

Council Meeting
Common Council
July 6, 2026

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

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

Staff Present: City Attorney Jim Donkersloot, Asst City Manager/Finance Director Kevin Plockmeyer, Community Development Director Tim Maday, Library & Community Center Director Amanda Hanson, Power Supply & Market Operations Manager/Utilities Manager Designee Bob Mulder, and City Clerk Kristi DeVerney

The Invocation was offered by Councilwoman Timmer.
The Pledge of Allegiance to the Flag

Motion by Mayor Pro-Tem Gruppen and Supported by Councilmember Timmer to excuse Councilmember Perkins absence.

Consent Agenda

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

1. Approve minutes of the City Council Work Study of June 15, 2026.
2. Approve minutes of the Regular City Council meeting of June 15, 2026.
3. Receive for information draft minutes of June 4, 2026, Planning Commission meeting.
4. Receive for information draft minutes of June 10, 2026, Cemetery-Parks Commission meeting.
5. Receive for information draft minutes of June 11, 2026, Shopping Area Redevelopment Board meeting.

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

Public Comment

State Representative Brad Slagh gave an update on State bills and reported the State finished their budget with \$6 billion less than last year's budget.

Communications

None

Assistant City Managers Report

ACM Kevin Plockmeyer reported:

Church Street Construction Project – Work continues on the project with the most noticeable difference being that the contractor is planning to move north of Main Avenue in order to complete some watermain work north of the intersection. While there will be a gap of time between the

watermain work and the remaining work items, we need to perform the work in this phase to keep the project on schedule.

Planning Commission Meeting - The Planning Commission continues to work on the City's Master Plan update by reviewing a draft chapter addressing natural features, including green spaces and waterways. The Commission will also discuss proposed revisions to its bylaws that would establish conflict-of-interest standards for Planning Commissioners and procedures for addressing potential conflicts.

Parks and Recreation Master Plan Survey – Throughout the month of July, residents are invited to participate in a survey regarding our City Park system. This feedback will be incorporated into our Parks and Recreation master plan and meets the public engagement requirement per the State of Michigan. Council Members are invited to participate in the survey at the following link:
<https://www.surveymonkey.com/r/zeeland>.

Events – This week kicks off Monday night with Zeelmania featuring Hawaiian night, Tuesday night with Soundz of Summer at Lawrence Park, and Music on Main on Thursday.

Public Hearing 7:10 p.m. – Vacation of North Division Street

Motion was made by Councilmember Lam and Supported by Councilmember Langeland to have Mayor VanDorp call the Public Hearing to order at 7:10 p.m. Motion carried. All voting aye.

Community Development Director/Assessor Maday stated Mead Johnson is requesting to vacate Division Street north of Main Avenue, which they already own the property on all three sides of the street and is a dead-end street that doesn't serve through traffic.

Motion was made by Councilmember Timmer and Supported by Councilmember Lam to close the Public Hearing for the Vacation of North Division Street at 7:15 p.m. Motion carried. All voting aye.

Action Items

26.110 CMU Multi-Year Digitization Service Library Contract

Motion was made by Mayor Pro-Tem Gruppen and Supported by Councilmember Bult to approve the contract and authorize the Mayor to sign the document following Council approval.

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

No Vote: None

Absent: Perkins

26.111 Distributed Energy Resource Agreement – Voltus, Inc.

Motion was made by Councilmember Timmer and Supported by Mayor Pro-Tem Gruppen to approve the Voltus Distributed Energy Resource (DER) Agreement, authorizing the Zeeland CWP to participate in the program. Participation will allow the City to support electric grid reliability, demonstrate leadership in energy stewardship, and generate modest additional revenue from existing assets, all while maintaining full discretion to protect essential public services.

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

No Vote: None

Absent: Perkins

26.112 MPPA Capacity Purchase Recommendation, Planning Year 2030/2031

Motion was made by Councilmember Lam and Supported by Mayor Pro-Tem Gruppen to approve the resolution authorizing the General Manager to execute a capacity purchase commitment through the Michigan Public Power Agency, up to 4,500 kW of electric capacity deliverable to MISO Local Resource Zone 7 for Planning Year 2030/2031. This request is contingent upon approval by the BPW Board of Commissioners, which will consider this recommendation at its regularly scheduled meeting to be held on July 14, 2026.

If approved, MPPA will execute this transaction on Zeeland's behalf for a financial commitment not to exceed \$486,000.00.

