

Council Meeting
Common Council
June 1, 2026

The regular meeting of the Common Council was held at 21 S. Elm Street, Zeeland, MI 49464 on Monday, June 1, 2026. Mayor VanDorp called the meeting to order at 7:00 P.M.

PRESENT: Councilmembers - Mayor VanDorp, Mayor Pro-Tern Gruppen, Timmer, Lam, Langeland, Perkins, Bult
ABSENT: None

Staff Present: City Attorney Jim Donkersloot, City Manager Tim Klunder, Asst City Manager/Finance Director Kevin Plockmeyer, and City Clerk Kristi DeVerney

The Invocation was offered by Reverend Miriam Barnes from Second Reformed Church. The Pledge of Allegiance to the Flag

Consent Agenda

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

1. Approve minutes of the City Council Work Study of May 18, 2026.
2. Approve minutes of the Regular City Council meeting of May 18, 2026.
3. Receive for information draft minutes of May 11, 2026, Planning Commission meeting.
4. Receive for information draft minutes of May 14, 2026, Shopping Area Redevelopment Board meeting.
5. Receive for information draft minutes of May 18, 2026, Tax Incentive Committee meeting.
6. Receive for information draft minutes of May 19, 2026, Library Advisory Board meeting.

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

Public Comment

Bob Riley (134 S Church St) stated he was frustrated with how long construction on Church St was taking, the loud dewatering machine, and that neighbors never received any information ahead of time as to what to expect with the project.

Communications

None

City Managers Report

City Manager Klunder reported:

Mead Johnson Site Plan Review – The Planning Commission will hold their next regular meeting on Thursday, June 4. At their last meeting, the Planning Commission directed staff and the City attorney to prepare a resolution approving the site plan/special land use application, subject to contingencies such as a development agreement(s), that the Planning Commission will consider on June 4. The resolution with contingencies is still being developed. Our administrative team's

recommendation on the site plan approval, along with considerations for development agreement(s), will be included in the Planning Commission's June 4th packet.

Bethel CRC Playground Relocation – Related to the Mead Johnson Site Plan Review, a couple of active agreements being worked on are a lease agreement with Zeeland Public Schools to locate playground equipment in the area between the ballfield at the corner of Main/Fairview and the bus garage parking lot; and an agreement for Mead Johnson to donate the salvageable playground equipment from Bethel CRC to that location. We are hopeful that we can have the lease agreement, with ZPS, before City Council at their meeting on June 15. Playground concepts are still being worked on, so that agreement may not be ready by that time. Per the Planning Commission's possible contingencies on site plan approval, these agreements would be the first of many that City Council will need to consider related to Mead Johnson's modernization project.

Board of Public Works/City Council Joint Meeting – The Board of Public Works Commissioners and City Council will hold a joint meeting on Thursday, June 11 @ 6 p.m. at the Howard Miller Library/Community Center to review the findings of the BPW's Integrated Resource Plan (IRP). Discussion will include BPW's long-term electric generation needs, projected capacity shortfalls beginning around 2030, regulatory requirements, and a summary of the available options to address those needs. The meeting will emphasize the importance of securing reliable future capacity resources to support continued load growth, maintain system reliability, and preserve flexibility as market and regulatory conditions evolve. The meeting will also review how participation in the Michigan Public Power Agency's (MPPA) behind-the-meter generation initiative could provide a practical pathway for addressing these future needs through locally sited generation resources that enhance resiliency, reduce transmission constraints, and support long-term resource adequacy goals. The BPW Board and administrative team look forward to sharing this information with City Council – no decisions will be requested that evening.

Oath of Office

City Clerk DeVerney administered the Oath of Office to Fire/Rescue Firefighter Ryan Bloomquist.

Action Items

26.095 Schedule Vacation of Portion of North Division Street Public Hearing Resolution

Motion was made by Mayor Pro-Tem Gruppen and Supported by Councilmember Lam to adopt the attached resolution scheduling a public hearing on the proposed vacation of a portion of North Division Street.

