CITY OF ZEELAND
City Council Work-Study Session
Agenda
City Hall – Council Chambers, 2nd Floor, 21 South Elm
November 16, 2026, 6:00 p.m.

DISCUSSION ITEMS:

1. Appraiser Contract Agreement
2. Electrical Inspector Contract Amendment
3. Fire Truck Purchase
4. PFAS Ordinance Update
5. Behind the Meter Generation Update and Ownership Model Recommendation
6. Gentex Development Agreement Addendum No. 2
7. Main/Fairview Roundabout Discussion
8. 84th Street Construction Contract Award

UPCOMING BUSINESS:

OLD BUSINESS:

Vacancies on Boards/Commissions:
- Board of Construction Appeals (1)
- Brownfield Redevelopment Authority (1)
- Nominating Commission (5)

ANNOUNCEMENTS:

CITY OF ZEELAND
City Council Regular Meeting
Agenda
City Hall – Council Chambers, 2nd Floor, 21 South Elm
November 16, 2026, 7:00 p.m.

CALL TO ORDER:

Invocation – Councilmember Amy Langeland
Pledge of Allegiance to the Flag
Excuse absent members (by motion and reason)
Approve additions/deletions to the Agenda
Consent Agenda (page 2)
Public Comment/Visitors
Communications
City Manager's Report

ACTION ITEMS:

1. Appraiser Contract Agreement
2. Electrical Inspector Contract Amendment
3. Fire Truck Purchase
4. Behind the Meter Generation Ownership Model Recommendation
5. Gentex Development Agreement Addendum No. 2
6. 84th Street Construction Contract Award

REPORTS FROM CITY COUNCIL MEMBERS

ANNOUNCEMENTS

CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion with a roll call vote. There will be no separate discussion of these matters unless a council member, a member of the administrative staff or a citizen so requests, in which event the item will be removed from the consent agenda and considered separately in its normal sequence on the regular agenda.

1. Approve minutes of the City Council Work Study of November 2, 2026.
2. Approve minutes of the Regular City Council meeting on November 2, 2026.
3. Receive for information draft minutes of November 10, 2026, Board of Public Works Commission meeting.
4. Ratify BPW Action #26.066 - Approve Cash Disbursements and Recommended Cash Transfers
5. Ratify BPW Action #26.067 - Approve BPW Admin Building HVAC Unit Replacements
6. Ratify BPW Action #26.068 - Approve Substation Reclosure Purchase
7. Ratify BPW Action #26.069 - Approve Electric AMI Meter Purchase
8. Ratify BPW Action #26.070 - Approve Board of Commissioners 2027 Board Meeting Schedule

Council Meeting
Common Council
November 2, 2026

The regular meeting of the Common Council was held at 21 S. Elm Street, Zeeland, MI 49464 on Monday, November 2, 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, Interim City Manager/Finance Director Kevin Plockmeyer, Community Development Director/Assessor, and City Clerk Kristi DeVerney

The Invocation was offered by City Attorney Jim Donkersloot
The Pledge of Allegiance to the Flag

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 October 19, 2026.
2. Approve minutes of the Regular City Council meeting of October 18, 2026.
3. Receive for information draft minutes of October 1, 2026, Planning Commission meeting.
4. Receive for information draft minutes of October 8, 2026, Shopping Area Redevelopment Board.

Motion carried. All present voting aye.

Public Comment

John Duquette (9581 Cedar Ct.), representing Wreaths of Honor, asked for donations and help placing wreaths on veteran's graves.

Travis McGeehan (22 N. Jefferson) disagrees with having flock cameras as there is misuse of the system.

Communications
None

Interim City Managers Report
ICM Plockmeyer reported:

Church Street Construction Project

The reconstruction project is progressing nicely with crews focusing on completing remaining work between Main Avenue and Washington Avenue. Final paving was scheduled for Friday.

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Planning Commission Update

The Planning Commission's meeting is on Thursday to discuss the following:

- Bridge Youth Center (435 W Main Ave) for a site plan review for a gym addition and deck.
- 600 E Riley St for a special land use for camper, trailer, and large recreational equipment repair within a portion of the property.
- Continued work on the Master Plan by reviewing draft survey questions and discussing community engagement opportunities
- Review status of projects on the 2026 Capital Improvement Program list
- Discuss new ideas following their October bus tour of the City

Joint Planning Commission / City Council Meeting

The primary purpose of this meeting will be to discuss the Sligh Block and future considerations for development of the area.

Zeeland Pumpkin Path

Reminder to visit Vande Luyster Square to see the carved pumpkins that are illuminated each evening at dusk.

Public Hearing 7:12 p.m. – Mead Johnson Act 198 Industrial Development District

Motion was made by Councilmember Timmer and Supported by Councilmember Lam to have Mayor VanDorp call the Public Hearing to order at 7:12 p.m. Motion carried. All voting aye.

Community Development Director/Assessor Maday stated during 2024 and 2025, Mead Johnson & Company, LLC acquired several properties adjacent to its existing campus as part of its planned campus modernization project. With its property acquisitions complete, the company has submitted a request to establish Act 198 Industrial Development District that aligns with its expanded campus boundaries, including the former North Division Street right-of-way that was recently vacated.

An Industrial Development District (IDD) established in 2019 encompasses the company's earlier campus holdings, and several of the industrial properties acquired since that time have their own existing districts. However, these districts do not encompass the entire expanded campus. The proposed district would encompass the full campus and simplify future exemption applications.

Upon adoption of the resolution by the Council, this would complete the district establishment process.

Mead Johnson representatives, Art Pike and Allan Barren, noted that they wanted to simplify by bringing all properties together. They had already started the construction of relocating utilities underground and finishing grading pavement.

Motion was made by Mayor Pro-Tem Gruppen and Supported by Councilmember Langeland to close the Public Hearing for the Mead Johnson Act 198 Industrial Development District at 7:20 p.m. Motion carried. All voting aye.

Public Hearing 7:21 p.m. – Mead Johnson Act 198 Industrial Facilities Exemption Certificate

Motion was made by Councilmember Langeland and Supported by Councilmember Lam to have

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Mayor VanDorp call the Public Hearing to order at 7:21 p.m. Motion carried. All voting aye.

