

City of Plainwell



“The Island City”

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

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

Agenda

Planning Commission City Hall Council Chambers March 16, 2022 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 02/16/2022 Planning Meeting
5. Chairman’s Report
6. Public Comment
7. New Business: Site Plan Review, 140 S. Main St. / Expansion of Barbed Wire Café

8. Old Business: None
11. Reports and Communications:
 - A. Council minutes 01/24/22; 02/14/22
12. Public Comments
13. Staff Comments
14. Commissioners/Council Comments
15. Adjournment

The City of Plainwell is an equal opportunity provider and employer

**CITY OF PLAINWELL
MINUTES
Planning Commission/ Public Hearing
February 16, 2022**

1. Call to Order at 7:00 p. m. by Colingsworth
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Rachel Colingsworth, Jay Lawson, Gary Sausaman, Dale Burnham, Jim Higgs
Excused: Stephen Bennett, Lori Steele
4. Approval of Minutes – 10/20/2021
Sausaman motioned to approve minutes Lawson seconded. All in favor to approve minutes and place them on file.
5. Chairperson’s Report: - None
6. Public Comments- non
7. Public Hearing for 830 Miller Rd Rezone to Industrial.
Open Public Hearing – 7:05pm
Public Comments – Lori Powers, 875 Miller Rd. Gun Plain Township asked several questions re: lighting, extra traffic, type of Industrial businesses going in, questioned why she wasn’t notified the Township re: the sale of property.
8. Closed Public Hearing – 7:18 p.m.
Motion by Higgs to recommend to City Council approval to rezone 830 Miller Rd to Industrial seconded by Sausaman. All in favor vote. Motion Passed.

Open Planning Commission Meeting at 7:19 p.m.
9. Old Business – None at this time
10. Reports and Communications:
A. 10/11, 25; 11/8 22; 12/13, 27; 1/10/22 Council Minutes reviewed by Commission. **Approved and placed on file.**
12. Public Comments – None
13. Staff Comments: Updates on downtown businesses
14. Commissioner Comments: None
15. Adjournment: Colingsworth adjourned the meeting at 7:24 p.m.

Minutes submitted by Denise Siegel, Community Development Manager



"The Island City"

City of Plainwell Zoning Permit Application

Fee: \$5.00 - Additional review fees may be imposed

Permit #: 22-02

PAID

FEB 11 2022

Plainwell Treasury Office

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

Date of Application: 1-27-22

Homeowner information:	Contractor Information:
Name: <u>BARBED WIRE CAGE</u>	Company: <u>Self Contracting</u>
Address: <u>140 / 134.5 S. Main</u>	Company Address: <u>Concrete Terry</u>
Parcel #: _____	<u>Hildebrand, getting bids from</u>
Phone #: <u>269 342 6544</u>	Contact name: <u>builders Elliot</u>
Email: <u>barbed wire cage@yahoo.com</u>	Phone #: <u>Richard Feamer</u>

Project Information:

Work to be done (please check all that apply):

New Building Construction Moving a Building

Building Demolition Fence (please submit a drawing of plans)

Existing Building Addition or Alteration Sign

Other (please describe): _____

Address of Project: 140 / 134.5 S. Main Zoning district: _____

General description of project: Addition for more seating
& storage @ BWC Approx 25' x 36.5'

Total Cost of Project: \$80K

Will the work in this application change the USE of this property? Yes No

After the project is complete, the setbacks established will be (if applicable):

Front: 5 feet Back: lots up feet Side: 5 feet Side: lots up feet 0' on sidewalk

Does this project involve a: Non-conforming use Non-conforming structure N/A

Is this a home occupation? Yes No If so, what kind? _____

Any type of special equipment use? NO Electrical Plumbing

Will this project result in an increase in off-street parking? Yes No

I understand that before the issuance of a building permit, I must have an approved Zoning Permit Application. Additionally, the UNDERSIGNED affirms that he/she/they is (are) the owner of subject property authorized to represent the interests of all property owners involved in this application and that the answers and statements herein contained and all maps, plans, and other information herewith submitted and attached are in all respects true to the best of his/her/their knowledge and belief. Additionally, the UNDERSIGNED acknowledges they have received or have been made available all applicable Ordinances relevant to said project, and further, will comply with said Ordinances.

Signature of Applicant: [Signature] Date: 1-27-22

Administrative Use Only:

Is this project consistent with the Master Plan? Yes No Application: Approved Denied

Signature of Zoning Administrator: [Signature] Date: 2/11/2022

Remarks: waiting holding until finalized sale of property

DESCRIPTION

New Proposed Parcel

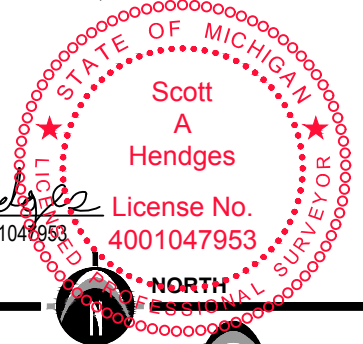
Part of the Southeast 1/4 of Section 30, Town 1 North, Range 11 West, City of Plainwell, Allegan County, Michigan; Part of lots 5 and 6 of Corporation Plat of the Village (now city) of Plainwell described as: Beginning at the Southeast corner of said Lot 4; thence N00°25'12"E 37.51 feet along the East line of said Lots 4 and 5; thence N89°38'19"W 40.77 feet parallel with the North line of said Lot 6; thence S00°10'00"E 37.48 feet; thence S89°35'34"E 40.39 feet to the Point of Beginning. Except the East 9.37' thereof. Contains 1170 square feet. Subject to easements, restrictions and rights-of-way of record.

Remainder

Part of the Southeast 1/4 of Section 30, Town 1 North, Range 11 West, City of Plainwell, Allegan County, Michigan; Part of lots 4, 5, and 6 of Corporation Plat of the Village (now city) of Plainwell described as: Commencing at the Southeast corner of said Lot 4; thence N00°25'12"E 37.51 feet along the East line of said Lots 4 and 5 to the Point of Beginning; thence continuing N00°25'12"E 31.60 feet along said East line to the North line of said Lot 6; thence N89°38'19"W 100.21 feet along said North line to the West line of said Lots 4, 5, and 6; thence S00°26'11"W 69.03 feet along said West line to the South line of said Lot 4; thence S89°35'34"E 59.84 feet along said South line; thence N00°10'00"W 37.48 feet; thence S89°38'19"E 40.77 feet to the Point of Beginning. Except the East 9.37' thereof. Contains 5337 acres. Subject to easements, restrictions and rights-of-way of record.

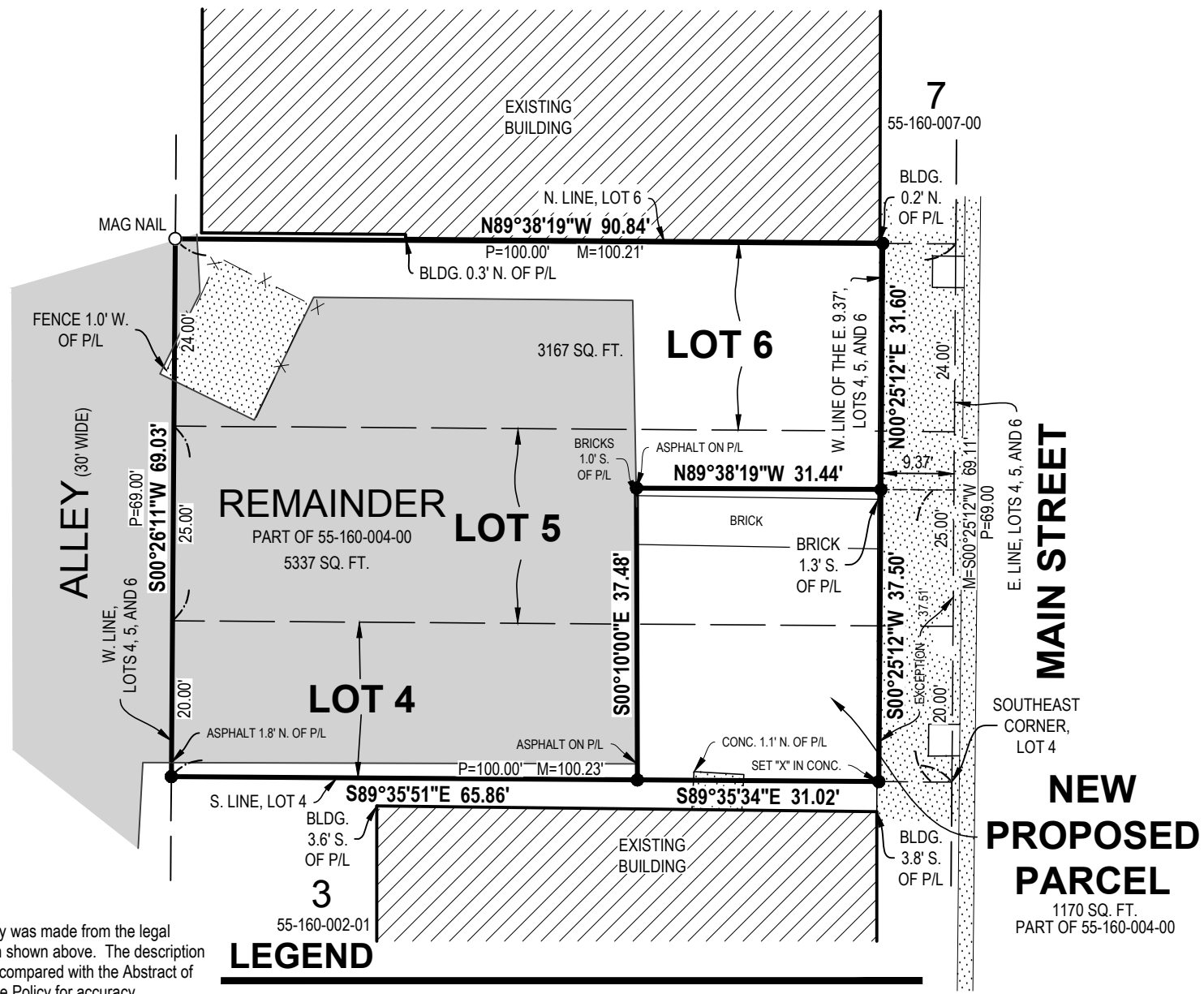
By: *Scott A. Hendges*

Scott A. Hendges Licensed Professional Surveyor No. 4001047953



SCALE: 1" = 20' 0' 10' 20'

