

Council Meeting
Common Council
April 6, 2026

The regular meeting of the Common Council was held at 21 S. Elm Street, Zeeland, MI 49464 on Monday, April 6, 2026. Mayor Rick VanDorp called the meeting to order at 7:00 P.M.

PRESENT: Councilmembers - Mayor VanDorp, Mayor Pro-Tern Gruppen, Timmer,
Langeland, Perkins, Bult
ABSENT: Lam

Staff Present: City Attorney Jim Donkersloot, City Manager Tim Klunder, and City Clerk Kristi DeVerney

The Invocation was offered by Mayor Pro-Tem Gruppen.
The Pledge of Allegiance to the Flag

Motion by Mayor Pro-Tem Gruppen and Supported by Councilmember Langeland to excuse Councilmember Lam's absence.

Consent Agenda

Motion was made by Councilmember Timmer and Supported by Councilmember Langeland to approve the Consent Agenda.

1. Approve minutes of the City Council Work Study of March 16, 2026,
2. Approve minutes of the Regular City Council meeting of March 16, 2026.
3. Approve minutes of the Budget City Council meeting on March 30, 2026.
4. Approve minutes of the Budget City Council meeting on March 31, 2026.
5. Receive for information draft minutes of March 17, 2026, Library Advisory Board meeting.

Ayes: Mayor Pro-Tem Gruppen, Timmer, Langeland, Perkins, Bult, Mayor VanDorp
No Vote: None
Absent: Lam

City Managers Report

City Manager Klunder reported:

Brownfield Redevelopment Authority – Met on Tuesday, March 31, 2026, to approve a Brownfield Plan for JR Automation, a Brownfield Plan Amendment for 17 E. Main, approve amendments to the Brownfield Tax Increment Financing Policy and approve a Community and Economic Development Financial Incentive Policy.

Budget Meetings – City Council was thanked for their time and attentiveness to the review of the proposed 2026/2027 Fiscal Year budget.

FY 2026/2027 Wages – City Council was presented with the overall wages/benefit proposal as part of the budget work sessions. The administrative team will continue to finalize the

implementation plan and hold a Personnel Committee meeting on April 16 in order to have a recommendation with the budget adoption consideration at the May 4, 2026, City Council meeting.

Project Clarity and Macatawa Greenway – A couple of organizations that City Council provides funding for on an annual basis, due to the positive community impacts, are Project Clarity and Macatawa Greenway. On an annual basis, they provide reports that highlight efforts they have completed with the support of our dollars.

Action Items

26.047 Blendon Township Library Services Agreement Extension

Motion was made by Mayor Pro-Tem Gruppen and Supported by Councilmember Langeland to approve the proposed amendment to the Library Services Agreement to ensure continuity of service to Blendon Township residents.

Ayes: Mayor Pro-Tem Gruppen, Timmer, Langeland, Perkins, Bult, Mayor VanDorp
No Vote: None
Absent: Lam

26.048 Video Management System Purchase & Implementation

Motion was made by Councilmember Timmer and Supported by Councilmember Bult to approve the purchase and implementation of a Video Management System from People Driven Technology in an amount, not to exceed, \$63,654, contingent upon approval by the Board of Public Works.

Ayes: Timmer, Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Mayor VanDorp
No Vote: None
Absent: Lam

25.049 Resolution – Set 17 E. Main Brownfield Plan Amend #1 Public Hearing for May 4

Motion was made by Councilmember Langeland and Supported by Mayor Pro-Tem Gruppen to approve a resolution to set a public hearing on May 18, 2026, to consider Brownfield Plan Amendment #1 for the 17 E. Main, LLC Redevelopment project.

Ayes: Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Timmer, Mayor VanDorp
No Vote: None
Absent: Lam

26.050 Resolution – Set JR Automation Brownfield Plan Public Hearing for May 4

Motion was made by Councilmember Perkins and Supported by Councilmember Bult to approve a resolution to set a public hearing on May 18, 2026, to consider a Brownfield Plan Amendment for JR Automation Technologies, LLC, at 800. E. Riley.