Community Development Director/Assessor Maday stated Mead Johnson & Company, LLC is undertaking substantial ventilation and related improvements to its existing manufacturing facilities at 725 E Main Avenue as part of its campus modernization efforts. The work includes north and south tower ventilation improvements and related upgrades to the facility's ventilation and heat exchange systems, along with associated structural, mechanical, electrical, and fire protection improvements.

The company has submitted Act 198 Industrial Facilities Exemption Certificate application for these improvements which identifies approximately $58.5 million in real property investment and requests a 12-year exemption. The improvements are located within the Industrial Development District established by City Council in June 2019.

Upon approval of the application and supporting documents by the Council, they would be forwarded to the State Tax Commission for their consideration and issuance of the certificate.

Mead Johnson representatives, Art Pike and Allan Barren, noted that they were investing $58.5 million in mostly HVAC improvements. They appreciated that they had the ability to use local contractors and engineers for this project.

Travis McGeehan (22 N. Jefferson) questioned why the Council approved an IFT for Mead Johnson.

Motion was made by Mayor Pro-Tem Gruppen and Supported by Councilmember Langeland to close the Public Hearing for the Mead Johnson Act 198 Industrial Facilities Exemption at 7:25 p.m. Motion carried. All voting aye.

Action Items

26.171 Mead Johnson Act 198 Industrial Facilities Exemption

Motion was made by Mayor Pro-Tem Gruppen and Supported by Councilmember Lam to adopt the resolution approving Mead Johnson & Company, LLC's Act 198 Industrial Faciality Exemption Certificate application for ventilation and related improvements at 725 E. Main Avenue, with a total project cost of $58,484,107.49 and a 12-year exemption, subject to the conditions outlined in the resolution.

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

26.172 Mead Johnson Act 198 Industrial Development District

Motion was made by Councilmember Timmer and Supported by Councilmember Lam to adopt the resolution establishing an Industrial Development District for Mead Johnson & Company, LLC encompassing its full campus at 725 E. Main Avenue and adjacent properties, as described in the resolution and shown on the survey map.

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

26.173 Fire Department Chaplain Position

Motion was made by Councilmember Lam and Supported by Councilmember Timmer to approve and support the addition of a Fire Chaplain position to our roster as outlined in the proposal.

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

26.174 Lawrence Park Design and Construction Administration Contract Award

Motion was made by Councilmember Langeland and Supported by Councilmember Timmer to award a design development, construction documentation, bidding and construction administration contract in the amount of $78,407 to the MCSA Group for the reconstruction of Lawrence Park.

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

Mayor Pro-Tem Gruppen noted the CEP meeting dues will remain the same. Gifts can be given if desired.

ICM Plockmeyer thanked the Clerk Staff for a job well done during the November Early Voting and Election Day.

Councilmember Perkins thanked staff for informing the local businesses about Church Street reconstruction progress. She also thought the Pumpkin Path was a great addition to our City of Zeeland events.

There being no further business, motion was made by Councilmember Timmer and Supported by Councilmember Langeland to adjourn the meeting at 7:30 P.M. Motion carried. All voting aye.

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Mayor Richard VanDorp III

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City Clerk Kristen R DeVerney

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MEMORANDUM OF-STUDY SESSION
Zeeland City Hall Council Chambers Monday, November 2, 2026
6:00 P.M.

Mayor VanDorp called the Study Session to order at 6:00 P.M.

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

ABSENT: None

Staff Present: City Attorney Jim Donkersloot, Interim City Manager/Finance Director Kevin Plockmeyer, Community Development Director/Assessor Tim Maday, Fire Chief Brad Deppe, and City Clerk Kristi DeVerney

Fire Department Chaplain Position

Fire Chief Deppe stated Zeeland Fire Rescue feels the addition of a Chaplain will give the department more depth of support in dealing with difficult circumstances and transitioning back to their home life after certain types of calls. Because the suicide rate is 21% in fire service, their goal, as a department, is to be proactive in overall support and mental health awareness. Our long-term plan with a Chaplain in place is to begin exploring a Peer Support Team within the department to work in unison with the Chaplain. This would start these difficult conversations even sooner, providing thorough and comprehensive support. This position would first be a voluntary staff member fulfilling duties outlined in the policy and secondly as a contract service for individuals requesting assistance through the Fearless Chaplain program.

Staff recommended for Council to approve and support the addition of a Fire Chaplain position to our roster as outlined in the proposal.

Parks and Recreation Five-Year Master Plan

ICM Plockmeyer stated over the past several months, the Cemetery and Parks Commission has worked with MCSA Group and City staff to develop the updated plan. This process included reviewing existing park conditions, evaluating the goals and objectives from the previous plan, reviewing the results of a community survey, and conducting a bus tour of the City's parks to evaluate potential improvement projects. The Commission also participated in an exercise to prioritize future capital improvements, which helped establish the direction of the Action Program and Capital Improvement Schedule included in the draft plan.

The community survey provided valuable feedback as respondents expressed strong support for reinvesting in existing facilities, improving accessibility, enhancing playgrounds and restrooms, expanding trail connections, and preserving natural areas. This feedback, together with the Commission's discussions and project rankings, helped shape the priorities identified in the updated plan. The Cemetery and Parks Commission completed its review of the draft plan and provided final feedback to MCSA Group and staff.

The draft plan will be made available for public comment during the month of November and into December.

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No formal action is requested of City Council at this time. The intent is simply to provide Council with an opportunity to review the draft plan and offer any preliminary feedback before it is released for public comment.