Barb Wire Cafe Barb Bechtel 134 S. Main Street Plainwell, MI 49080		 www.nederveld.com • 800.222.1868 Holland 347 Hoover Blvd. Holland, MI 49423 Ann Arbor, Chicago, Columbus, Grand Rapids, Indianapolis, St. Louis
DRAWN BY: DS REV. BY: REV.:	DATE: 1/3/2022 REV. DATE: PRJ #: 21202564DSC 1 OF 1	



LEGEND

- X — X — Fence
- ▒ Asphalt
- ▒ Concrete
- ▒ Existing Building
- Iron - Set 1/2" X 18" iron rebar with NED Cap
- M= Measured
- P= Platted
- C= Calculated
- Iron - Found as noted

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SURVEYOR'S CERTIFICATE:
 I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.



NOTES

1. ALL RECEPTACLES ARE NEMA 5-20R UNLESS NOTED OTHERWISE. DEVICES ARE IVORY WITH STAINLESS STEEL COVERPLATES.
2. ALL DEVICES AT 18" AFF UNLESS NOTED OTHERWISE ON DRAWING.
3. COORDINATE CONNECTIONS OF ALL MECHANICAL EQUIPMENT AND LOCATIONS OF EQUIPMENT WITH M.C. AND OWNER. SEE EQUIPMENT SCHEDULE FOR SPECIFICS.
4. PROVIDE DATA AND PHONE ROUGH-INS WHERE SHOWN. RUN CABLES TO PHONE/DATA TERMINATION BOARD. COORDINATE LOCATION WITH OWNER.
5. PROVIDE FUSED, NEMA BR SWITCH FOR EACH AIR HANDLING UNIT. CONNECT TO UNIT. PROVIDE AND CONNECT DUCT DETECTORS TO SHUT UNITS DOWN ON ALARM. INSTALLED BY M.C.
6. PROVIDE POWER TO ALL KITCHEN EQUIPMENT. COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER AND ALL INSTALLATION MANUALS FOR ROUGH-IN INFORMATION.
7. ALL DATA ARE SINGLE GANG JUNCTION BOX WITH 1" CONDUIT TO CEILING. ALL LOW VOLTAGE CABLES CAN BE RUN IN FREE AT AT CEILING BUT MUST BE IN CONDUIT WHEN RUN VERTICALLY DOWN WALLS.
8. PROVIDE POWER TO WATER HEATERS BY INSTALLING CORD AND PLUG IN GAS UNIT.
9. PROVIDE PHOTOCELL FOR LIGHTING CONTROL SYSTEM UNDER EAVE. INTERMATIC.
10. PROVIDE TV JACKS AND RECEPTACLES UP HIGH. PROVIDE CABLE TV CABLES AND COORDINATE LOCATIONS WITH OWNER.
11. PROVIDE 208V, 3PH ELECTRICAL SERVICE. SEE DETAIL SHEET.
12. PROVIDE POWER TO HOOD LIGHTS AND CONTROLS FOR FANS. FANS SUPPLIED AND INSTALLED BY OTHERS. CONNECT POWER TO FANS. CONNECT ANSUL SYSTEM TO HOOD FIRE SUPPRESSION SYSTEM AND CONNECT TO FIRE ALARM SYSTEM.
13. ALL ELECTRICAL DEVICES AND RECEPTACLES UNDER KITCHEN HOODS TO BE SHUT DOWN WHEN HOOD FIRE OR BUILDING FIRE SYSTEM IS ACTIVATED. USED SHUNT TRIP BREAKERS FOR ALL ITEMS UNDER HOOD AND CONNECT RECEPTACLES CONNECTED TO SHUNT TRIP BREAKERS LABELED 'ST'.
14. EF-5 ARE THE HOOD FANS. PROVIDE NEMA SIZE 1 COMBINATION STARTER FOR 208V, 3-PHASE MOTOR. PROVIDE WITH H-C-A SWITCH, RED PILOT AND 100VA CONTROL TRANSFORMER. CONNECT TO EXHAUST HOOD CONTROL SYSTEM AND FIRE SUPPRESSION SYSTEM TO SHUT HOOD OFF ON FIRE.

SYMBOLS

ITEM	DESCRIPTION
	DUPLEX RECEPTACLE, 18" AFF (6P) HEATHERPROOF, 6P1- GROUND FAULT
	QUAD RECEPTACLE, 18" AFF (6P) HEATHERPROOF, 6P1- GROUND FAULT
	PHONE RJ-45, INTERNET RJ-45, 18" AFF
	FUSED SWITCH, NEMA 3R
	COMBINATION STARTER
	ELECTRICAL PANEL
	JUNCTION BOX LIGHTING BY OWNER
	DUCT DETECTOR
	HEAT DETECTOR
	FIRE ALARM SPEAKER AND STROBE
	FIRE ALARM PULL
	FIRE ALARM STROBE
	ELECTRIC METER
	FIRE ALARM PANEL

LIGHTING SCHEDULE

MARK	DESCRIPTION
	2X4 LIGHT FIXTURE
	CAN LIGHT FIXTURE
	EXTERIOR REMOTE FOR EXIT LIGHT
	EXIT SIGN
	VANITY FIXTURE
	EGRESS FIXTURE
	DIAL TECHNOLOGY OCCUPANCY HALL SWITCH
	HALL SWITCH (B = 3-WAY, 4 = 4-WAY, D = DIMMER)
	DIAL TECHNOLOGY HALL OCC SENSOR (PROVIDE POWER PACK)
	120V PHOTOCCELL RELAY
	CEILING FAN

FLOOR PLAN ELECTRICAL
SCALE: 1/4" = 1'-0"

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

ELECTRICAL

HOWARD L. OVERBEEK
ARCHITECT, P.C.