Ayes: Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Timmer, Mayor VanDorp
No Vote: None
Absent: Lam

26.051 Amendment to the Brownfield Tax Increment Financing Policy

Motion was made by Councilmember Perkins and Supported by Councilmember Bult to approve the amendments to the Brownfield Tax Increment Financing Policy as proposed.

Ayes: Perkins, Bult, Mayor Pro-Tem Gruppen, Timmer, Langeland, Mayor VanDorp
No Vote: None
Absent: Lam

26.052 Community and Economic Development Financial Incentive Policy

Motion was made by Mayor Pro-Tem Gruppen and Supported by Councilmember Timmer to approve the Community and Economic Development Financial Incentive Policy (draft 3.7.26) as presented.

Ayes: Bult, Mayor Pro-Tem Gruppen, Timmer, Langeland, Perkins, Mayor VanDorp
No Vote: None
Absent: Lam

26.053 Local Officers Compensation Committee Appointment

Motion was made by Councilmember Timmer and Supported by Councilmember Perkins to approve the appointment of Allen Dannenberg to the Local Officers Compensation Committee with a term expiring April 4, 2031.

Ayes: Mayor Pro-Tem Gruppen, Timmer, Langeland, Perkins, Bult, Mayor VanDorp
No Vote: None
Absent: Lam

26.054 Arbor Day Proclamation

Motion was made by Councilmember Langeland and Supported by Councilmember Timmer to have Mayor VanDorp participate in the Annual Arbor Tree Planting Ceremony on Friday, April 24, 2026, at 10:00 A.M. in the Lincoln Street Cemetery.

Ayes: Timmer, Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Mayor VanDorp
No Vote: None
Absent: Lam

There being no further business, motion was made by Councilmember Timmer and Supported by Councilmember Langeland to adjourn the meeting at 7:17 p.m. Motion carried. All voting aye.

Mayor Richard Van Dorp III

City Clerk Kristi DeVerney

MEMORANDUM OF-STUDY SESSION
Zeeland City Hall Council Chambers Monday, April 6, 2026
6:15 P.M.

Mayor VanDorp called the Study Session to order at 6:15 P.M.

PRESENT: Councilmembers - Mayor VanDorp, Mayor Pro-Tern Gruppen, Timmer, Langeland, Perkins, and Bult

ABSENT: Lam

Staff Present: City Attorney Jim Donkersloot, City Manager Tim Klunder, IT Manager Tim Maloney, Library and Community Center Director Amanda Hanson, and City Clerk Kristi DeVerney

Blendon Township Library Services Agreement Extension

The Howard Miller Public Library and the Gary Byker Memorial Library currently provide full library services to residents of Blendon Township through a Library Services Agreement. Blendon Township funds this service through a dedicated library millage.

The existing service contract expires on June 30, 2026, and the current 12-year millage also expires in 2026.

To ensure uninterrupted library service for Blendon Township residents, the libraries have prepared an amendment to the existing service agreement. The amendment extends library services from July 1 through December 31, 2026. During this time, the Blendon Township Board will place the library millage proposal on the ballot for the August 2026 primary election.

For this six-month extension period, Blendon Township will provide an additional payment equal to 50 percent of the millage funds generated from the December 2025 levy.

Contract Highlights

Key provisions of the amended agreement include:

- Contract fees, penal fines, and state aid payments will be allocated between Hudsonville and Zeeland in proportion to the taxable value within the Hudsonville and Zeeland School Districts, respectively.
- If Blendon Township electors approve the millage proposition during the 2026 election cycle, the Agreement will automatically extend through December 31, 2038.
- If the millage proposition is not approved, the Agreement will automatically terminate on December 31, 2026.

Staff recommend approval of the proposed amendment to the Library Services Agreement to ensure continuity of service to Blendon Township residents.

Video Management System Purchase & Implementation

The City of Zeeland and Board of Public Works jointly issued a Request for Proposal (RFP) for the replacement of existing Video Management Systems (VMS) across multiple facilities, including BPW, the Library, City Hall, and Public Safety, with future replacement planned for the Clean Water Plant. These systems have reached end-of-life and no longer meet current operational, cybersecurity, and

scalability requirements. This project will consolidate multiple standalone systems into a single, unified platform, eliminating siloed environments and providing centralized access to video across all facilities.