FY27 Financial Sustainability Update

ICM Plockmeyer gave an update on the following:

- General Fund revenues
- Appropriations, including ongoing transfers to other funds
- Annual surpluses
- Property taxes
- State-shared revenue, permit, investment income & transfer patterns
- General Fund wages & benefits
    - Compensation, payroll taxes, health insurance, retirement & other employer-paid costs
- Motor pool, information technology, and street related investments
    - Municipal Street Fund for street reconstruction & Library operations
- Annual surpluses – projected fund balance
- Capital needs
    - Project timing, scope & sources of funding, future maintenance & operating impacts associated with investments
- City's future tax base
- Zeeland Generating Station changes

Staff suggests a three-part approach to funding the capital categories identified in the Strategic Action Plan:

- Continue existing General Fund funding for motor pool, IT and streets.
- Use available future surpluses selectively for parks, downtown and targeted facility or street improvements.
- Evaluate bonds or alternative revenue sources for major facility projects.

Overall, the ten-year financial outlook provides a positive picture of the City's ability to maintain existing service levels and continue its established financial commitments using our current tax structure. The City's strong financial position, combined with anticipated investment in our community, places us in a favorable position to continue to address some of our longer-term capital needs.

No formal action is being requested from City Council at this time. Rather, the purpose of this information is to share our financial outlook, present a potential framework for funding future capital improvements, and solicit Council's feedback on the suggested funding approaches for our various capital improvement categories and whether there are other considerations staff should incorporate as we continue developing our long-term financial plans.

Lawrence Park Design and Construction Administration Contract Award

ICM Plockmeyer stated funds have previously been set aside for the reconstruction of Lawrence Park. The next step is to refine the design, develop construction documents, and ultimately prepare the project for bidding.

Staff are requesting approval of a contract with the MCSA Group for design development, construction documentation, bidding, and construction administration services. The total cost for these services is $78,407, which includes a topographical survey, soil borings, and associated civil engineering services.

Our goal would be to begin reconstruction of the park in either the fall of 2027 or the spring of 2028.

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Staff recommended awarding a design development, construction documentation, bidding and construction administration contract in the amount of $78,407 to the MCSA Group for the reconstruction of Lawrence Park.

Mead Johnson Act 198 Industrial Development District

Community Development Director Maday stated during 2024 and 2025, Mead Johnson & Company LLC acquired a number of properties adjacent to its existing campus as part of its planned campus modernization project. With its property acquisitions complete, the company has submitted a request to establish Act 198 Industrial Development District that aligns with its expanded campus boundaries, including the former North Division Street right-of-way that was recently vacated.

An Industrial Development District (IDD) established in 2019 encompasses the company's earlier campus holdings, and several of the industrial properties acquired since that time have their own existing districts. However, these districts do not encompass the entire expanded campus. The proposed district would encompass the full campus and simplify future exemption applications.

Should Council adopt the resolution following the public hearing, this would complete the district establishment process. The district would then be in place for future Act 198 Industrial Facilities Exemption Certificate applications for eligible projects within the expanded campus.

Staff recommended adopting the resolution establishing an Industrial Development District for Mead Johnson & Company LLC encompassing its full campus at 725 E Main Avenue and adjacent properties, as described in the resolution and shown on the survey map.

Mead Johnson Act 198 Industrial Facilities Exemption Certificate

ICM Plockmeyer stated Mead Johnson & Company LLC is undertaking substantial ventilation and related improvements to its existing manufacturing facilities at 725 E Main Avenue as part of its campus modernization efforts. The work includes north and south tower ventilation improvements and related upgrades to the facility's ventilation and heat exchange systems, along with associated structural, mechanical, electrical, and fire protection improvements.

An Act 198 Industrial Facilities Exemption Certificate application has been submitted by the company for these improvements. The application identifies approximately $58.5 million in real property investment and requests a 12-year exemption.

The improvements are located within the Industrial Development District established by City Council in June 2019.

Should Council adopt the resolution following the public hearing, the approved application and supporting documents would be forwarded to the State Tax Commission for its consideration and issuance of the certificate.

Staff recommended adopting the resolution approving Mead Johnson & Company LLC's Act 198 Industrial Facilities Exemption Certificate application for ventilation and related improvements at 725 E Main Avenue, with a total project cost of $58,484,107.49 and a 12-year exemption, subject to the conditions outlined in the resolution.

City Manager Search Update

Mayor VanDorp stated the City Manager Search Committee consists of the following members:

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- Mayor VanDorp
- Mayor Pro-Tem Gruppen
- BPW Commissioner Cooney
- Jill Ver Steeg
- Brett Gerrtsma
- Kurt Wassink (Screening applicants)

Interviews will take place next week and the committee is anticipating the first of the year to have someone hired.

Closed Session

Motion was made by Mayor Pro-Tem Gruppen and supported by Councilmember Lam to enter Closed Session at 6:42 P.M. for purposes of reviewing an attorney's opinion. Motion carried by all voting aye.

Motion was made by Councilmember Timmer and supported by Councilmember Lam to reconvene from Closed Session at 6:49 p.m. Motion carried with all voting aye.

There being no further items to discuss, Work Study was adjourned at 6:50 P.M.

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Kristen R DeVerney, City Clerk

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Regular Meeting
Board of Public Works
BPW Conference Room
November 10, 2026

The regular meeting of the Board of Public Works Commission was held at the Zeeland BPW Administrative Office & Customer Service Center, 350 E. Washington, Tuesday, November 10, 2026. Chairperson Boerman called the meeting to order at 3:30 p.m.

PRESENT: Commissioners – Chairperson Boerman, Vice Chair Cooney, Commissioner Query, Commissioner VanAst, Commissioner Walters
ABSENT: Commissioners – None

Staff Present: BPW General Manager Mulder; Water Operations Manager Postma, Electrical Transmission & Distribution Manager Coots, City of Zeeland ICM/Finance Director Plockmeyer, BPW Senior Advisor Boatright, BPW Administrative Assistant Poll, BPW Lead Line Worker Brower, and City of Zeeland Clerk DeVerney

BPW General Manager Mulder introduced Natalie Poll, new BPW Administrative Assistant and Andy Boatright, new Senior Utility Advisor.

Electrical Transmission & Distribution Manager Coots introduced Chad Brower as the new Lead Line Worker.

Motion was made by Commissioner Query and seconded by Commissioner Walters to approve the minutes of October 13, 2026, Regular Meeting. Motion carried. All voting aye.

Public Comment
None.