25377 ISLAND VIEW
STURGIS, MICHIGAN 49091

PHONE (269) 323-2422
FAX (269) 323-2440



PROJECT NO.
0000

DATE
02/14/22

REVISION

SHEET
E1



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

MECHANICAL

HOWARD L. OVERBEEK
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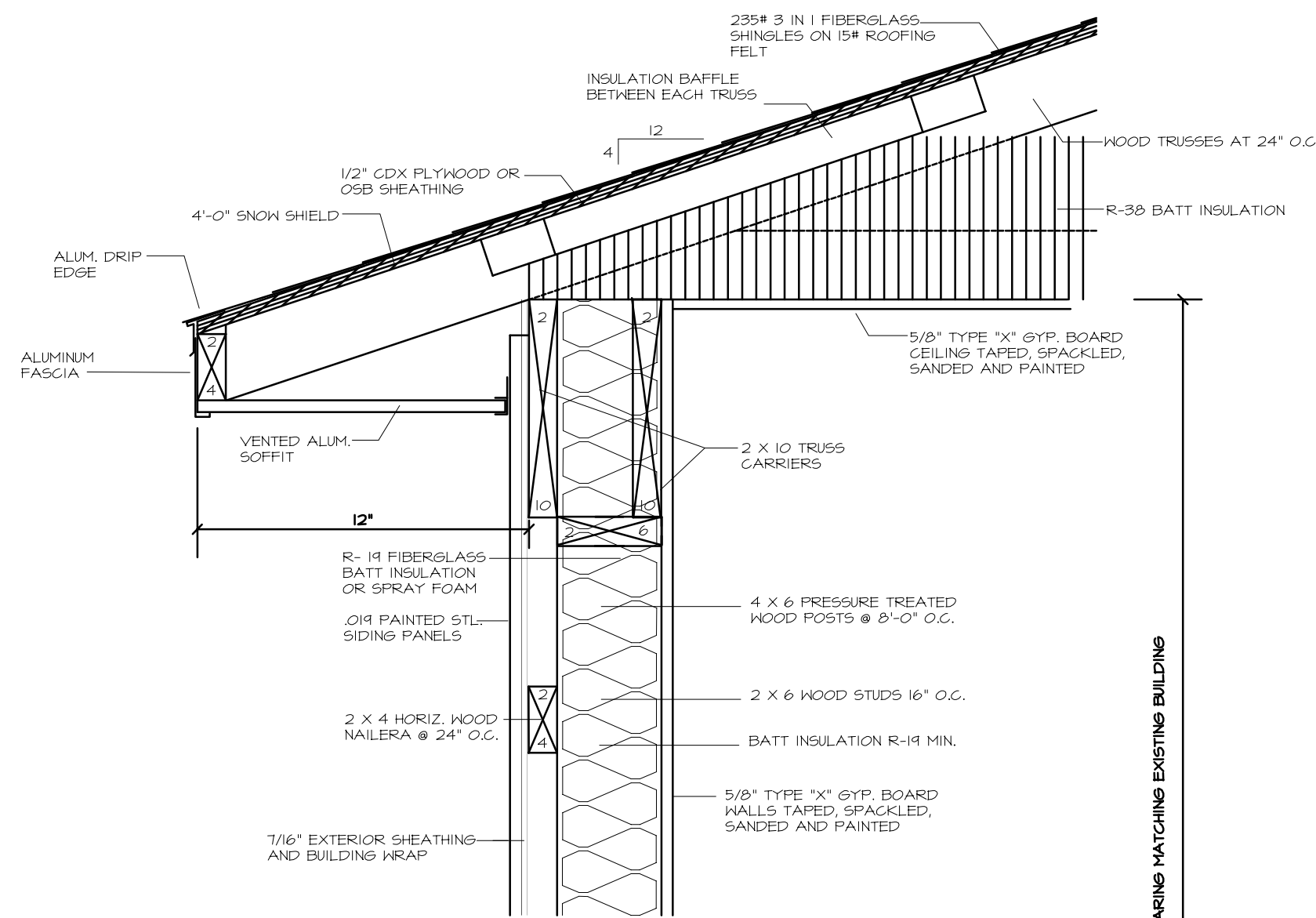
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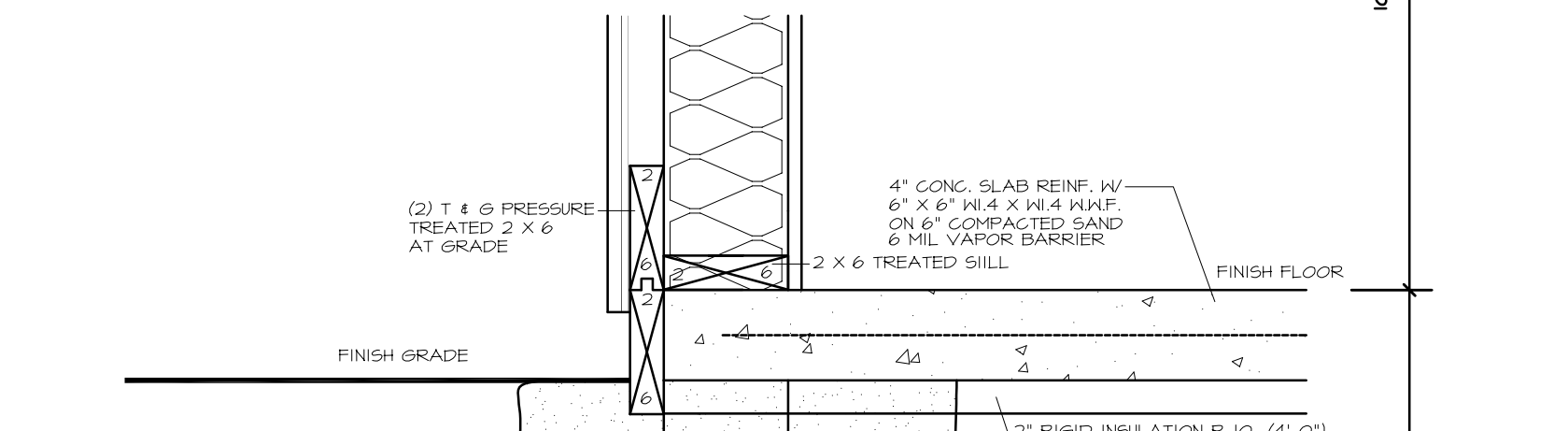
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REVISION

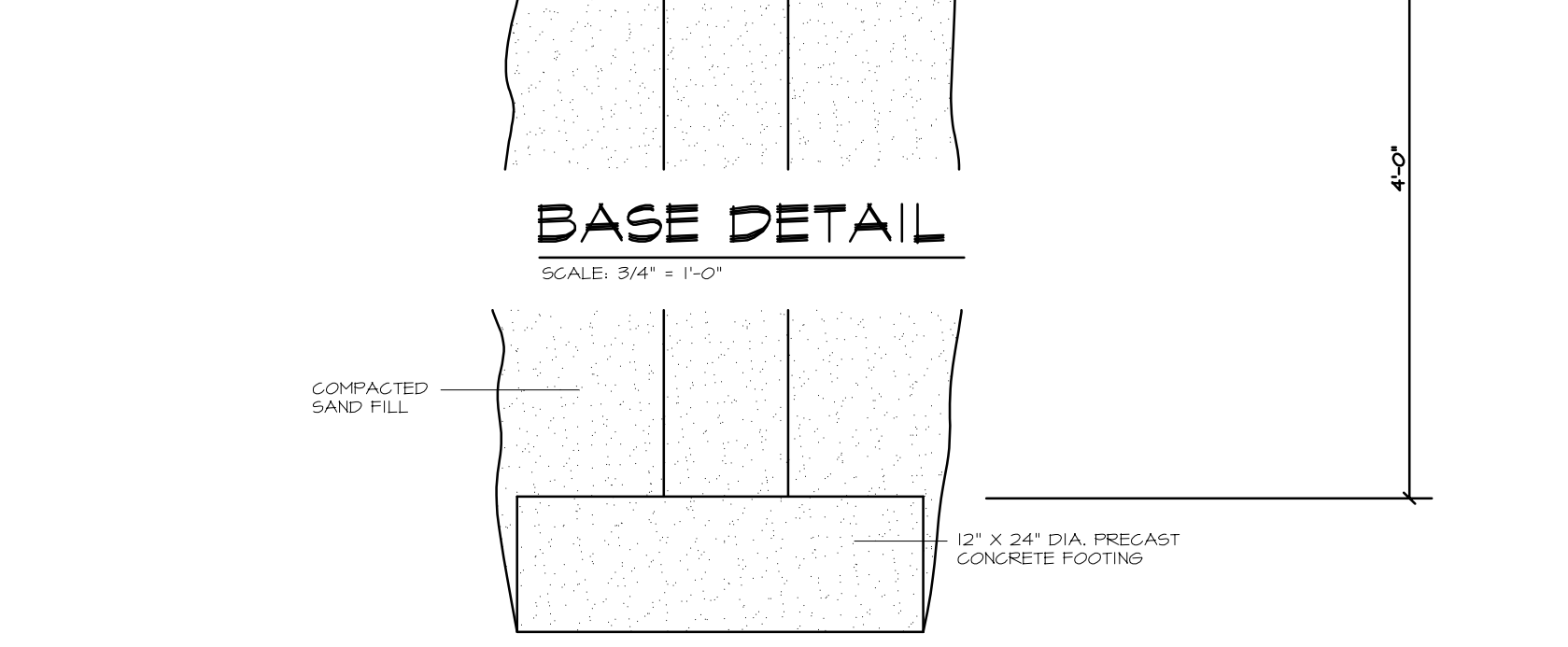
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M1



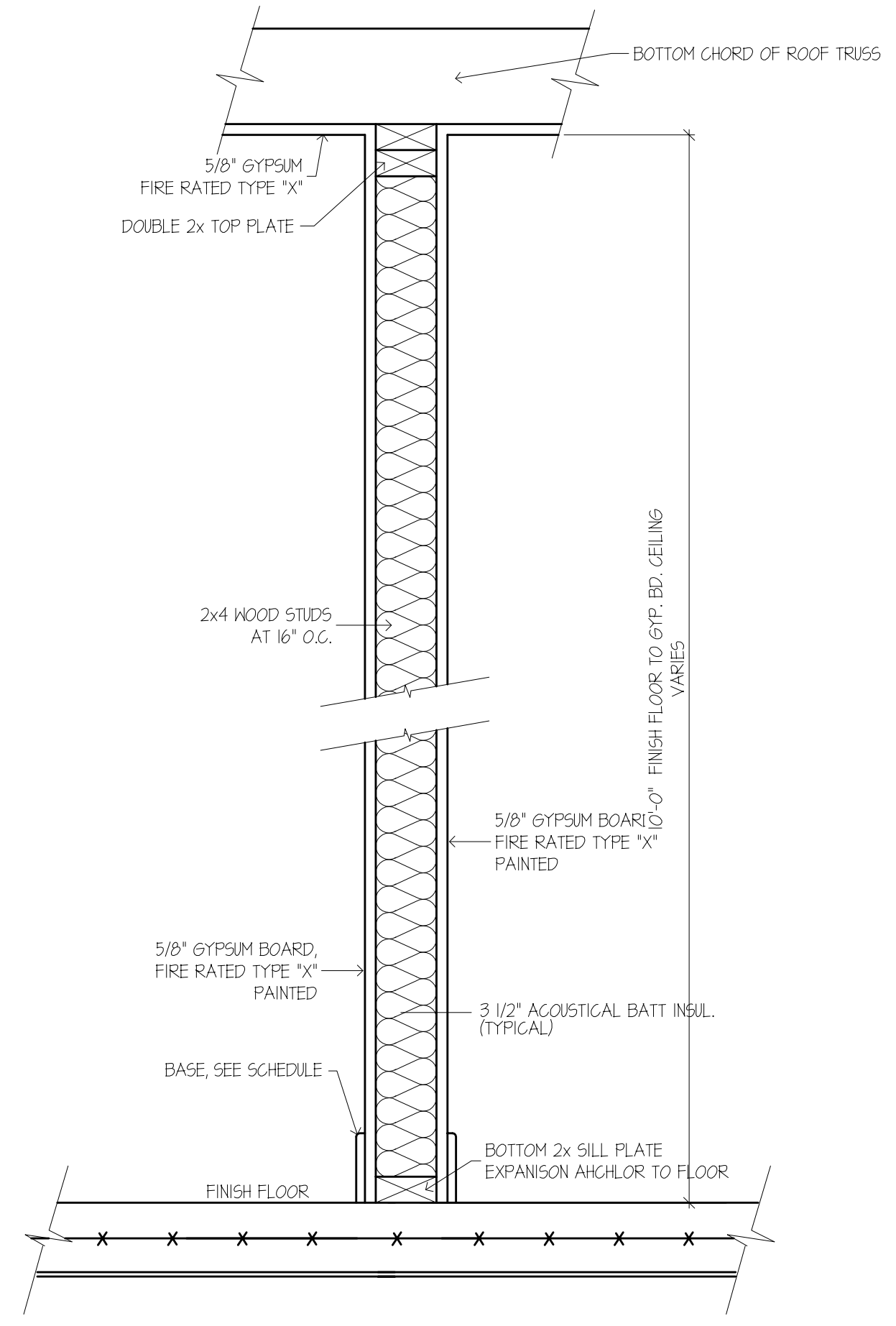
EAVE DETAIL
SCALE: 3/4" = 1'-0"