Ayes: Mayor Pro-Tem Gruppen, Timmer, Lam, Langeland, Perkins, Bult, Mayor VanDorp

No Vote: None

Absent: None

26.096 FY2027 General Liability Insurance Renewal

Motion was made by Councilmember Timmer and Supported by Councilmember Langeland to approve renewal of the City's property and liability insurance coverage with the Michigan Municipal League Liability and Property Pool for fiscal year 2027 in the amount of \$149,318.

Ayes: Timmer, Lam, Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Mayor VanDorp

No Vote: None

Absent: None

26.097 17 East Main Boiler General Contractor Award

Motion was made by Councilmember Lam and Supported by Mayor Pro-Tem Gruppen to approve Midwest Construction Group as the general contractor for the construction of the boiler plant at 17 East Main Street, waive the City's bidding requirements for this contract due to the unique ownership and coordination circumstances described above, and authorize staff to proceed with obtaining final project pricing and preparing a contract for City Council consideration at the June 15 meeting.

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

26.098 Clean Water Plant Committee Appointment

Motion was made by Councilmember Langeland and Supported by Councilmember Timmer to approve Mayor VanDorp's recommendation to appoint Mayor VanDorp's appointment to the Clean Water Plant Committee and to re-affirm Mayor Pro-Tem Gruppen's and Councilmember Lam's appointments to the committee through November 30, 2026.

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

Mayor Pro-Tem Gruppen and Councilmember Lam thanked Attorney Jim Donkersloot, Second Christian Reformed Church, and City staff that helped make the Memorial Day Parade a huge success. It shows the grit of community to honor our veterans.

The Citizens Academy graduates were able to walk in the parade, which they were very appreciative, especially because this was the first time the graduates were able to participate in the parade.

There being no further business, motion was made by Councilmember Timmer and Supported by Councilmember Langeland to adjourn the meeting at 7:23 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, June 1, 2026
5:45 P.M.

Mayor VanDorp called the Study Session to order at 5:50 P.M.

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

ABSENT: None

Staff Present: City Attorney Jim Donkersloot, City Manager Tim Klunder, Asst City
Manager/Finance Director Kevin Plockmeyer, and City Clerk Kristi DeVerney

Schedule Vacation of Portion of North Division Street Public Hearing Resolution

City Manager Klunder noted, in 2025, Mead Johnson, located at 725 E. Main Avenue, presented concepts to the City of Zeeland, regarding manufacturing facility modernizations that were being planned.

Throughout 2025, Mead Johnson acquired and rezoned additional parcels on the block contiguous to their existing site to accommodate the proposed project. As part of assembling land, Mead Johnson purchased two parcels adjacent to North Division Street, in addition to already owning the third parcel that also abuts the street.

To unify their site and facilitate the proposed redevelopment, Mead Johnson formally requested that the City vacates a portion of North Division Street. The portion of North Division Street in question is a dead-end street, and Mead Johnson owns property on all three sides of the segment proposed to be vacated.

City Council reviewed the Planning Commission's recommendation in this matter and approved the resolution of intent to Vacate N. Division St and schedule a public hearing for July 6, 2026.

The requested street vacation is associated with a broader facility modernization project proposed by Mead Johnson which including a special land use application that the Planning Commission reviewed on May 11, 2026, and will continue to review at their meeting on June 4th.

Staff recommend City Council adopt the attached resolution scheduling a public hearing on the proposed vacation of a portion of North Division Street.

FY2027 General Liability Insurance Renewal

ACM Plockmeyer noted staff recommended renewal of the City's property and liability insurance coverage with the Michigan Municipal League Liability and Property Pool for fiscal year 2027. The renewal premium is \$149,318, which represents an increase of approximately 10 percent over the current year. Based on current market conditions and the coverage provided, staff believe the renewal is reasonable and recommend approval.

The City has been very satisfied with the coverage and service provided through the Michigan Municipal League. Staff have also compared the City's coverage and pricing with the insurance coverage provided through the Michigan Professional Insurance Authority, and the Michigan Municipal League rates remain competitive. For this reason, staff recommends renewing the City's coverage as presented for the upcoming fiscal year.