Safety Minute
Cell Phones at work: Safety Tips to Avoid Dangerous Distractions

26.066 Approve Cash Disbursements and Recommended Cash Transfers

Motion was made by Commissioner VanAst and seconded by Commissioner Walters to approve the September 2026 cash disbursements and the regular monthly transfers for the month of September 2026 as follows:

Cash and Investments as of: September 30, 2026

	Electric	Water
Receiving	$ 5,244,353	$ 980,801
Accumulated Debt Service (In Receiving Fund)	-	-
Plant Improvements and Contingencies	13,160,831	11,611,595
Bond and Interest Payment Reserve*	-	-
Totals	**$ 18,405,184**	**$ 12,592,396**

*Reserve required per electric and water revenue bond ordinances.

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Recommended Transfers for the Month: September-26

	Electric	Water
Receiving	(1,051,065)	(476,900)
Accumulated Debt Service	-	-
Plant Improvements and Contingency	993,100	476,900
General Fund (per charter provision)	57,965	-

Notes on Recommended Transfers:

1. The annual operating transfer for FY 2026-2027 from the Electric Fund to the General Fund is a combination of 1% of fixed net assets as of June 30, 2025, and 1% of gross sales, less sales tax, for the year ended June 30, 2025, less any franchise payments. The annual operating transfer is divided into twelve monthly payments.

2. Assumed carrying amounts (minimum) in Receiving accounts are established at approximately 10% of budgeted operating expenses, before depreciation.

   Electric = 10% of $ 41,933,289 or approximately $ 4,193,329
   Water = 10% of $ 5,039,159 or approximately $ 503,916

3. Further surpluses of $993,100 in the Electric Fund and $476,900 in the Water Fund are recommended for transfer to the Plant Improvements and Contingencies Reserve.

Motion carried. All voting aye.

Accounting, Finance & Customer Service Report

ICM/Finance Director Plockmeyer updated the Board on current operations status, activities and projects which included:

September 2026 Customer Metrics

- Overdue/Disconnect Notices = 248
- Disconnected = 13
- Active Accounts = 8,121
- Total Bills Sent = 8,092
- Paperless Bills = 2,587
- Pre-Authorized Payment Customers = 2,278
- Invoice Cloud = 3,234
  - Credit Card = 2,463
  - EFT = 771

August 2026 Customer Metrics

- Overdue/Disconnect Notices = 174
- Active Accounts = 8,102
- Total Bills Sent = 8,095
- Paperless Bills = 2,565
- Pre-Authorized Payment Customers = 2,292
- Invoice Cloud = 3,201
  - Credit Card = 2,455
  - EFT = 746

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Holiday Power Dollars

November 2026 marks the beginning of the Holiday Power Dollars season. Customers will be able to claim their Power Dollars beginning November 30, 2026, with the claim period running through December 11, 2026. Certificates may be redeemed at participating merchants from November 30, 2026, through January 31, 2027. Merchant registration closes on November 6, 2026, and we anticipate participation levels to remain consistent with previous years. Thank you to the Board for its continued support of this popular program, which provides a meaningful boost to our local businesses during the holiday season.

CY2027 Health Insurance & Wellness Plan Update

ICM/Finance Director Plockmeyer gave a brief overview of the 2027 Health Insurance Program and Wellness Plan.

Water Department Report

Water Operations Manager Postma updated the Board on activities, current operations status, and projects which included:

- Meter Replacement Program
- Galvanized Service Line Replacement Program
- Other Work Projects
- Water Administration Projects
- Buildings & Grounds

26.067 Approve BPW Admin Building HVAC Unit Replacements

Water Operations Manager Postma noted that the FY2027 Building & Grounds Capital Improvement Plan includes $30,000 for replacement of three aging HVAC systems at the Zeeland BPW Administrative Office & Customer Service Center. One system was replaced in July 2026 following a failure. Staff received four quotes to replace the remaining two systems.

Bidder Name	Bidder Location	Quote	Meets Spec.	Comments
Mast Heating & Cooling	Zeeland, MI	$18,300.00	Yes	Recommended; lowest quote.
Peerbolt's	Zeeland, MI	$21,125.00	Yes	Not recommended
Redmon Heating & Cooling	Grandville, MI	$24,035.00	Yes	Not recommended
Quality Air	Grand Rapids, MI	$34,151.00	Yes	Not recommended

Mast Heating & Cooling will install two new Trane furnace and air-conditioning systems. The $18,300.00 price includes the removal and disposal of the existing equipment, crane service, mechanical permits, installation, startup, tax, and a first-year warranty.

Motion was made by Commissioner Query and seconded by Commissioner Walters to approve a contract with Mast Heating & Cooling in the amount of $18,300.00, including tax, to replace the two remaining HVAC systems at the Zeeland BPW Administrative Office & Customer Service Center. Motion carried. All voting aye.

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Transmission & Distribution Department Projects Update

Electrical Transmission & Distribution Manager Coots updated the Board on current activities which included:

- Near Term Projects
- BTMG Project
- Outage Statistics

26.068 Approve Substation Reclosure Purchase

Electrical Transmission & Distribution Manager Coots stated staff recommended two (2) G&W Electric Viper-S Solid Dielectric Reclosers. The first unit will replace the PE-6 recloser transferred from Perry Substation to Fairview Substation, replacing the reclosure damaged by the storm. The second unit will serve as a system spare for unexpected equipment failures or damage at other distribution substations.

Distributor	Manufacturer	Lead Time	Quoted Total
U&I Utility	G&W Electric	60 Weeks	$ 50,430

Items listed were not called out specifically in the FY 2027 budget, but the BPW will receive additional funding from the MPIA insurance pool in response to a claim resulting in storm damage that occurred in early September 2026.

Motion was made by Commissioner Cooney and seconded by Commissioner Query to approve the purchase of two (2) Viper-S Solid Dielectric Reclosers from G&W Electric for a total of $50,430 plus applicable material cost adjustments in accordance with the supplier's escalation clause. Motion carried. All voting aye.