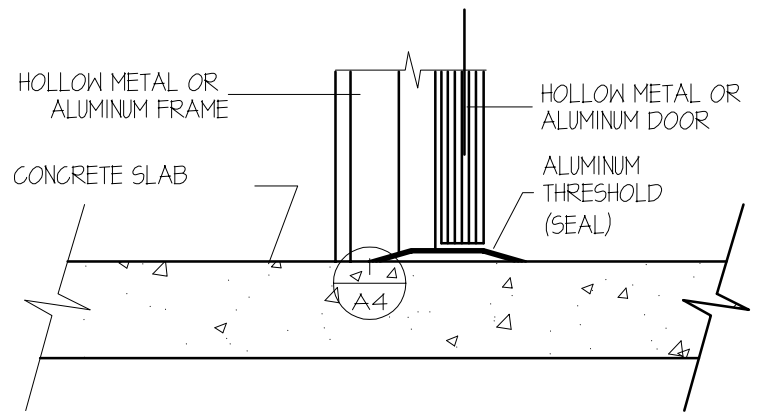
BASE DETAIL
SCALE: 3/4" = 1'-0"



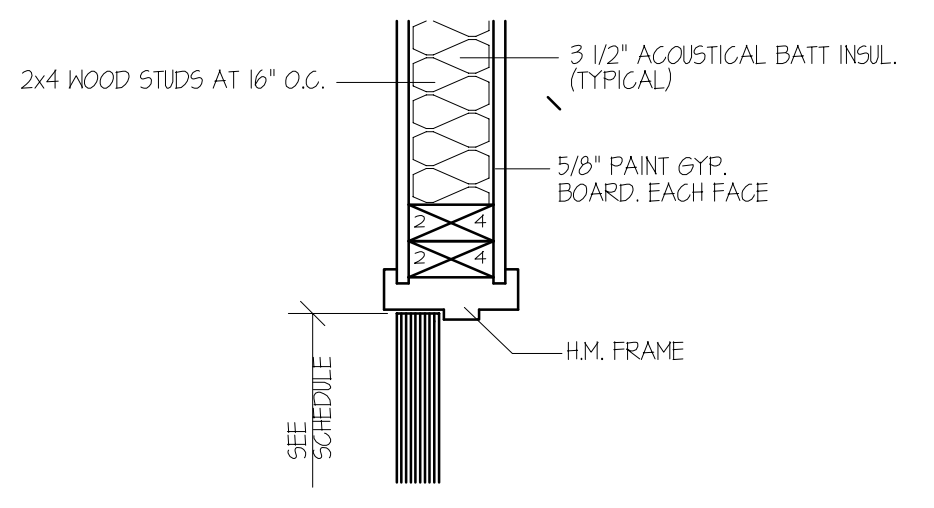
EXTERIOR WALL SECTION
SCALE: 3/4" = 1'-0"



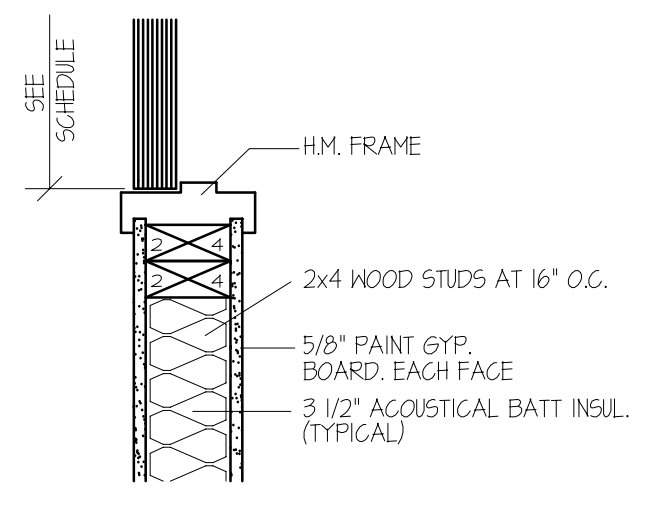
INTERIOR WALL SECTION
SCALE: 1 1/2" = 1'-0"



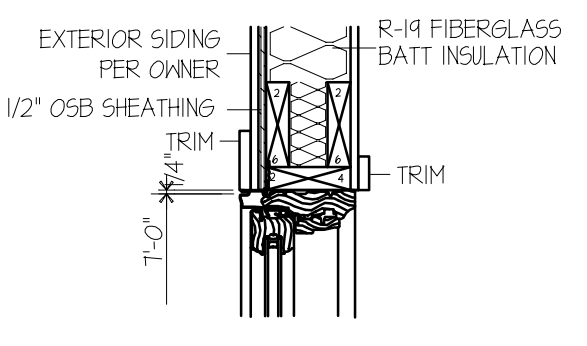
SILL DETAIL
SCALE: 1 1/2" = 1'-0"



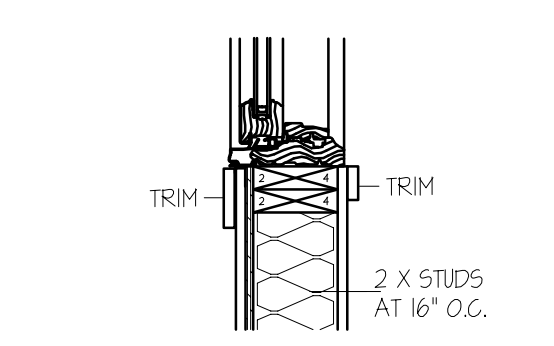
H.M. DOOR HEAD
SCALE: 1 1/2" = 1'-0"



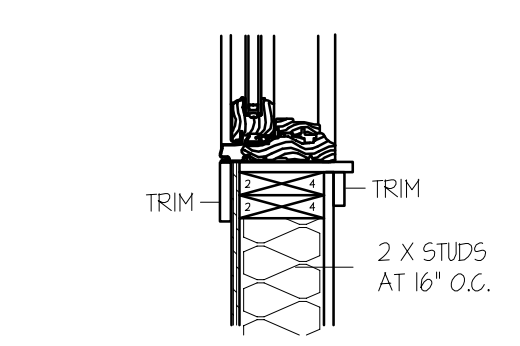
H.M. DOOR JAMB
SCALE: 1 1/2" = 1'-0"



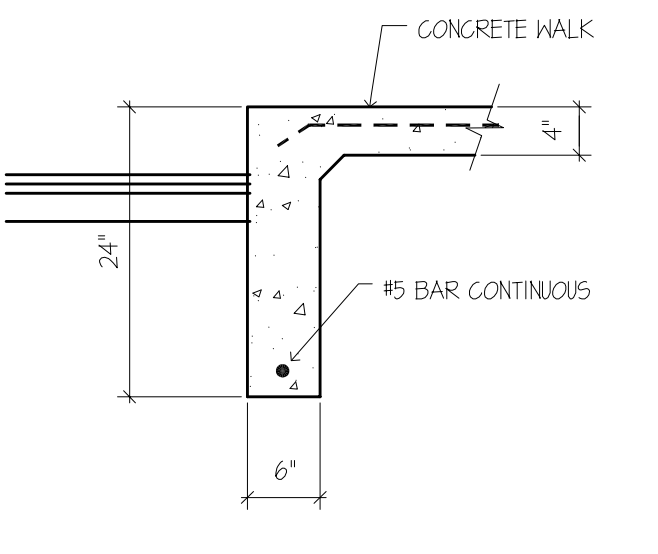
WINDOW HEAD
SCALE: 1 1/2" = 1'-0"



WINDOW JAMB
SCALE: 1 1/2" = 1'-0"