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

26.113 Vacation of North Division Street

Motion was made by Councilmember Langeland and Supported by Councilmember Lam to adopt the resolution vacating the described portion of North Division Street and authorize the Mayor and City Clerk to execute all related documents necessary to complete the vacation.

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

26.114 Clean Water Plant Gate and Fence Replacement

Motion was made by Councilmember Bult and Supported by Councilmember Timmer to award a contract in the amount of \$26,164 to Straight Line Fence for the Clean Water Plant gate installation project and establish a project budget of \$30,000.

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

26.115 Fiscal Year 2027 Concrete Contract Award &

Motion was made by Mayor Pro-Tem Gruppen and Supported by Councilmember Lam to award a contract to Brown Concrete in the amount of \$30,055 for various concrete improvements, with a total project budget of \$35,000.

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

26.116 Plow Truck Purchase Contract Award

Motion was made by Councilmember Timmer and Supported by Mayor Pro-Tem Gruppen to approve the purchase of a 2027 Freightliner M2106 cab and chassis from Freightliner of Grand Rapids through Sourcwell Contract 032824 DIA in the amount of \$106,189.

City Council also approved the purchase of a dump box from Truck and Trailer Specialties through the MiDEAL purchasing cooperative in the amount of \$79,724 for a combined total of \$185,913.

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

26.117 Interim City Manager Appointment

Motion was made by Councilmember Lam and Supported by Councilmember Bult to approve the appointment of the Assistant City Manager/Finance Director, Kevin Plockmeyer, as the Interim City Manager/Superintendent as of June 9, 2026 until such time that the Interim role is no longer needed; and that during that period of time, compensation for the role be \$178,000 unless adjusted by City Council at a later time.

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

26.118 250th Anniversary of the United States of America Proclamation

Motion was made by Councilmember Langeland and Supported by Councilmember Lam to approve the Proclamation of the 250th Anniversary of American Independence.

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

There being no further business, motion was made by Councilmember Timmer and Supported by Councilmember Langeland to adjourn the meeting at 7:28 P.M. Motion carried. All voting aye.

Mayor Richard VanDorp III

City Clerk Kristi DeVerney

MEMORANDUM OF-STUDY SESSION
Zeeland City Hall Council Chambers Monday, July 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, Lam, Langeland, Bult

ABSENT: Perkins

Staff Present: City Attorney Jim Donkersloot, Asst City Manager/Finance Director Kevin Plockmeyer, Library & Community Center Director Amanda Hanson, Clean Water Plant Superintendent Doug Engelsman, Power Supply & Market Operations Manager/Utilities Manager Designee Bob Mulder, and City Clerk Kristi DeVerney

CMU Multi-Year Digitization Service Library Contract

Library & Community Center Director Amanda Hanson stated the Howard Miller Library has partnered with the Clarke Historical Library at Central Michigan University to preserve the Zeeland Record through microfilming and digitization. CMU recently digitized the Zeeland Record editions from 1893-2024. As part of our ongoing commitment, we will continue to submit each subsequent year's editions for inclusion in the online archive. The new service contract combines microfilming and digitization service provisions, and the service terms will cover publication years 2025-2027. The total for each year's digitization services will not exceed \$1,300 per publication year without written consent from both parties.

The service contract is for your review and approval:

- **Preservation Microfilming and Digitization and Internet Hosting at DigMichNews.cmich.edu (2025, 2026, and 2027 Zeeland Record)**
Annual publication cost not to exceed: \$1,300

Each year's publication will be completed sequentially and billed upon completion, with a 25% deposit required before work begins. These costs have been included in the proposed FY 2026-2027 budget and will be covered by the Howard Miller Library Endowment Fund. The project is scheduled to begin in Fall 2026 and will be considered for renewal pursuant to the Zeeland Record still being published in 2028.

Recommendation: Approve the contract and authorize the Mayor to sign following Council approval.

Distributed Energy Resource Agreement – Voltus, Inc.

CWP Superintendent Doug Engelsman noted Voltus is a distributed energy resource (DER) and virtual power plant company that helps organizations generate revenue from existing energy assets. Voltus has partnered with the Zeeland Board of Public Works and the Michigan Public Power Agency to support grid reliability and demand response initiatives. Through these programs, participating organizations may receive compensation for reducing electrical demand and/or utilizing approved on-site resources during periods of peak grid demand, while helping maintain a reliable and resilient electric grid.