26.069 Approve Electric AMI Meter Purchase

Electrical Transmission & Distribution Manager Coots stated that the Zeeland Board of Public Works electric system continues to experience growth throughout its service territory, including the City of Zeeland and the neighboring Holland and Zeeland Townships. Ongoing residential and commercial development, along with other system improvements, continues to drive demand for additional electric meters to meet growing service needs.

The Zeeland BPW continues to utilize the Eaton Advanced Metering Infrastructure (AMI) mesh network for its electric metering system. To maintain compatibility with the existing network, all meters must be equipped with the appropriate Eaton AMI modules.

The recommended purchase will replenish the Electric Department's meter inventory and ensure the necessary materials are available to accommodate new service requests, support timely installations, and meet ongoing operational needs.

Bidder Name	Quote	Comments
Eaton	(116) 2S CL200 Itron Meters: $20,172	Recommendation

Motion was made by Commissioner Cooney and seconded by Commissioner Query to award the purchase of one hundred and sixteen (116) Itron 2S CL200 electric meters to Eaton for the price of $20,172 plus freight charges of $806.88, for a total purchase price of $20,978.88. Motion carried. All voting aye.

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Informational: Electric Customer Undergrounding Process & Potential Improvements

Electrical Transmission & Distribution Manager Coots updated the Board on the Current Undergrounding Process:

- Underground Electric Customer Process
- Service Review & Customer Identification
- Initial Notice & Approximate Timing
- Notice After Project Completion
- Follow-Up & Removal of Unused Equipment
- Current Pain Points
- Other utility Practices
- Process Improvement & Future State

Power Production Department Report

BPW General Manager Mulder updated the Board on activities, current operations status, and projects which included:

- Operations & Power Supply: September 2026
- Renewable Energy Credits (RECS): September 2026
- Projects & Department Updates
    - Unit #11 Heat Trace Installation
    - New Generation & MPPA BTMG / Resources Adequacy Project Update
    - MPPA CEO & General Manager Search Process Update

Informational: New Generation Capacity Implementation Plan Update

BPW General Manager Mulder gave updates on the following:

MPPA Resource Adequacy Project Update

- Equipment Providers – Developing Site-Specific Pricing
- Electrical Interconnection Evaluation
- Environmental Assessment (Air Permit / Modeling)
- Preliminary Site Plan Development
- Fuel Supply
- Financing & Ownership Model

BPW Staff Action Update

- Property Rezoning
- Potential Alternative Site Evaluation & Procurement
- Re-engagement of nFront Consulting, LLC
- Rate Impact Evaluation
- Legal Services Engagement

Next Steps

MPPA and participating members anticipate the following schedule:

- November 2026: MPPA targets completion of final technical and site due diligence and receipt of updated vendor pricing to support the December 2026 economic evaluation and recommendation.
- December 2026: Provide updated investment models and final project recommendations to participating members. Identify any gaps in meeting projected needs and develop strategies to address them.

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- December 2026 – January 2027: Substantially complete due diligence and applicable operating and power sales agreements, allowing project plans and supporting documentation to be finalized during the first quarter of 2027 for the BPW's PA 341 capacity demonstration filing with the MPSC.
- February 2027: MPPA Board approval for the creation of an asset project, approving project structure, participating members, financing, and project agreements.
- February – March 2027: Member authorization to enter the Asset project and definitive agreements.
- February – April 2027: Final contract negotiation and execution between MPPA and its members.
- March 2027: MPPA submits PA341 capacity demonstration documentation for all MPPA members.
- Ongoing BPW Activities: Continue pursuing additional properties that support near and long-term strategic siting priorities. Work with nFront Consulting and UFS to evaluate the proposed project costs, alignment with portfolio and IRP projections, and the anticipated impact on rates.

No formal action is requested on this informational update. Staff recommend continuing project due diligence and coordination with MPPA and participating members. MPPA intends to provide a recommendation for participation in potential project members in December 2026, which staff will present to the Board.

Informational: MPPA J1389 Transmission Facilities Project Participation

BPW General Manager Mulder stated the Michigan Public Power Agency (MPPA), Wolverine Power Cooperative, and METC jointly own a 345 kV transmission line that will interconnect a new 120 MW solar generating facility.

As a joint owner of this transmission line, MPPA is eligible to jointly own these upgrades. Participation would provide a return of and on invested capital, serving as a hedge against transmission expenses, while expanding MPPA's ownership footprint and opportunities for future transmission investment.

Participating would entitle MPPA to an Annual Transmission Revenue Requirement (ATRR), representing a return of and on capital, calculated using the FERC-approved Attachment O and Attachment GG templates. The ATRR and resulting return on investment (ROI) will vary annually based on MPPA's enterprise factors. Using its 2025 financial data, MPPA estimates the project would have provided a 9.8% return on investment (ROI) that year. MPPA anticipates ROI could decline to 6% to 7% in lower-return years but does not currently expect it to fall below that range.

Zeeland's allocation is 14.44% of MPPA's share, with an estimated capital contribution of $723,241.84. If approved, MPPA will collect contributions monthly from January through May 2027.

No formal action is requested currently. The MPPA Board of Commissioners will consider creating the J1389 Transmission Facilities Project on November 11, 2026. If approved, participation agreements will be distributed for approval by members' governing bodies and return by December 31, 2026.

At the December 8, 2026, BPW Board meeting, staff intend to recommend participation in the project with funding provided through Zeeland's MPPA Municipal Trust balance. The recommendation will identify Zeeland's final proposed allocation and capital contribution, including any additional shares available if other MPPA members decline participation.

Other BPW Business

26.070 Approve Board of Commissioners 2027 Board Meeting Schedule

BPW General Manager Mulder stated the Board of Commissioners meeting schedule for the 2027 calendar year has two meetings in February 2027 for the regular meeting and for a special meeting dedicated to reviewing and discussing the FY 2028 budget.

Motion was made by Commissioner Cooney and seconded by Commissioner Query to approve the Board of Commissioners 2027 Board Meeting Schedule as presented. Motion carried. All voting aye.

26.071 Approve Gentex Development Agreement No. 2

BPW General Manager Mulder gave an overview of the agreement between Gentex Corporation and Zeeland BPW.