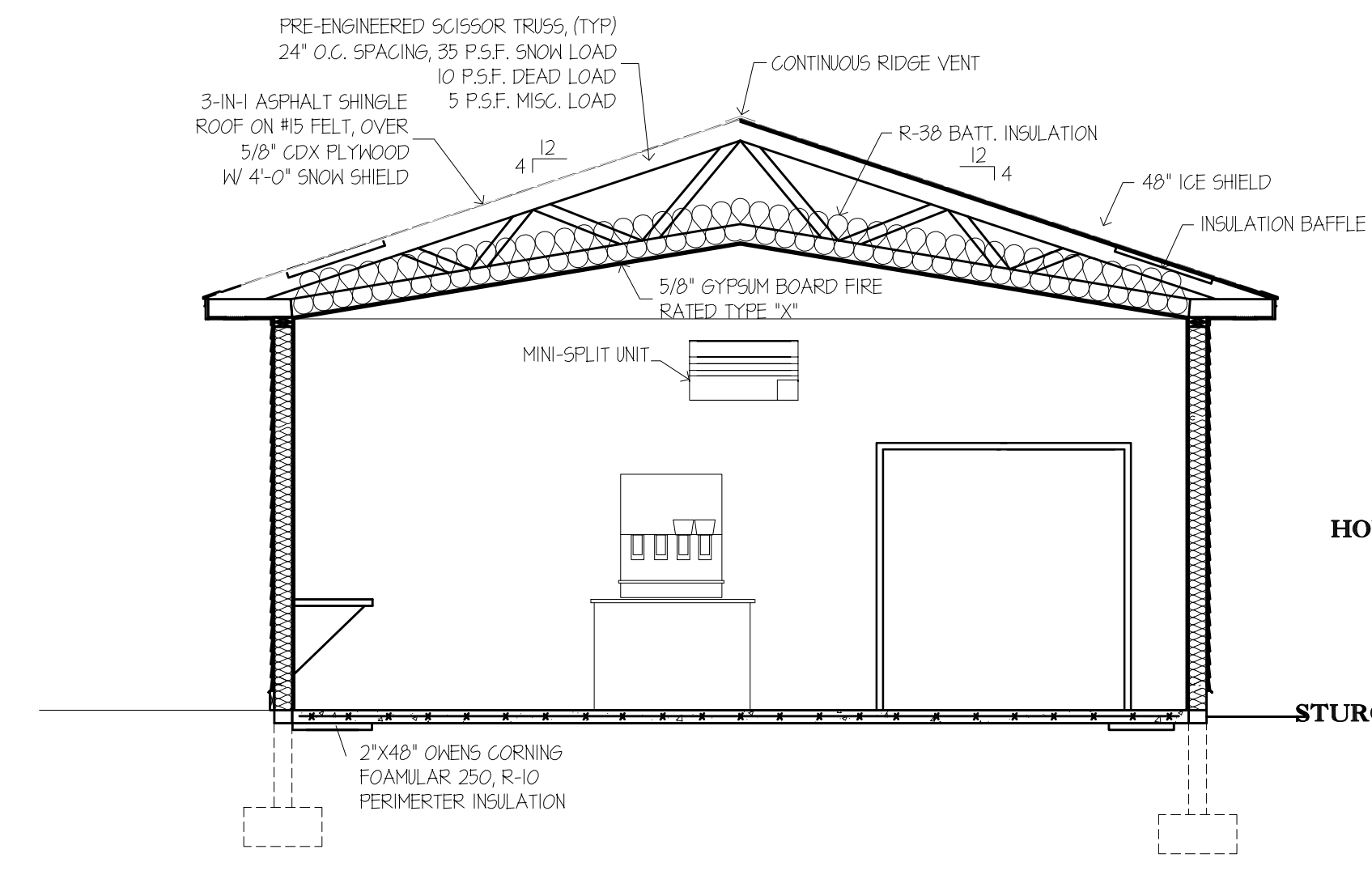
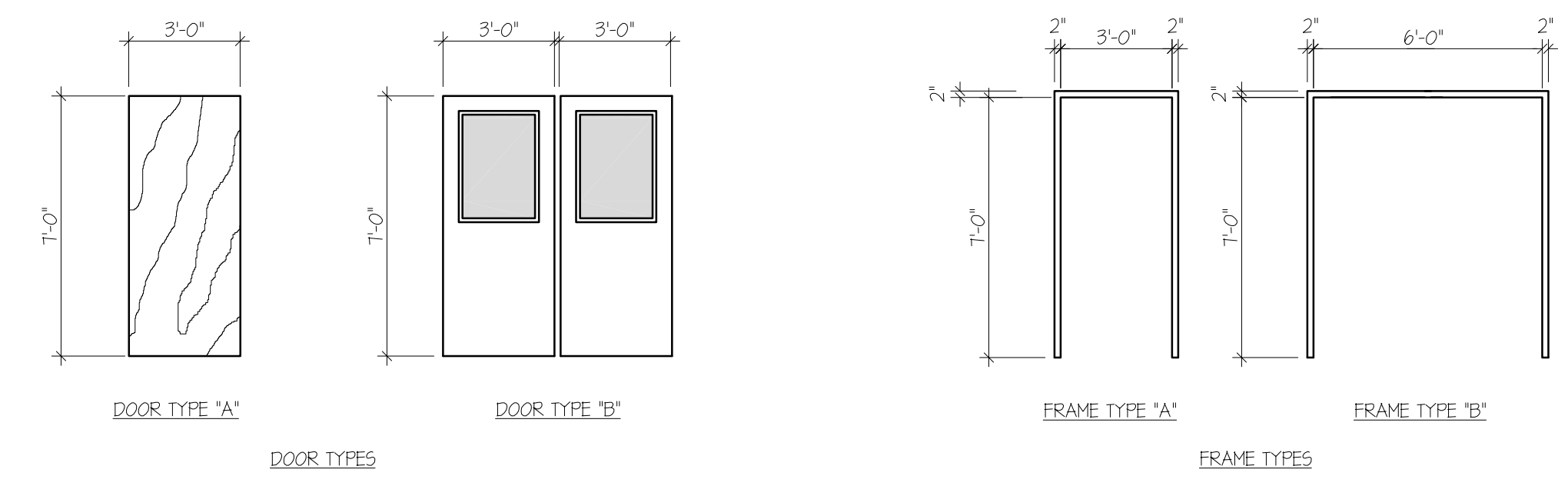
WINDOW SILL
SCALE: 1 1/2" = 1'-0"



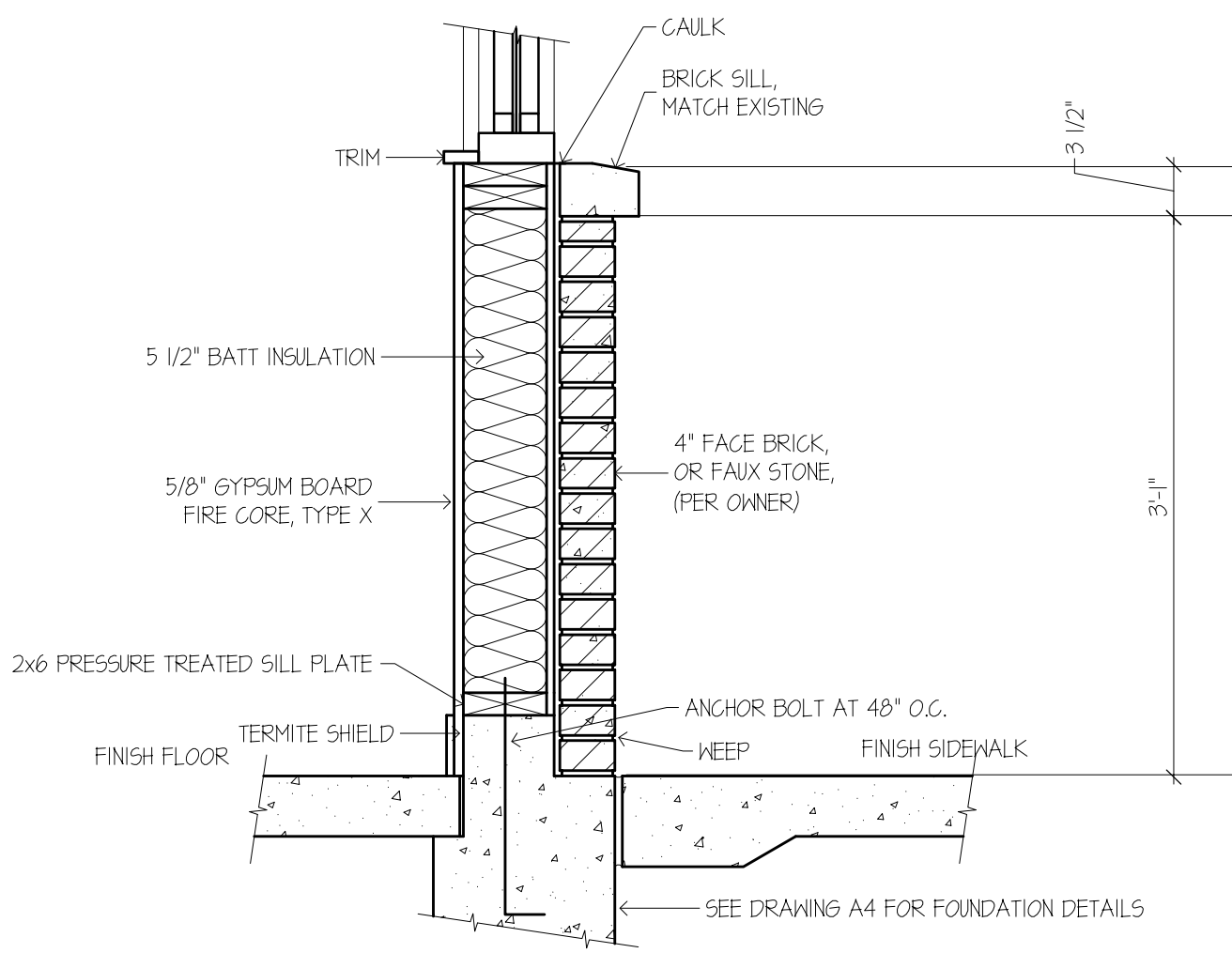
EXTERIOR SLAB EDGE
SCALE: 1" = 1'-0"

ROOM FINISH SCHEDULE											
NO.	NAME	FLOOR	WALLS				CEILING			REMARKS	
			BASE	NORTH	SOUTH	EAST	WEST	MAT.	FIN.		HOT.
01	DINNING AREA	CONC.	4" VINYL	GYP/PNT	GYP/PNT	GYP/PNT	GYP/PNT	GYP.	GYP/PNT	VARIES	CEILING IS VAULTED
02	STORAGE ROOM	CONC.	4" VINYL	GYP/PNT	GYP/PNT	GYP/PNT	GYP/PNT	GYP.	GYP/PNT		POCKET DOOR
03	STORAGE ROOM	CONC.	4" VINYL	GYP/PNT	GYP/PNT	GYP/PNT	GYP/PNT	GYP.	GYP/PNT		POCKET DOOR

DOOR SCHEDULE													
NO.	SIZE	DOOR			FRAME			DETAILS			REMARKS		
		MAT.	TYPE	GLAZ.	MAT.	TYPE	GLAZ.	HEAD	JAMB	SILL		LABEL	HDW.
01	3'-0" X 7'-0" X 1 3/4"	WD.	A		PCT.	A		4/A4	5/A4				POCKET R.
02	3'-0" X 7'-0" X 1 3/4"	WD.	A		PCT.	A		4/A4	5/A4				POCKET DR.
02	(2) 3'-0" X 7'-0" X 1 3/4"	STEEL	C	1/4" TEMP.	HM	B		4/A4	5/A4	3/A4			CLOSER EXIT HRDW.