The new system is intended to provide a modern, secure, and scalable platform capable of supporting current and future surveillance needs across City facilities, with a design target of up to 100 cameras and a preferred retention period of 30 days.

Proposals were received from multiple vendors offering a range of solutions including on-premises, hybrid, and cloud-based architectures.

Proposals were evaluated based on:

- Total cost (initial and ongoing)
- Scalability to 100 cameras
- Storage capacity and retention capabilities
- Integration capabilities (particularly access control)
- System architecture (on premises vs. cloud)
- Long-term sustainability and vendor support

A summary of the initial comparison included five (5) companies with People Driven Technology (PDT) as the preferred vendor. While cost was considered, greater weight was placed on long-term integration, scalability, and alignment with future City and BPW security initiatives.

The proposed solution includes:

- Migration of the existing VMS to Genetec Security Center
- Support for 80 current cameras and expansion up to 100 cameras
- Enterprise-grade VMS platform with integrated video and access control capabilities
- Streamvault appliance with 160TB of storage, supporting approximately 24+ days of retention based on design assumptions
- Five-year hardware warranty with next-business-day support
- Implementation services, configuration, and training

The base proposal includes conversion of 43 existing cameras and preparation for future expansion. However, staff have requested updated pricing to include additional camera licensing for up to 80 cameras and system capacity to better align with the RFP requirement for scaling up to 100 cameras.

Cost Summary – People Driven Technology

- Base system (hardware, licensing, services) - \$51,250
- Optional advanced training - \$1,795
- Base Project cost - \$53,045

To account for potential hardware pricing fluctuations, additional licensing needs, and the opportunity to replace aging or underperforming cameras during implementation, a **20% contingency** is recommended which calculates to \$10,609 with a **Total Not-to Exceed amount of \$63.654.**

Budget Impact includes Capital Improvement Plan (CIP) funding of \$70,000 has been allocated for this project. The proposed project, including contingency, remains within the approved

budget, leaving additional capacity for:

- Future camera expansion
- Additional licensing
- Integration enhancements

Strategic Considerations include the selected Genetec platform that provides a long-term strategic advantage by enabling the following:

- Unified security management across City and BPW facilities
- Future integration with access control systems (including Mercury-based platforms)
- Consolidation of video and physical security into a single system, rather than maintaining separate systems for each building
- Improved incident response, investigation capabilities, and audit logging

This approach aligns with long-term goals of standardization, improved usability, and enhanced cybersecurity posture.

While multiple vendors met the baseline requirements of the RFP, People Driven Technology was selected based on its superior integration capabilities, scalability, and alignment with the City's long-term strategy to unify video and access control systems into a single platform.

Staff recommended approving the purchase and implementation of a Video Management System from People Driven Technology in an amount not to exceed \$63,654, contingent upon approval by the Board of Public Works.

Set Brownfield Plan Amendment #1 Public Hearing – 17 E. Main, LLC

At the March 31, 2026, Zeeland Brownfield Redevelopment Authority meeting, the Brownfield Authority approved amendment #1 for 17 E. Main, LLC Redevelopment (Midwest Construction. This Resolution is to set a City Council public hearing on May 18, 2026, on the proposed plan amendment #1. Following the public hearing, City Council will then be able to consider approval of plan amendment #1.

The public hearing will cover Brownfield Plan amendment #1 in more detail which includes context from (1) the March 31, 2026 resolution from the Brownfield Redevelopment Authority approving plan amendment #1, (2) a March 20, 2026, city memorandum to the Brownfield Redevelopment Authority regarding plan amendment #1, (3) a February 23, 2026 memorandum from the Brownfield Authority consultant (Fleis and VandenBrink) on plan amendment #1, and (4) the memorandum from February 28, 2025 recommending approval of the original Brownfield Plan with the corresponding plan included.