Motion was made by Commissioner Walters and seconded by Commissioner Cooney to approve the updated agreement addendum that includes electric and infrastructure project improvements to Gentex' North Riley Campus. Under the addendum, Gentex's contribution will be $2,225,017 and Zeeland BPW/s contribution will be $2,719,466. Motion carried. All voting aye.

Informational – 2026 Michigan Energy Assistance Program (MEAP) Compliance Filing Report

BPW General Manager Mulder stated as a municipal electric utility that opts out of collecting the state's energy assistance surcharge, Zeeland BPW must maintain a locally funded program for eligible residential customers' electric and home heating needs, notify customers annually, and submit an annual compliance report to the Michigan Public Service Commission (MPSC) beginning December 1, 2026. Through the program administered by the Ottawa County Community Action Agency, six households applied were qualified to receive assistance totaling $2,356.20. An additional $1,320.00 in administrative costs was charged to the program fund. The total BPW program expense was $3,676.20, which was substantially below the statutory funding level.

Informational – Recruitment Update: Key BPW Positions

BPW General Manager Mulder gave an update on the following:

- Electric Power Supply & Market Operations Manager position
  - Offer has been made and tentatively accepted and should start on December 7, 2026.
- Part-Time Senior Utility Advisor position
  - Former ZBPW General Manager, Andrew Boatright, has filled the position.
- Line Supervisor position
  - Recruitment efforts anticipated soon with an internal posting.

Informational – The Bridge Youth Center Donation Request

BPW General Manager Mulder stated as a previous supporter, the Zeeland BPW was invited to donate towards a renovation and construction project for the Center. Chairperson Boerman suggested they apply for the 2027 Community Grant Award.

Informational – 2026 Public Power Week Open House & Events

BPW General Manager Mulder stated Public Power Week took place from October 4, 2026, to October 10, 2026, and celebrated the benefits of Zeeland being a public power community. The Open House occurred on October 8, 2026, and featured a ribbon cutting for Zeeland BPW's renovated Administrative Office & Customer Service Center. A student coloring contest was also held to engage students within the community. Winners were chosen from first through fourth grade students who received a Captain Sundae gift certificate, a Zeeland Bakery gift certificate, and a Zeeland BPW swag bag. A grand prize winner was also chosen and received an Amazon gift card courtesy of MMEA, a Captain Sundae gift certificate, a Zeeland Bakery gift certificate, and a Zeeland BPW swag bag.

Thank Yous

BPW General Manager Mulder stated BPW received a note of appreciation from the following:

- Music on Main Event Sponsorship

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Upcoming Events

- **Next Regular Zeeland BPW Board Meeting, Tuesday, December 8, 2026, 3:30 p.m., BPW Boardroom**
- Holiday Power Dollars Distribution, Monday, November 30, 2026, to Friday, December 11, 2026
- Zeeland Magical Christmas Parade, Monday, November 30, 2026, 6:15 p.m. to 8 p.m. Downtown Zeeland
- All Staff Holiday Luncheon, Wednesday, December 16, 2026, 11:30 a.m. to 1:30 p.m., BPW Admin Office (Commissioners welcome!)

Closed Session

Motion was made by Commissioner VanAst and seconded by Commissioner Walters to enter Closed Session at 5:09 p.m. pursuant to MLC 15.268 and MCLA 460.833a(1)(a) and (b) to consider prices and specifications of product for the MPPA's Behind-the-Meter Generation initiative and to consider the purchase of real property.

Ayes: Boerman, Cooney, Query, VanAst, Walters
Nayes: None
Absent: None

Board of Public Works Commission reconvened from Closed Session at 6:15 p.m. with a motion made by Commissioner VanAst and seconded by Commissioner Walters.

Ayes: Boerman, Cooney, Query, VanAst, Walters
Nayes: None
Absent: None

26.072 Approve MPPA Behind-The-Meter Generation Project Participation & Ownership Model

BPW General Manager Mulder stated since early this year, MPPA and BPW staff have been diligently working together to perform technical, environmental, commercial, financial, legal, operational, fuel-supply, interconnection, permitting, and other due diligence on Zeeland's potential sites.

From MPPA's perspective, the preferred ownership model for this project is an MPPA-owned project, in which all member participants receive their pro-rata share of capacity, energy, and all other attributes, and contribute their proportionate shares of capital and operations and maintenance costs across all constructed facilities. In short, this project would be administered the same as any other agency project, although the proposed facilities would be constructed in member communities and connected to their electric distribution systems. MPPA identifies reduced costs through economies of scale and reduced risk as the principal benefits of this ownership model. Benefits included:

- MPPA's collective credit strength can provide access to favorable financing terms.
- Aggregating projects across members secures more competitive pricing for equipment and long-term service agreements.
- Centralized project management streamlines development and construction.
- Participation across multiple projects reduces member exposure to outages or issues at any single facility.
- Gas and distribution system upgrade costs can be shared among participants, lowering costs for individual members.
- Multiple off takers enable development of larger local projects.

While MPPA's preference is for an MPPA-owned project, the agency is willing to consider a joint-ownership (tenants-in-common) model in which a member could hold an ownership interest of less than 50% in the facility constructed in its community. The member would be responsible for financing its share

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of the project and paying its proportionate share of operations and maintenance costs. In either of these ownership models, all rights and responsibilities will be governed by a series of contracts executed between MPPA and the member, including but not limited to power sales, operations, and facilities interconnection and lease agreements. Although this model would give a host member a direct ownership interest in its local facility, it would concentrate the member's capacity entitlement among fewer generating units, increasing exposure to outages at that facility. The members' rights and responsibilities would remain governed by the project agreements.

Alternatively, MPPA is willing to support members in a third ownership model, member self-build, should a member decide to proceed independently. Under this model, MPPA would endeavor to assist with equipment procurement and in other areas where economies of scale can be realized and serve as the MISO market interface as it currently does. The member would assume the following responsibilities and risks:

- Financing the resource and carrying all associated debt.
- Operating and maintaining the resource or contracting directly with a vendor for long-term operations and maintenance services.
- Bearing greater outage risk due to reliance on a single facility.
- Limiting project size to manage concentration risk.