BUILDING SECTION
SCALE: 1/4" = 1'-0"



EXTERIOR WALL (ALTERNATE)
SCALE: 1" = 1'-0"

NEW BUILDING FOR:
BARBED WIRE CAFE
140 S. MAIN ST.
PLAINWELL, MICHIGAN 49060

DETAILS

HOWARD L. OVERBEEK
ARCHITECT, P.C.

25337 ISLAND VIEW
STURGIS, MICHIGAN 49091

PHONE (269) 323-2422
FAX (269) 323-2440

HLO

PROJECT NO.
0000

DATE
02/14/22

REVISION

SHEET
A3

- ### PROJECT GENERAL NOTES
1. THE INTENT OF THESE DOCUMENTS IS TO PROVIDE FOR THE CONSTRUCTION OF THIS PROJECT, COMPLETE AND FUNCTIONAL, IN ALL RESPECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT. THE OWNER OF EXPRESS REFERENCE TO WORK NECESSARY AND REASONABLY INCIDENTAL FOR THE COMPLETE CONSTRUCTION OF THE PROJECT SHALL NOT BE CONSIDERED AS RELINQUISHING THE CONTRACTOR FROM HIS RESPONSIBILITIES.
 2. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, CLEARANCES AND CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. FAILURE TO DO SO CONSTITUTES ACCEPTANCE AND RESPONSIBILITY FOR ALL EXISTING CONDITIONS. THE CONTRACTOR WILL NOT BE ALLOWED ADJUSTMENTS IN THE TIME OR MONEY REQUIRED TO RECTIFY THE SITUATION.
 3. DO NOT SCALE DRAWINGS. GIVEN DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS.
 4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PURCHASED, FABRICATED AND FINISHED ITEMS FOR REVIEW BY THE ARCHITECT UNLESS HANDED BY THE SAME.
 5. ALL EQUIPMENT, MATERIALS AND ARTICLES INCORPORATED INTO THE PROJECT SHALL BE NEW AND UNDamaged. ALL WORKMANSHIP SHALL BE WITHIN INDUSTRY STANDARDS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF DAMAGE TO AREAS CAUSED BY HIS WORK, AT NO ADDITIONAL COST TO THE OWNER.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY CONDITIONS RELATING TO JOB CONSTRUCTION INCLUDING A SAFE ENVIRONMENT FOR OCCUPANTS OF AREAS ADJACENT TO THE WORK AREA.
 8. THE CONTRACTOR SHALL PAY ALL FEES FOR PERMITS NECESSARY FOR PROPER COMPLETION OF WORK, UNLESS NOTED OTHERWISE.
 9. SHOULD THE CONTRACTOR OBSERVE ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, HE SHALL PROMPTLY NOTIFY THE ARCHITECT REQUESTING CLARIFICATION. THE CONTRACTOR SHALL NOT PROCEED WITH WORK AFFECTED BY SUCH ERRORS, DISCREPANCIES OR OMISSIONS WITHOUT RECEIVING CLARIFICATION. ADJUSTMENTS INVOLVING SUCH CONDITIONS MADE BY THE CONTRACTOR WITHOUT PRIOR CLARIFICATION BY THE ARCHITECT, SHALL BE AT THE CONTRACTOR'S OWN RISK. CORRECTIONS ARISING FROM PROCEEDINGS WITHOUT CLARIFICATION SHALL BE RESOLVED AT THE CONTRACTOR'S EXPENSE. DO NOT SCALE DRAWINGS.
 10. ALL WORK PERFORMED ON THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, LAWS AND ORDINANCES.
 11. ANYTHING IN THE CONTRACT DOCUMENTS NOT WITHSTANDING, THE CONTRACTOR ACCEPTS THE RESPONSIBILITY OF CONSTRUCTING A WATERPROOF, WEATHER TIGHT PROJECT.
 12. CONTRACTOR SHALL PROVIDE BACKSPLASHING AT ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
 13. ALL SIGNS, INCLUDING WINDOW SIGNS, TO BE SUBMITTED FOR REVIEW & APPROVAL UNDER SEPARATE PERMIT BY OWNER/CONTRACTOR.
 14. ALL ANGLES AT 45° OR 90° UNO.
 15. THE CONTRACTOR SHALL CALL FOR ALL INSPECTIONS PRIOR TO COVERING ANY WORK.
 16. ALL KITCHEN EQUIPMENT WILL BE SUPPLIED BY THE OWNER AND WILL SUPPLY ALL OF THE SPECIFICATIONS TO EACH PIECE OF EQUIPMENT. ALL TRADES SHALL REVIEW SPECIFICATIONS FOR COMPLIANCE PRIOR TO INSTALLATION.

NEW BUILDING FOR:
BARBED WIRE CAFE
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 PLAINWELL, MICHIGAN 49080

FLOOR PLAN

HOWARD L. OVERBEEK
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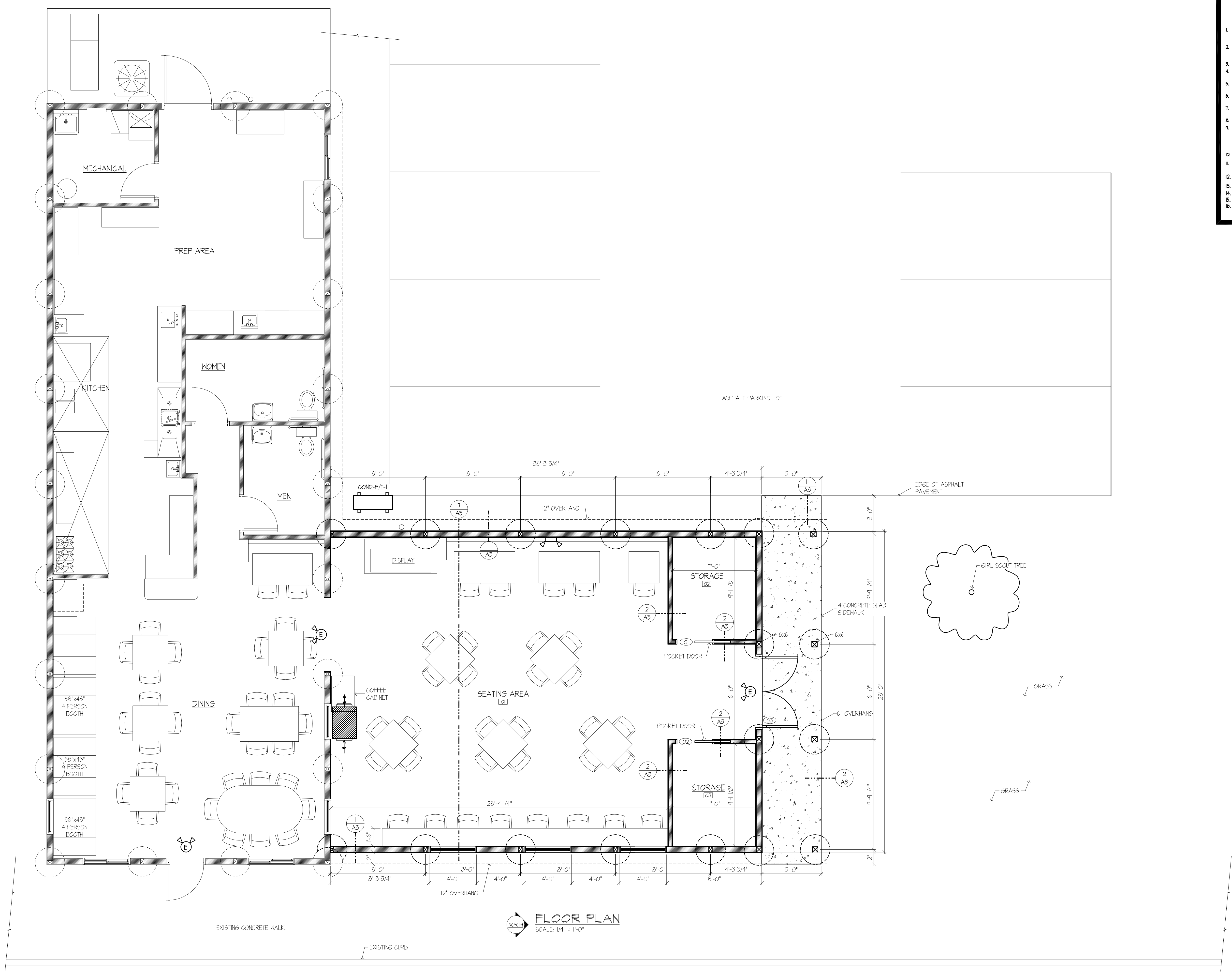
DATE
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REVISION