A separate but related issue has developed regarding the structure of insurance coverage between the City of Zeeland, the Zeeland Board of Public Works, and MPIA. MPIA has

functioned well since 2004 and has provided the insurance coverage needed for Zeeland BPW. The internal financial records identify Zeeland BPW as a participating public entity in MPIA, while the City of Zeeland is not separately identified as an MPIA member. This distinction has recently raised questions because Zeeland BPW is a department of the City of Zeeland, rather than a separate legal entity like the Grand Haven Board of Light and Power in relation to the City of Grand Haven.

The questions are most significant in the areas of general liability and auto coverage. For example, a Zeeland BPW employee is legally an employee of the City of Zeeland. As a result, there is a question about whether certain employee liability claims could be brought against Zeeland BPW separately from the City. At the same time, MPIA provides coverage for certain BPW related exposures. This creates a potential concern that some coverages may overlap, or that coverage responsibility could be unclear between the City's insurer and MPIA in the event of a claim.

Staff's concern is not that the City or BPW is currently without coverage. Rather, the concern is that the current structure may include duplicate or misaligned coverage in certain areas. In a claim situation, overlapping policies can create uncertainty if each insurer takes the position that another policy should respond first. Staff wants to avoid any situation where overlapping coverage creates delay, dispute, or uncertainty in the handling of a claim.

During the most recent renewal process, staff explored whether certain coverages should be adjusted between the City's policy and MPIA to better align the coverage structure. Those discussions raised additional questions about what changes are allowed under the MPIA structure and how changes could be made without jeopardizing MPIA's ability to continue serving its intended purpose. MPIA has historically provided important coverage for Zeeland BPW, particularly for property damage, cyber liability, and catastrophic claims coverage, and staff believe it is important to preserve that structure.

At the recent MPIA meeting, the MPIA Board recommended that MPIA's corporate counsel review the bylaws and governing documents and recommend a course of action. Because that review has not yet been completed; MPIA renewed its coverage as currently structured. Staff are recommending that the City take the same approach for fiscal year 2027 by renewing the City's coverage with the Michigan Municipal League as presented, while continuing to work with MPIA, corporate counsel, and the City's insurance representatives to better align coverages going forward.

The recommended approach allows the City to maintain continuity of coverage for the upcoming fiscal year while giving staff and MPIA time to address the structural questions carefully. Over the next year, staff intend to work toward a clearer alignment of insurance responsibilities between the City of Zeeland, Zeeland BPW, and MPIA. The goal is to ensure proper coverage, avoid unnecessary duplication, and preserve the benefits MPIA has provided since 2004.

The recommended approach allows the City to maintain continuity of coverage for the upcoming fiscal year while giving staff and MPIA time to address the structural questions carefully. Over the next year, staff intend to work toward a clearer alignment of insurance responsibilities between the City of Zeeland, Zeeland BPW, and MPIA. The goal is to ensure proper coverage, avoid unnecessary duplication, and preserve the benefits MPIA has provided since 2004.

Recommendation: City Council approve renewal of the City's property and liability insurance coverage with the Michigan Municipal League Liability and Property Pool for fiscal year 2027 in the amount of \$149,318.

17 East Main Boiler General Contractor Award

ACM Plockmeyer stated staff has been working on the construction of a boiler plant at 17 East Main Street to support the snowmelt system associated with the Church Street project.

Typically, the City would approach a project of this nature by bidding the full project. However, this project presents a unique circumstance. The ownership group of Midwest Construction Group overlaps with the ownership group of the building at 17 East Main Street. In addition, there is work that needs to be completed on the exterior of the building in coordination with the boiler plant project, including the construction of a chase that is now required as part of the project. Because of this ownership relationship and the need to closely coordinate building-related improvements with the boiler plant work, staff believe it is prudent to use Midwest Construction Group as the general contractor.

Under the budget provided by Midwest Construction Group, Midwest has included General Conditions in the amount of \$15,248 and Project Management/Supervision in the amount of \$22,040, for a combined total of \$37,288. In addition, Midwest has included a contractor fee equal to 5 percent of subcontractor costs.