MPPA has selected natural gas-fired reciprocating internal combustion engines (RICE) as proposed technology and is completing its final economic evaluation of two vendors. Both vendors offer smaller units that support lower installed capital costs, shorter development timelines, and flexible dispatch.

MPPA has requested that Zeeland indicate the ownership model it desires to pursue for this endeavor in November so that the project economics and member-specific costs can be calculated and provided to members in December 2026. Staff recommend providing MPPA with an indicative, non-binding expression of Zeeland's intent to participate in the recommended offtake and support hosting a proposed 50 MW generation facility in Zeeland. Staff recommend the MPPA-owned model rather than acquiring a separate ownership interest in the Zeeland facility.

Staff recommend proceeding on this indicative, non-binding basis, subject to reconsideration if:

- Final vendor pricing and economic evaluations show a compelling advantage to another ownership model.
- Zeeland and MPPA cannot reach acceptable terms on the agreements governing the project, including operations, facility leasing, interconnection, and power sales.
- The proposed vendor technology or other material aspects of the Zeeland facility are unacceptable to Zeeland.
- The project cannot provide sufficient accredited capacity within the required timeframe to meet Zeeland's resource adequacy needs.
- Other material concerns arise that warrant reconsidering Zeeland's participation.

Importantly, this recommendation does not authorize final participation in a generation project, project financing, construction, ownership, or execution of definitive power sales, operating, or other long-term project agreements. Any binding commitment would be presented separately for governance consideration following completion of due diligence and approval of the proposed project by the MPPA Board of Commissioners. This recommendation would communicate Zeeland's preliminary intent to participate and allow MPPA to continue project development, including finalizing economic evaluations, refining member-specific costs, completing due diligence, and developing the necessary project agreements.

Motion to recommend that Zeeland provide MPPA with an indicative, non-binding expression of intent to participate in the MPPA-owned Behind-the-Meter Generation project at the recommended 28.1% offtake, or greater, and to support hosting a proposed 50 MW facility in Zeeland, subject to the considerations outlined in this memo. This recommendation does not authorize financing, construction, or execution of binding project agreements.

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Motion was made by Commissioner Walters and seconded by Commissioner VanAst that the regular meeting be adjourned at 6:19 pm. Motion carried. All voting aye.

_____

Kristi DeVerney, City Clerk

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21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

CITY COUNCIL MEMORANDUM

TO: Mayor Van Dorp and City Councilmembers

FROM: Kevin Plockmeyer, Interim City Manager

SUBJECT: Interim City Manager's Report

DATE: November 13, 2026

Church Street Reconstruction – Work on the Church Street reconstruction project continues to progress, with crews focused on completing the remaining items throughout the project area. At this point, we are hopeful that the remaining work can be completed next week. Staff will continue working with the contractor and engineer to address the final items and bring the project to completion.

Snowmelt System Update – Over the past several weeks, the engineering team has been working through a number of design issues associated with the new snowmelt boiler plant. In particular, there was concern that the venting for the boiler system would not function as originally planned. The team has now worked through those issues and identified an approach that they believe will allow the new boiler system to operate properly.

Unfortunately, the additional design work has affected the project schedule. At this point, we do not anticipate operating the new Church Street snowmelt section this winter. The plan is to connect and test the new section, flush the system, confirm there are no leaks or pressure issues, and properly circulate the glycol. The Church Street section would then remain isolated for the balance of this winter, with full operation anticipated next season. While we are disappointed with this news, we are making other arrangements to ensure the sidewalks along Church are snow free this winter.

Main & State Traffic Signal Update – Staff is aware of the recent timing issues with the traffic signal at Main Avenue and State Street. As the signal is currently operating, we recognize that the timing on Main Avenue does not allow much traffic to move through the intersection before the signal changes.

Staff is continuing to diagnose the root cause of the issue and is working with the appropriate contractor to identify and implement a repair. At this point, the primary interim alternative would be to convert the intersection to a four-way stop. We do not believe that would be an appropriate solution for this intersection, so staff will continue working toward restoring the signal to normal operation as quickly as possible.

Personal Property Tax Reimbursement Update – The City recently received its annual Personal Property Tax reimbursement, which is the budgeted payment we typically receive each fall. As the reimbursement formula continues to transition from a straight reimbursement model, a growing portion of the payment is now based on the City's share of business reinvestment in personal property compared to statewide investment. Approximately 35% of the reimbursement is now calculated using this methodology, which has made the payment more difficult to predict with the same level of accuracy as in prior years. For the current year, our budget estimate was approximately $30,000 less than the actual reimbursement received. Given the changing formula, we feel very good about how closely the estimate aligned with the final payment.

Joint City Council / Planning Commission Meeting – Staff is continuing to work through scheduling for a joint meeting of City Council and the Planning Commission. We expect to have the date finalized shortly and will likely share the meeting date at the beginning of next week.

November 3 Election Certification – The Ottawa County Board of Canvassers has certified the results of the November 3 General Election, with all City of Zeeland precincts reviewed and completed. Certification of the Zeeland Public Schools results is expected Monday, pending receipt of certification from Allegan County. I also want to recognize Kristi and the election team for their work throughout the election process. There is a significant amount of preparation and follow-up that goes into administering an election, and their work is very much appreciated.

Have a great weekend. If something comes up that needs attention, please do not hesitate to contact me at kplockmeyer@cityofzeeland.com or 616-368-7370.

_____

Kevin Plockmeyer, Interim City Manager

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, November 13, 2026

TO: Kevin Plockmeyer, Interim City Manager

FROM: Tim Maday, Community Development Director

RE: November 16th City Council meeting agenda – Potential Main Ave and Fairview Rd Roundabout – Property Appraisal Proposal

Background: The City's adopted 2026 Strategic Action Plan includes the following goal concerning a potential roundabout at E. Main Avenue and Fairview Road:

(5) Roundabout at Main & Fairview	Infrastructure & City Services; Economic & Community Development	Explore the development of a roundabout as a means of addressing projected traffic increases associated with the JR Automation and Mead Johnson projects, along with general community industrial growth, through such things as preliminary design of a roundabout, identifying property acquisition needs, cost estimates, and funding sources in order to allow City Council to make an informed decision on proceeding with this potential infrastructure project.	Exploring the enhancement of traffic flow of the Main & Fairview intersection to help support planned industrial projects, the existing industrial corridor, future projects, as well as traffic flow on East Main toward Downtown Zeeland, helps the city meet its Commitments of Economic/Community Development and Infrastructure and City Services.