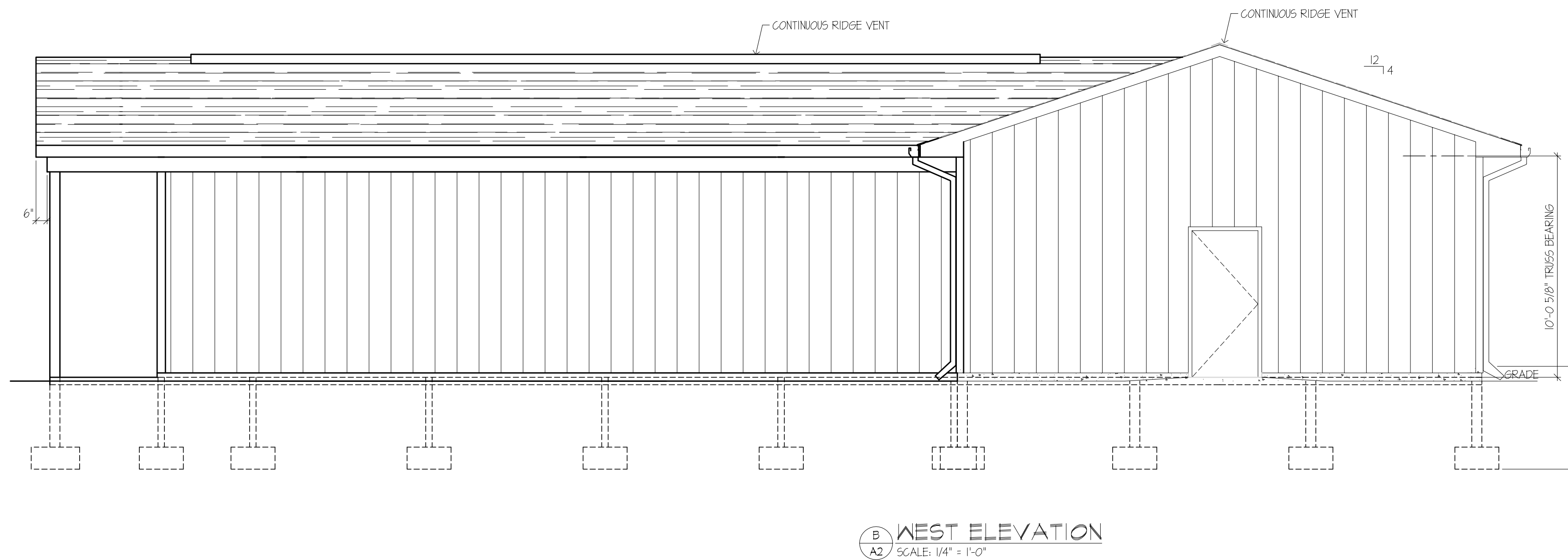
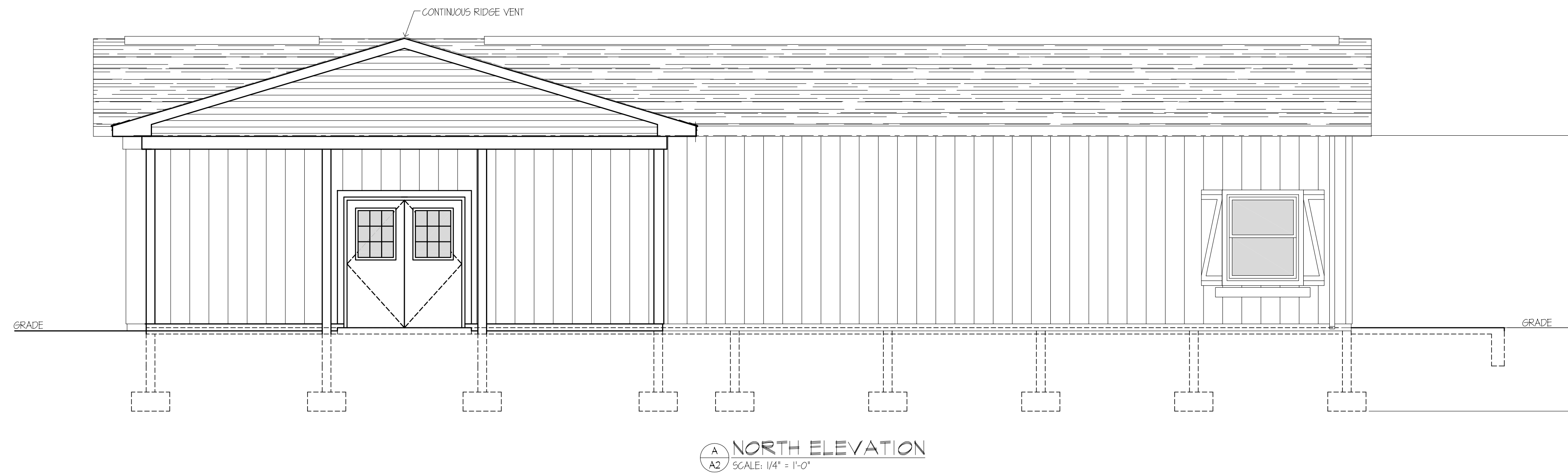
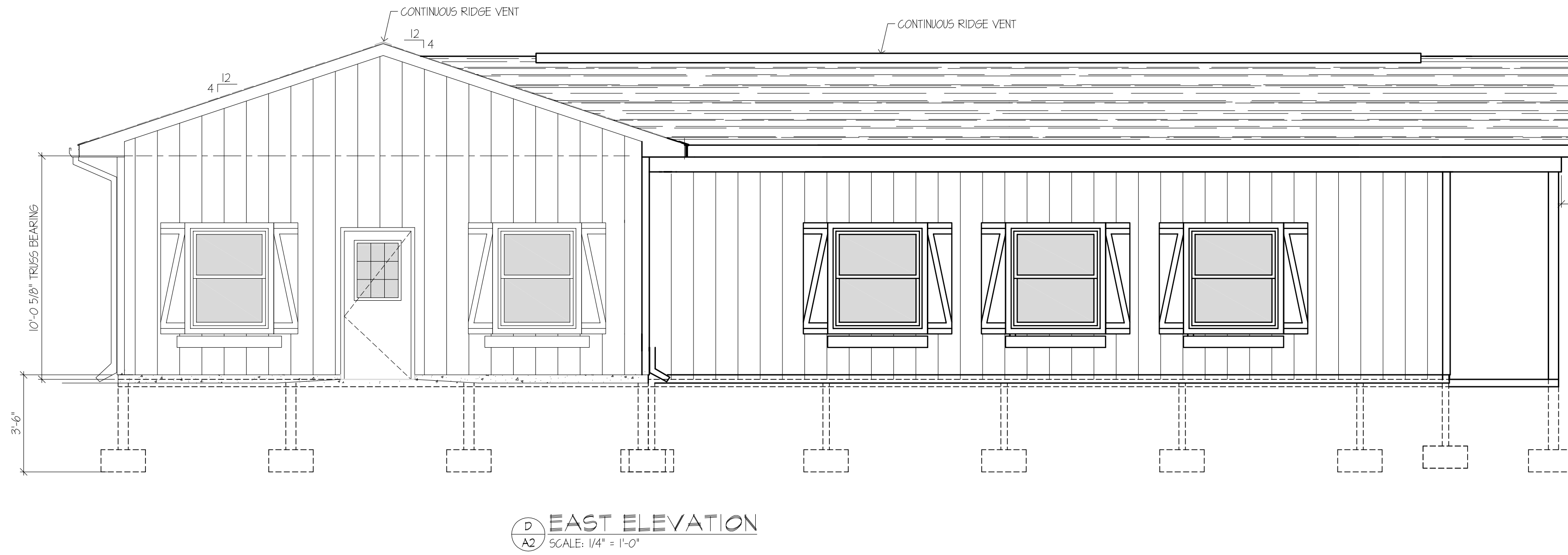


Howard Overbeek

SHEET
A1



FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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

ELEVATIONS

HOWARD L. OVERBEEK
ARCHITECT, P.C.

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STURGIS, MICHIGAN 49091

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HLO

PROJECT NO.
0000

DATE
02/14/22

REVISION

SHEET
A2

MINUTES
Plainwell City Council
January 24, 2022

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Steve Smail of Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 01/10/2022 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioner Report:
Gale Dugan, District 6, reported that the County Commission had their organizational meeting and updated their budget and other plans. He also reported about the ARPA funds the County received, hiring two new Deputy Medical Examiners, approving an August election for the recycling program, and a new K9 in training.
8. Agenda Amendments: None.
9. Mayor's Report:
Mayor Keeler reported that this was Public Safety Director Bill Bomar's last official meeting before his retirement.
10. Recommendations and Reports:
 - A. Public Safety Director Bill Bomar reported that the new 2021 Patrol Vehicle needed to be upfitted with lights and equipment. C-Comm has done the work for the department to upfit previous patrol vehicles and Director Bomar recommends using them again based on their previous satisfactory work.
A motion by Overhuel, seconded by Steele, to approve a project to upfit the new 2021 Patrol Vehicle with lights and equipment from C-Comm at a cost of \$9,066.07. On a roll call vote, all voted in favor. Motion passed.
 - B. Public Safety Director Bill Bomar reported that the department regularly reviews equipment and makes purchases to upgrade equipment as needed. The purchase of new fire turn-out gear is part of ongoing updates to maintain the department's equipment. The fire turn-out gear is made using the firefighters' measurements for a better fit, and the current upgrades will include gear for the new hires. All current fire turn-out gear has been purchased from West Shore Fire Inc. and Director Bomar recommends continuing to purchase equipment from them to maintain the uniform appearance.
A motion by Steele, seconded by Overhuel, to approve the purchase of two (2) sets of fire turn-out gear, hoods and boots from West Shore Fire Inc. at a cost of \$7,964.00. On a roll call vote, all voted in favor. Motion passed.

