TOTE JC	10.90
	5011542	DPW - 6X6 (8) 4X4 (1) SPIKES (25) NAPA STEPS AS	308.32
	5111559	DPS - 27 GALLON TOTE (2) JC	23.88
	6120074	DPW - SNOW FENCE PUMPKINS IN THE PARK WK	63.80
	6514406	DPW - SNOW FENCE PUMPKINS IN THE PARK WK	127.60
	9013988	DPW - 2X4 STUDS (7) PELL PARK TABLE AS	23.87
TOTAL FOR: HOME DEPOT			1,100.15
002622	MIDWEST CUSTOM EMBROIDERY		
	100920231	DPW - UNIFORMS SHIRTS FOR EXCHANGE CP	596.00
TOTAL FOR: MIDWEST CUSTOM EMBROIDERY			596.00
002650	FUEL MANAGEMENT SYSTEM		
	206124	DPS - FULE FOR POLICE/FIRE VEHICLES 9/30/2023	1,097.55
	207380	DPS - FUEL FOR POLICE/FIRE VEHICLES 10/15/2023	1,194.71
TOTAL FOR: FUEL MANAGEMENT SYSTEM			2,292.26
002673	STATE OF MICHIGAN MDOT		
	2023.9	SEPTEMBER 2023 BRIDGE WORK	1,683.81
TOTAL FOR: STATE OF MICHIGAN MDOT			1,683.81
002719	STATE OF MICHIGAN - D.N.R.E./DEQ		
	761-11108263	DPW - PFAS WATER TESTING FORBES ST	580.00
TOTAL FOR: STATE OF MICHIGAN - D.N.R.E./DEQ			580.00
004179	MEEKHOF TIRE SALES & SERVICE INC		
	23-0210083-071	DPW - SKID STEER TIRES #62	994.00
	23-0210088-071	DPW - USED UNIMOUNT WHEELS TRUCK #12	109.50
TOTAL FOR: MEEKHOF TIRE SALES & SERVICE INC			1,103.50
004190	WATERSOLVE LLC		
	9813	WR - 1 465LB DRUM SOLVE 137 BP	1,100.00
TOTAL FOR: WATERSOLVE LLC			1,100.00
004195	NIEBOER HEATING & COOLING		
	I42495	DPS - HVAC SERVICE CALL/WIRING ISSUE KC	150.00
TOTAL FOR: NIEBOER HEATING & COOLING			150.00
004221	R.W. LAPINE INC		
	53261	WR - BACKFLOW PREVENTER TESTING/REPAIR BP	355.84

TOTAL FOR: R.W. LAPINE INC			355.84
004241	GHD SERVICES INC 340-0083692	UTILITIES/COMMON AREA MAINTENANCE AUGUST 2023	1,831.59
TOTAL FOR: GHD SERVICES INC			1,831.59
004798	ENDRESS + HAUSER 6002496870	WR - PH PROBE BP	637.89
TOTAL FOR: ENDRESS + HAUSER			637.89
004812	FISH WINDOW CLEANING 2647-130603	WR - WINDOW CLEANING OCTOBER 2023	81.00
TOTAL FOR: FISH WINDOW CLEANING			81.00
004837	MUNIWEB 55221	WEBSITE HOSTING SEPTEMBER 2023	250.00
TOTAL FOR: MUNIWEB			250.00
004852	PACE ANALYTICAL SERVICES LLC 2350226000	WR - WATER TESTING OCTOBER 2023	540.33
TOTAL FOR: PACE ANALYTICAL SERVICES LLC			540.33
004855	PLAINWELL ACE HARDWARE		
	14651	DPW - MISC FASTENERS FOR #16 TARP DR	28.24
	14657	DPW - PPE RAINCOAT WK	21.99
	14667	DPW - QUIKRETE (2) WK	13.18
	14670	DPW - FASTENERS/BOLT/DRILL BIT WK	16.08
	14671	WR - SWIFFER DUSTER/ALL PURPOSE CLEANER BP	37.76
	14684	DPW - MISC FASTENERS #16 DR	21.93
	14686	DPW - BLACK OXIDE DRILL BIT 9/16X6" DR	12.99
	14695	DPW - LINK CHAIN WK	6.99
	14704	DPW - FLEX GLUE CHRISTMAS DECORATIONS DR	14.99
	14706	DPW - GATE HOOK GARBAGE CORRAL DR	6.99
	14711	DPW - CLAMP/INSERTS/TUBE CUTTER IRRIGATION WK	27.15
	14735	WR - PVC CEMENT/CLEANERS BP	53.53
	14804	WR - WINTERIZER/AIR FRESHENERS BP	61.95
TOTAL FOR: PLAINWELL ACE HARDWARE			323.77
004886	REPUBLIC SERVICES 0249-008008753	OCTOBER 2023 CITY RECYCLING	4,596.49
TOTAL FOR: REPUBLIC SERVICES			4,596.49
004902	BLOOM SLUGGETT PC 24373	SEPTEMBER 2023 PROFESSIONAL SERVICES	687.75
TOTAL FOR: BLOOM SLUGGETT PC			687.75
005012	UNITED BANK 2023.10.11	ADMIN - ACH FEES - PAYROLL DIRECT DEPOSIT 10/12/202	7.00