Although the proposed amendment #1 is largely administrative (it does not change the reimbursement amounts), it is recommended we follow an approval process like the original approval process.

The leadership team recommends that City Council approve a resolution to set a public hearing on May 18, 2026, to consider the Brownfield Plan Amendment #1 for the 17 E. Main, LLC Redevelopment project.

Set Brownfield Plan Amendment Public Hearing – JR Automation, 800 E. Riley

On March 31, 2026, Zeeland Brownfield Redevelopment Authority meeting, the Brownfield Authority approved a Brownfield Plan amendment for JR Automation Technologies, LLC at 800 E. Riley. This Resolution is to set a City Council public hearing on May 18, 2026, on the proposed plan amendment. Following the public hearing, City Council will then be able to consider approval of the plan amendment to JR Automation.

The public hearing will cover the proposed Brownfield Plan amendment in more detail and the request to set a public hearing on the matter is more procedural in nature. Included is (1) the March 31, 2026, resolution from the Brownfield Redevelopment Authority approving JR Automation's plan amendment, (2) a March 20, 2026, city memorandum to the Brownfield Redevelopment Authority regarding the plan amendment, (3) a February 16, 2026, memorandum from the Brownfield Authority's consultant (Fleis and VandenBrink) on the plan amendment, and (4) the February 11, 2026, Brownfield Plan Amendment submitted by JR Automation to the city.

The leadership team recommends that City Council approve a resolution to set a public hearing on May 18, 2026, to consider a Brownfield Plan Amendment for JR Automation Technologies, LLC, at 800 E. Riley.

Amendments to the Brownfield Tax Increment Financing Policy

City Council reviewed an updated draft of our Brownfield Tax Increment Financing Policy at the November 3, 2025, City Council meeting. The previous City Council provided positive feedback on the amendments to the policy, and we subsequently waited for the Brownfield Authority to meet again so they can make final recommendations on the proposed amendments to the policy. That meeting took place on March 31, 2026, at which time the Brownfield Redevelopment Authority recommended approval of the amendments.

The proposed amendments are exactly as shared at the November 3, 2025, Council meeting.

Staff recommend approving the amendments to the Brownfield Tax Increment Financing Policy as proposed.

Approve Community and Economic Development Financial Incentive Policy

In conjunction with the Brownfield TIF Policy amendments, our administrative team and the Brownfield Redevelopment Board Authority are proposing a new Community and Economic Development Financial Incentive Policy that looks to bring equity to projects that may seek multiple financial incentives. While some projects have only sought Brownfield incentives, more recently, projects have looked to layer incentives such as Commercial Rehabilitation Incentives, Brownfield Incentives, property purchases, etc. As stated above, the new policy looks to establish equity between projects by creating target maximum percentages of incentives offered to projects. This new policy was originally presented to the Brownfield Redevelopment Authority on October 13, 2025, and the Zeeland City Council on November 3, 2025. Both bodies provided positive feedback on the establishment of such a policy.

At the most recent Brownfield Redevelopment Authority Board meeting on March 31, 2026, the Authority Board did recommend the policy's approval.

Local Officers Compensation Committee Appointment

There is a vacancy on the Local Officers Compensation Committee due to Daniel Klompmaker resigning. Allen Dannenberg would like to serve on the Local Officers Compensation Committee, filling Daniel Klompmaker's vacated seat. Mayor Van Dorp is recommending this appointment.

Staff recommends that City Council accepts Mayor VanDorp's recommendation to appoint Allen Dannenberg to the Local Officers Compensation Committee with a term expiring April 4, 2031.

Arbor Day Proclamation and Tree Planting Ceremony

The City of Zeeland Cemetery Parks Department will conduct its Annual Arbor Tree Planting Ceremony on Friday, April 24, 2026, at 10:00 AM in the Lincoln Street Cemetery.

The fifth-grade class from Lincoln Elementary School and teacher Joshua Scott will participate in the ceremony this year. Mayor Van Dorp will officiate.

There being no further items to discuss, Work Study was adjourned at 6:55 P.M.

Kristi DeVerney, City Clerk