- C. Public Safety Director Bill Bomar reported that repairs were noted during an annual inspection of Fire Engine/Pumper E-11. The repairs noted were not major projects however they did need to be completed as part of the ongoing maintenance and upkeep of the vehicle. Bomar recommended using B&B Fire Division for repairs based on previous satisfactory work completed by the company.
A motion by Wisnaski, seconded by Steele, to approve the repairs recommended by B&B Fire Division for Fire Engine/Pumper E-11 at a cost of \$3,925.44. On a roll call vote, all in favor. Motion passed.
- D. Treasurer Kelley reported that Siegfried Crandall PC has been performing the audit for many years, and recommended extending the contract. Siegfried Crandall PC has increased the pricing for audit services however the increase is minimal. The single audit is a separate audit requirement for federal funding and is required this year because the City has received federal funding for the Mill Demolition Project.
A motion by Overhuel, seconded by Wisnaski, to extend the professional services contract with Siegfried Crandall PC for audit services for the year ended June 30, 2022 at a cost of \$10,500 with additional Single Audit costs of \$2,500. On a roll call vote, all voted in favor. Motion passed.
- E. Treasurer Kelley reported that the City has an Other Post-Employment Benefit Plan which requires full actuarial valuations every two (2) years. Watkins Ross PC has previously provided that service in partnership with Siegfried Crandall PC, and Treasurer Kelley recommends continuing to use their services.
A motion by Steele, seconded by Keeney, to extend the professional services contract with Watkins Ross PC for actuarial services for the city's Other Post Employee Benefit Plan for the year ended June 30, 2022 at a cost of \$4,400. On a roll call vote, all voted in favor. Motion passed.
- F. Public Works Superintendent Bob Nieuwenhuis reported that Peerless Midwest had reviewed the City's wells and recommended cleaning wells #4 and #7. These wells are currently operating under capacity and Superintendent Nieuwenhuis believes most of their capacity can be restored with proper cleaning. Peerless Midwest will clean each well at a cost of \$17,500 for a total cost of \$35,000.
A motion by Keeney, seconded by Wisnaski, to approve a project to clean and rehabilitate the city's wells with Peerless Midwest at a cost not to exceed \$35,000. On a roll call vote, all voted in favor. Motion passed.
- G. Community Development Manager Denise Siegel reported that while the Michigan Economic Development Corporation does not require a developer's agreement, they strongly recommend establishing one for any MEDC grant. The agreement may need changes to be made before executing the agreement with the property owner, however the changes would be administrative and would not substantially change the contract. The City's attorney will review the final contract before execution as well.
A motion by Steele, seconded by Overhuel, to approve a draft Developer's Agreement between the City Manager, Community Development Manager and Southwright Properties LLC, owner of 112 North Main Street and authorize the City Manager to make changes to the agreement as needed. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

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

12. Accounts Payable:

A motion by Wisnaski, seconded by Keeney, that the bills be allowed and orders drawn in the amount of \$259,741.41 for payment of same. On a roll call vote, all in favor. Motion passed.

13. Public Comments: Austin Marsman, County Commissioner District 5 candidate, announced that over 300 people in Allegan County had died due to Covid-19 and asked for a moment of silence.

14. Staff Comments:

Clerk/Treasurer Kelley reported the chart of accounts change would happen this week, and ongoing training.

Superintendent Nieuwenhuis reported on the status of the repairs of one of the City's plow trucks, and announced that the new belly blade extension was working well.

Community Development Manager Siegel reported the ice rink is ready to use, and many people have already shared the social media post about it. She also reported working on the Master Plan and Community Recreation Plan updates, EDA and rental rehab grant applications, updating business emergency contact information and upcoming events. She announced the Chocolate Stroll will be held February 12 and the Art Hop will be held March 11.

Superintendent Pond reported that the biosolid waste sludge annual disposal was completed recently.

Public Safety Director Bomar announced a number of overnight vehicle break-ins and reminded everyone to lock their vehicles overnight.

Deputy City Clerk Fenger reported attending the Master Plan and Community Recreation Plan meeting, and ongoing training.

Manager Wilson reported that Melching was finishing removing a driveshaft from the Mill, and continued work on the Kalamazoo River settlement funds project to modify the mill raceway and make improvements along the river.

15. Council Comments:

Councilmember Steele thanked the Department of Public Works for their work on keeping the roads plowed and cleared, and for putting up the ice rink.

Councilmember Wisnaski commented on the development of houses on the 600 block of Jersey Street.

Councilmember Keeney thanked Director Bomar for his years of services.

16. Adjournment:

A motion by Keeney, seconded by Wisnaski, to adjourn the meeting at 7:48 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Maggie Fenger
Deputy City Clerk

MINUTES APPROVED BY CITY COUNCIL

February 14, 2022

Maggie Fenger

Maggie Fenger, Deputy City Clerk

MINUTES
Plainwell City Council
February 14, 2022

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, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 01/24/2022 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioner Report: None.
8. Agenda Amendments: None.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Community Development Manager Denise Siegel reported that the Rental Rehab project at 112 North Main Street required an Environmental Review to be completed before the project could continue. Quotes were received from two businesses however Triterra is the only in-state company to provide a quote and has the ability to complete the review in a timely manner. Manager Siegel recommended using Triterra to complete the Environmental Review. Manager Siegel also noted that she has applied for an extension for the grant to allow time to complete the process.
A motion by Wisnaski, seconded by Keeney, to approve a contract with Triterra to complete an Environment Review at a cost of \$5,350.00. On a roll call vote, all voted in favor. Motion passed.
 - B. David Eberle, Bloom Sluggett PC, spoke regarding the need for an ordinance addressing single lot special assessments. He answered questions and outlined the process a single lot special assessment would take. Council received the first reading of the ordinance and no action was taken.
 - C. Water Renewal Superintendent Bryan Pond reported that the rails and stairs on the Primary Clarifiers needed replacement after years of maintenance. Two companies provided quotes and Superintendent Pond recommended the low bid provided by OIK Metal Fabricators. Superintendent Pond noted that the current railings were corroding due to the environmental exposure and the new railings would not corrode.
A motion by Overhuel, seconded by Steele, to approve the replacement of the rails and stairs at the Primary Clarifier by OIK Metal Fabricators at a cost of \$47,417.00. On a roll call vote, all in favor. Motion passed.

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D. Superintendent Pond reported that the spare chlorine pump had been used to replace an existing pump, leaving the plant without a spare pump. Certain equipment is required to work with the existing layout and other equipment and Kerr Pump and Supply is the sole source vendor. Superintendent Pond recommended buying a new pump to keep on hand as a backup for the existing pumps.

A motion by Keeney, seconded by Wisnaski, to approve the purchase of a chlorine pump from Kerr Pump and Supply in the amount of \$4,982.00. On a roll call vote, all voted in favor. Motion passed.

E. Manager Wilson asked for a Council representative to sit on the Public Safety Director Interview Committee that was created for the upcoming interview process. He stated that the interview committee would include a Department of Public Safety representative, three (3) Fire and Police representatives, and a community representative, along with a City Council representative. Manager Wilson requested that the Council decide among themselves how they would choose who would be the representative, as this conformed with how the Department of Public Safety chose their representative as well. All Councilmembers would be welcome to attend if they were not chosen as the representative, and the interviews would conform with the Open Meetings Act if a quorum of Councilmembers would be present. A motion by Keeney, seconded by Overhuel, to nominate Randy Wisnaski to the Public Safety Director Interview Committee. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A. A motion by Steele, seconded by Overhuel, to accept and place on file the January 2022 Investment and Fund Balance Reports and the 2021 Annual Public Safety Report. On a voice vote, all in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$581,061.13 for payment of same. On a roll call vote, all in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Clerk/Treasurer Kelley reported that Winter Taxes were due today and as of 6pm had collected 97%. He also reported working on the budget and year end work, as well as the upcoming election season.

Deputy Director John Varley reported that the department was recovering from Director Bill Bomar's retirement. He also mentioned that he was happy that Matthew Stafford had won the Super Bowl.

Personnel Manager Sandy Lamorandier reported that she was continuing to train and delegate aspects of her position in preparation for her retirement.

Superintendent Bryan Pond reported on a project to reorganize, clean and paint a storage room at the Water Renewal Plant.

Community Development Manager Siegel reported continuing to work on the rental rehab grant, and mentioned that a date had been set for Plainwell Fest of June 25th. A meeting has been set for tomorrow, February 15, at 5pm to start planning, and DC Strong has committed to assisting and eventually taking over the planning. She also reported that the Chocolate Stroll was a successful event, with every merchant seeing large numbers of shoppers, including many shoppers from out of town. She also noted that many out of town

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shoppers had never been to Plainwell before and commented on how wonderful Plainwell was as a shopping destination.

Superintendent Nieuwenhuis reported the white dump truck repairs were completed and it had been used for snow plowing with no issues. He also wished everyone a happy Valentine's Day.

Deputy City Clerk Fenger reported meeting many of the current election inspectors during election prep with Clerk Kelley, and noted working with Community Development Manager Siegel to create a Plainwell Clerk's Office Facebook page as well as a City of Plainwell LinkedIn page.

15. Council Comments:

Councilmember Overhuel stated that he was glad the Chocolate Stroll went well and thanked Community Development Manager Siegel for her work.

Councilmember Steele thanked Community Development Manager Siegel for her work on the Chocolate Stroll and noted that the pop up market had great attendance as well as the downtown shops.

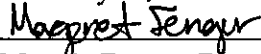
Councilmember Wisnaski thanked the Council for appointing him to the Public Safety Director Interview Committee and thanked Councilmember Steele for stepping aside from the appointment.

Councilmember Keeney wished everyone a happy Valentine's Day.

16. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 7:36 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Maggie Fenger
Deputy City Clerk

MINUTES APPROVED BY CITY COUNCIL
February 28, 2022

Maggie Fenger, Deputy City Clerk