	2023.10.13	ACH FEE - UTILITY BILLING PAYMENTS IN 10/16/2023	7.00
TOTAL FOR: UNITED BANK			14.00
-----			
005015	CHECKALT-KLIK		
	209133	ADMIN - ELOCK BOX FEES SEPTEMBER 2023	139.35
TOTAL FOR: CHECKALT-KLIK			139.35
-----			
005047	STAPLES, INC.		
	3548449276	DPW - TAPE/BINDERCLIPS/KLEENEX/CLOROX WIPES CP	44.36
	3549471109	DPS - POS ROLL (10) OL	45.98
TOTAL FOR: STAPLES, INC.			90.34
-----			
005124	HEALTHEQUITY INC		
	H8J70MD	ADMIN - FLEX SPENDING ACCOUNT FEES OCTOBER 2023	7.00
TOTAL FOR: HEALTHEQUITY INC			7.00
-----			
005149	AAA LAWN CARE INC		
	1842818	FALL 2023 WEED CONTROL RN	998.00
	1859252	WR - FALL 2023 WEED CONTROL BP	266.00
TOTAL FOR: AAA LAWN CARE INC			1,264.00
-----			
ALLEG ISD	ALLEGAN AREA EDUCATION SVC AGENCY		
	PILOT2023	TAX YEAR 2023 PILOT TAX DISTRIBUTION - AAESA	5,490.61
TOTAL FOR: ALLEGAN AREA EDUCATION SVC AGENCY			5,490.61
-----			
ALLEGAN TR	ALLEGAN COUNTY TREASURER		
	PILOT2023	TAX YEAR 2023 PILOT TAX DISTRIBUTION - COUNTY	7,872.30
TOTAL FOR: ALLEGAN COUNTY TREASURER			7,872.30
-----			
PL COM SCH	PLAINWELL COMMUNITY SCHOOLS		
	PILOT2023	TAX YEAR 2023 PILOT TAX DISTRIBUTION	11,927.75
TOTAL FOR: PLAINWELL COMMUNITY SCHOOLS			11,927.75
-----			
RANSOM	RANSOM DISTRICT LIBRARY		
	PILOT2023	TAX YEAR 2023 PILOT TAX DISTRIBUTION - LIBRARY	2,495.10
TOTAL FOR: RANSOM DISTRICT LIBRARY			2,495.10
-----			
REFUND UB	SAMURAI PROPERTIES LLC		
	10/09/2023	UB refund for account: 04-00063900-04	51.67
TOTAL FOR: SAMURAI PROPERTIES LLC			51.67
-----			
TOTAL - ALL VENDORS			103,334.29

**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:

Roxanne Branch  
Digitally signed by Roxanne Branch  
Date: 2023.10.19 12:19:33 -04'00'

**Brian Kelley, Finance Director/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  
Digitally signed by Brian Kelley  
Date: 2023.10.19 13:39:11 -04'00'

**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  
Digitally signed by Bryan Pond  
Date: 2023.10.20 07:26:48 -04'00'