Based on our experience with other construction projects, staff believe these costs are very reasonable. As a point of reference, the contractor fee on the BPW Administrative Office project was between 5 percent and 10 percent, and the general conditions for that project were closer to \$100,000. While that project was approximately twice the size of the boiler plant project, it still provides a useful comparison. In light of that experience, staff believe the costs Midwest are seeking for general conditions, project management, supervision, and contractor fee are fair and appropriate for this project.

Staff have also discussed the additional work related to the chase with Midwest Construction Group. Midwest has agreed that it will be responsible for the additional engineering costs associated with that portion of the work. This responsibility will be reflected in the final contract for the project.

In the meantime, staff will be seeking bids during the week of June 9 in order to finalize project pricing and bring a full contract to City Council for consideration at the June 15 meeting. Proceeding in this manner will allow the City to maintain the project schedule and complete the work in time for the snowmelt system associated with the Church Street project.

Recommendation: City Council approve Midwest Construction Group as the general contractor for the construction of the boiler plant at 17 East Main Street, waive the City's bidding requirements for this contract due to the unique ownership and coordination circumstances described above, and authorize staff to proceed with obtaining final project pricing and preparing a contract for City Council consideration at the June 15 meeting.

Clean Water Plan Committee Appointment

City Manager Klunder noted Over the years, City Council has utilized a Clean Water Plant Committee to provide feedback on various matters at the City's Clean Water Plant as those issues can get highly technical and at times require some in-depth reviews that a "typical" work/study session may not provide adequate time for feedback. Primary matters that we have utilized the committee for were an expansion of the Clean Water Plant, subsequent contract negotiations with the townships to determine plant allocations, capital contributions, and rates; and most recently, assistance with negotiations with Zeeland Charter Township on allocations of the Church Street sanitary sewer line.

Recently, Mead Johnson has requested the city to evaluate if they can send us their sanitary sewer flows rather than treating/discharging their flows on-site and/or hauling waste from the site. Preliminary indications are that the city can accept flows from Mead Johnson under certain parameters and thus Mead Johnson would like for the city to continue to explore the possibility of accepting their flows.

Again, preliminary indications are that if the city were to accept their flows under established limitations, due to the volume of flows, the city would likely have to plan for plant expansion. That leads to the question of what amount Mead Johnson would potentially have to contribute toward the plant expansion, sanitary sewer distribution system upgrades, and treatment parameters. Assistance from our rate consultant, Utility Financial Solutions, would be beneficial to us in this situation.

Because this review would be fairly technical, and there may be some decision-making points around options, our administrative team feels it would be good to have some assistance from our Clean Water Plant Committee.

Last year, Council's Committee consisted of former Mayor Klynstra, Mayor Pro-Tem Gruppen, and Councilman Lam. Given there was not an immediate need for the committee last December, when the new City Council was seated, we did not replace former Mayor Klynstra's position on the Clean Water Plant Committee.

In talking with Mayor Van Dorp, he is willing to be appointed to the Committee. Per Council's Rules of Procedures, the appointments to the Clean Water Plant Committee are made by the Mayor, subject to City Council approval, for a one-year term (November 30, 2026, end date).

Recommendation: Approve Mayor Van Dorp's recommendation to appoint Mayor Van Dorp's appointment to the Clean Water Plant Committee and to re-affirm Mayor Pro-Tem Gruppen's and Councilman Lam's appointments to the committee through November 30, 2026.

Announcements

City Manager Klunder noted that the State is proposing to eliminate the Personal Property Tax (which the City of Zeeland has benefitted from) with no revenue replacement. If eliminated, that would affect \$2.6 million not paid in taxes from Consumers Energy to the City of Zeeland. To compensate for the loss of Personal Property Taxes, the State is proposing incorporating tax on services, country club services, private debts, etc.

There being no further items to discuss, Work Study was adjourned at 6:10 P.M.

Citizen's Academy Graduation was held, after the Work Study, for the following attending residents:

- Sue Bult
- Tyler Cook
- Phil Dirkse
- Bill & Mary Elhart
- Julianna Grucz
- Ericka Humbert
- Nate Koster
- Mike Moldenhauer
- Beth Parker
- Becky Purnell
- Rob Richardson
- Katelyn Sommers

- Abby Van Beek
- Shannon Zoerhof

Kristi DeVerney, City Clerk