The proposed Voltus Distributed Energy Resource (DER) Agreement would allow the City of Zeeland CWP to enroll certain electrical loads and certain assets in energy market programs. In exchange for compensation of \$12,000, starting in 2027, the city may voluntarily reduce electricity consumption by operating on-site generation when requested during periods of high grid demand. Participation in

individual demand response events remains voluntary, and the agreement does not require the city to curtail essential public services. The primary benefit of participation is the opportunity to generate revenue from existing assets while supporting electric grid reliability and reducing the need for additional generation capacity.

Zeeland CWP has evaluated its own energy usage and on-site generation capabilities and determined that the city is well-positioned to participate. As an organization that routinely encourages businesses and residents to pursue energy efficiency and grid-support initiatives, CWP staff believe the city should lead by example when practical.

Recommendation: CWP staff respectfully recommend that City Council approve the attached Voltus Distributed Energy Resource (DER) Agreement, authorizing the Zeeland CWP to participate in the program. Participation will allow the City to support electric grid reliability, demonstrate leadership in energy stewardship, and generate modest additional revenue from existing assets, all while maintaining full discretion to protect essential public services.

MPPA Capacity Purchase Agreement

Power Supply & Market Operations Manager/Utilities Manager Designee Bob Mulder noted the Zeeland Board of Public Works (BPW) participates in the wholesale power market through the Michigan Public Power Agency (MPPA). Beyond the near-term requirements of the BPW's Risk Management and Hedging Policy, staff, in coordination with MPPA, periodically review the BPW's long-term capacity resources in conjunction with its load forecast and changes in market conditions to assess long-term resource adequacy.

The State's Public Act 341 requires electric utilities to annually demonstrate sufficient capacity resources to meet 95% of their forecasted peak load plus reserves for the upcoming four (4) MISO Planning Years. As staff have noted for some time, the bilateral capacity market is constrained, prompting the BPW and MPPA, on behalf of its members, to pursue the development of new generation resources to meet a portion of our future resource adequacy needs.

In conjunction with this initiative, MPPA is recommending that the BPW participate in a 4,500 kW bilateral capacity transaction for MISO Planning Year 2030/2031, which represents approximately 4.5% of the BPW's forecasted capacity requirement for that Planning Year. This transaction will secure approximately 25% of the BPW's anticipated open position, reducing our exposure should the proposed generation project be delayed or not be completed as planned.

This recommendation is consistent with the BPW's recently completed Integrated Resource Plan (IRP), which identified the early procurement of future capacity resources as a prudent strategy for managing market risk while longer-term generation resources are developed.

Staff recommend approval of the resolution authorizing the General Manager to execute a capacity purchase commitment through the Michigan Public Power Agency, up to 4,500 kW of electric capacity deliverable to MISO Local Resource Zone 7 for Planning Year 2030/2031. This request is contingent upon approval by the BPW Board of Commissioners, which will consider this recommendation at its regularly scheduled meeting to be held on July 14, 2026.

If approved, MPPA will execute this transaction on Zeeland's behalf for a financial commitment not to exceed \$486,000.00.

Vacation of North Division Street Public Hearing

Community Development Director Tim Maday stated that in 2025, Mead Johnson & Company, LLC, located at 725 E. Main Avenue, presented concepts to the City of Zeeland regarding a proposed modernization of its manufacturing facility. To accommodate the proposed redevelopment, Mead Johnson acquired additional property adjacent to its existing campus and requested that the City vacate a portion of North Division Street. The requested street segment is a dead-end street, and Mead Johnson owns the property on all three sides of the portion proposed to be vacated.

On June 1, 2026, City Council reviewed the Planning Commission's recommendation, including the Planning Commission's resolution recommending approval of the street vacation, the Planning Commission meeting minutes, and the applicant's request materials. Following that review, City Council adopted the enclosed Resolution of Intent to Vacate and scheduled a public hearing for July 6, 2026.

A public hearing on the proposed street vacation was held during the regular City Council meeting and the resolution vacating the portion described of North Division Street was approved by City Council.

The proposed street vacation is appropriate as the portion of North Division Street to be vacated is a dead-end street that does not serve through traffic, and there were no traffic concerns. In addition, Mead Johnson owns the property on all three sides of the street segment, and the proposed redevelopment would eliminate an existing access point to East Main Avenue, consolidating site access as part of the broader facility modernization project.

Recommendation: Staff recommend that City Council adopt the resolution vacating the portion described of North Division Street and authorize the Mayor and City Clerk to execute all related documents necessary to complete the vacation.

Clean Water Plant Gate and Fence Replacement

ACM Kevin Plockmeyer noted that as part of the Church Street project, the existing gate at the Clean Water Plant was planned to be removed and reinstalled. After further review, we have determined that this is the best time to upgrade the gate rather than reinstall the existing gate. Completing the upgrade now allows the City to coordinate the work with the larger project, match the functionality and appearance of our other gate, and improve access control at the plant.