**Kevin Callahan, 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:

Kevin A Callahan  
Digitally signed by Kevin A Callahan  
Date: 2023.10.19 16:45:56 -04'00'

**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:

Robert Nieuwenhuis  
Digitally signed by Robert Nieuwenhuis  
Date: 2023.10.20 08:34:05 -04'00'

**Justin Lakamper, 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:

Justin Lakamper  
Digitally signed by Justin Lakamper  
Date: 2023.10.19 12:40:15 -04'00'

## Reports & Communications:

### **A. Public Hearing- Commercial Rehabilitation Tax Abatement- Resolution 2023-33**

Mark Meszaros (Mosaic Company) has applied for a Commercial Rehabilitation Exemption for building improvements at 119 W. Bridge St. Notification has been made to the tax units and to the City Assessor and Treasurer for the purposes of tonight's Public Hearing to consider this request.

**Recommended action:** Consider adopting Resolution 2023-33 to confirm Council's support of the Commercial Rehabilitation Exemption Certificate as presented.

### **B. Resolution 2023-32 – 2023-2027 Updated Master Plan**

The Planning Commission submitted Resolution 23-01 recommending adoption of the 2023-2027 Updated Master Plan to Council at the October 9, 2023 City Council Meeting. Resolution 2023-32 finalizes the approval process for the 2023-2027 Updated Master Plan.

**Recommended action:** Consider approving Resolution 2023-32 and adopting the Updated 2023-2027 Master Plan as recommended by the Planning Commission.

### **C. Water Renewal – Purchase of Chlorine and Sulfur Dioxide Gas**

Chlorine is used to disinfect effluent, and Sulfur Dioxide is used to reduce chlorine levels to meet discharge limits set by the State of Michigan. Quotes were solicited in July 2023 and Haviland Chemical was selected as the supplier. Alexander Chemical recently supplied a quote that is \$2,700.00 less than Haviland Chemical and is valid through June of 2024.

**Recommended action:** Consider approving the purchase of Chlorine and Sulfur Dioxide Gas from Alexander Chemical.

### **D. Water Renewal – Purchase of Ferric Chloride**

Ferric Chloride is used aid the settling of solids in the primary tanks, and the removal of phosphorus to meet discharge limits set by the State of Michigan. Quotes were solicited in July 2023 and Webb Chemical was selected as the supplier. Alexander Chemical recently supplied a quote that is less than Webb Chemical and is valid through June of 2024.

**Recommended action:** Consider approving the purchase of Ferric Chloride from Alexander Chemical.

### **E. Department of Public Works Water Van**

Quotes were solicited for a DPW Water Van. After reviewing these quotes, it was determined that a significant amount of money could be saved by not purchasing a prefabricated van, and sourcing out the work. Purchasing the van chassis from Harold Ziegler (\$37,189.00) and the Workport box (\$18,767.00) from B&B results in a total cost of \$55,956.00, saving the City \$10,132.00 when compared to the purchase price of a prefabricated water van (\$66,088.00).

**Recommended action:** Consider approving the purchase of a chassis from Harold Ziegler and a Workport Box from B&B.

### **F. Special Use Permit to allow Vertical Bridge to build a Wireless Communication Facility at 950 Wakefield in James R. Higgs Industrial Park**

Planning Commission reviewed the Special Use Permit Application from Vertical Bridge at the October 18<sup>th</sup>, 2023 meeting. This project is in partnership with T-Mobile to enhance their network providing reliable, higher speed data in the Plainwell area. The permit allows a Wireless Communication Facility to be constructed on property at 950 Wakefield in James R. Higgs Industrial Park.

**Recommended action:** Consider approving the Special Use Permit from Vertical Bridge as recommended by the Planning Commission.

## Reminder of Upcoming Meetings

- November 01, 2023 – Plainwell Planning Commission – 7:00pm
- **November 13, 2023 – Plainwell City Council – 7:00pm**
- November 14, 2023 – Plainwell DDA/BRA/TIFA – 7:30am
- November 15, 2023 – Plainwell Planning Commission – 7:00pm
- November 16, 2023 – Plainwell Parks & Trees – 5:00pm

## Non-Agenda Items / Materials Transmitted

- None