The City requested bids for the installation of a cantilever slide gate and associated chain-link fencing at the north entrance to the Clean Water Plant. The project includes installation of a new black-coated galvanized cantilever slide gate, installation of approximately 50 linear feet of chain-link fencing, installation of a new gate operator, integration with the existing security control system, safety devices, vehicle detection loops, testing, startup, and training for City staff.

The City received two bids for the project. Straight Line Fence submitted the low bid in the amount of \$26,164, while Fence Consultants submitted a bid in the amount of \$30,332. Based on the bids received and the scope of work proposed, we recommend awarding the contract to Straight Line Fence.

Funding for this project will come from the Clean Water Plant's Repair and Replacement Fund. This approach allows the City to avoid reinstalling the existing gate only to upgrade it later, while also providing a gate that better meets the operational and security needs of the facility.

Recommendation: Award a contract in the amount of \$26,164 to Straight Line Fence for the Clean Water Plant gate installation project and establish a project budget of \$30,000.

Fiscal Year 2027 Concrete Bid Award

Included in the Fiscal Year 2027 budget was an allocation of \$30,000 for sidewalk, curb and gutter, ADA ramp, and drive approach improvements. Mike Schreur identified a list of locations requiring attention, and bids were solicited for the work.

This year's proposed concrete work largely focuses on safety improvements around the schools, including several ADA ramps, sidewalk, curb, and crosswalk related improvements near Creekside Middle School, Cityside Middle School, the Early Childhood Center, Lincoln Elementary, Zeeland Christian School, and other school route areas.

The two bids received were as follows:

Brown Concrete: \$30,055

Randall G. Meyer Excavating: \$66,266

We have not previously worked with Brown Concrete. However, based on the references provided, staff are comfortable with their bid and recommended acceptance of their proposal for the FY2027 concrete construction contract. The bid documents require the concrete work to be completed by August 21, 2026 (prior to the start of school), with restoration completed by September 4, 2026.

Recommendation: Award a contract to Brown Concrete in the amount of \$30,055 for various concrete improvements, with a total project budget of \$35,000.

Plow Truck Purchase Contract Award

Included in the Fiscal Year 2027 budget is the replacement of one of the City's plow trucks. We have 6 plow trucks and are scheduled to replace one every other year. The purchase is two separate purchases: the cab and chassis and then the dump box itself.

For the cab and chassis, staff recommended the purchase of a new 2027 Freightliner M2106 from Freightliner of Grand Rapids. The City will purchase this unit through Sourcewell Contract 032824 DIA, so no formal bidding process is necessary for this purchase. The total cost for the cab and chassis is \$106,189. Staff recommended the Freightliner because the plow truck fleet is exclusively Freightliner and there are operational benefits to maintaining a consistent fleet. This consistency helps with maintenance, parts, operator familiarity, and overall efficiency when servicing and operating these vehicles.

In addition to the cab and chassis, a dump box also needs to be purchased. For this purchase, staff will purchase this box through the MiDEAL purchasing cooperative with Truck and Trailer Specialties. Staff have almost exclusively used Truck and Trailer Specialties in the past for dump boxes for our plow trucks and have been happy with the service they provide. Since this purchase is being made through the MiDEAL purchasing cooperative, no formal bidding process is necessary for this purchase. The cost for the box through this contract is \$79,724.

From a budgetary perspective, we included \$215,000 in the Fiscal Year budget for this purpose. The total cost of the cab and chassis and dump box is \$185,913, so this purchase is \$29,087 under budget.

Recommendations: City Council approve the purchase of a 2027 Freightliner M2106 cab and chassis from Freightliner of Grand Rapids through Sourcewell Contract 032824 DIA in the amount of \$106,189.

City Council also approve the purchase of a dump box from Truck and Trailer Specialties through the

MiDEAL purchasing cooperative in the amount of \$79,724 for a total of \$185,913.

Interim City Manager Appointment

Mayor VanDorp and Mayor Pro-Tem Gruppen recommended that Assistant City Manager Plockmeyer be appointed as the Interim City Manager/Superintendent as of June 9, 2026.

250th Anniversary of the United State of America Proclamation

Mayor VanDorp read the Proclamation of the 250th Anniversary of American Independence.

There being no further items to discuss, Work Study was adjourned at 6:47 P.M.

Kristi DeVerney, City Clerk