A preliminary roundabout concept plan has been developed, and the City's consulting engineers have identified the property acquisition needs at each leg of the intersection. Appraising these areas is the next step toward engaging property owners in acquisition discussions and developing a total project cost for Council's consideration.

Staff solicited the attached proposal from A. Van Stensel & Son, LLC to prepare appraisals for the affected portions of four properties: 725, 730, 815, and 860 E. Main Avenue. The proposed fee is $14,000, or $3,500 per appraisal report. The reports will address compensation for the proposed acquisitions and follow the MDOT reporting format used for state and federal right-of-way acquisitions. Staff considers the proposed fee reasonable, and the appraiser has significant experience with right-of-way acquisition projects of this nature.

Next Steps: The proposal will come before City Council for action on Monday, November 16. If Council approves the proposal, staff would execute an engagement letter with A. Van Stensel & Son, LLC confirming the scope, reporting requirements, and completion schedule so the appraisal work can begin.

Staff Recommendation: Approve the proposal from A. Van Stensel & Son, LLC in the amount of $14,000 to appraise the property interests needed for a potential roundabout at E. Main Avenue and Fairview Road, and authorize staff to execute the related engagement letter.

A. Van Stensel & Son, LLC
700 3 Mile Rd. NW Suite 2
Grand Rapids, MI 49544

Date of Proposal: Thursday, November 5, 2026

City of Zeeland
Timothy Maday
21 South Elm Street
Zeeland, MI 49464
616-772-0872
tmaday@cityofzeeland.com

David J. Van Stensel, MAI
Principal
616-745-7212
DavidJ@avsappraisers.com

Roundabout Proposal

Dear Mr. Maday:
Thank you for the opportunity to propose appraisal services for the City of Zeeland's Main/Fairview right-of-way project. The intended use of the Appraisal Reports is to determine just compensation for the partial taking for the construction of the Main/Fairview Roundabout.

Project Understanding

Your October 26, 2026, correspondence identifies a Main/Fairview right-of-way appraisal request which includes takings from 860, 815, 725, and 730 E Main Ave, Zeeland, MI 49464. The Main/Fairview Roundabout Exhibits identify Moore + Bruggink as the preparing engineer and include drawings and legal descriptions from four adjacent parcels impacted by a prospective roundabout.

Proposed Scope and Deliverables

- Review the final right-of-way plans, parcel information, legal descriptions, and any proposed permanent or temporary easements.
- Inspect the affected properties and research relevant market evidence for the valuation date, the date of inspection.
- Consider before-and-after valuation where appropriate to the agreed assignment. No damages are assumed beyond the prospective takes.
- Provide a separate written appraisal report for each of the four parcels, explaining the information relied upon, valuation methods, assumptions, and conclusions.
- Discuss the completed reports with the city and address reasonable clarification requests within the agreed scope.
- The final report will follow the MDOT report format used in takings for State and Federal right-of-way acquisitions.
- The final opinions of value will be used for just compensation for each property owner.

Information, Fees, and Schedule

Before work begins, we propose confirming intended users, any additional reporting requirements. Please provide the City's requested completion date and property-access contacts.

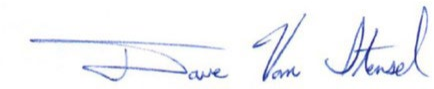
Fee and delivery: To be agreed in writing after the parcel scope and reporting requirements are confirmed. **A $14,000 fee ($3500/report)** is committed by this preliminary proposal. Material plan changes, additional parcels, appraisal review, negotiation support, or testimony would require separate written agreements.

Next Step

Please confirm the assignment requirements and provide the final project materials. We would then submit an engagement letter for the City's authorization before commencing work.

Respectfully,

A. VAN STENSEL & SON, LLC



David J. Van Stensel, MAI
Principal

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, November 13, 2026

TO: Kevin Plockmeyer, Interim City Manager

FROM: Tim Maday, Community Development Director

RE: November 16th City Council meeting agenda – Updated electrical inspection services agreement

Background: The City has worked with Gord Bosch of Electrical Inspection Service LLC for many years to provide electrical inspections as an independent contractor. That arrangement was formalized through a written agreement in 2018, under which he currently operates.

The attached updated agreement would increase compensation from $60 to $75 per inspection and from $60 to $75 per hour for additional services, such as plan review and consultation. The proposed rates reflect current market rates for trade inspections and match those paid by the City for plumbing and mechanical inspections, which are also provided by an independent contractor.

The City collects fees for inspections requested as part of an electrical permit, with inspection costs largely passed through to permit applicants as user fees. The electrical permit fee schedule is reviewed annually and amended as necessary through the regular budgeting process.

City staff and contractors are satisfied with the services provided by Electrical Inspection Service LLC, and staff recommends continuing the City's relationship with Gord Bosch.

Next Steps: The updated agreement will come before City Council for consideration and action on Monday, November 16. If approved, the new rates would take effect December 1, 2026.

Staff Recommendation: Approve the updated agreement with Electrical Inspection Service LLC, effective December 1, 2026.

Timothy Maday, Community Development Director

ELECTRICAL INSPECTOR CONTRACT

(INDEPENDENT CONTRACTOR)

This Agreement is made as of the 16th day of November, 2026, between **Electrical Inspection Service LLC**, whose address is 996 College Avenue, Holland, Michigan 49423 ("EIS") and the **City of Zeeland,** a Michigan municipal corporation of Ottawa County, whose address is 21 South Elm Street, Zeeland, Michigan 49464 ("Zeeland").

RECITALS

Zeeland is a governmental subdivision that has elected to administer and enforce the Stille-DeRossett-Hale Single State Construction Code Act (the "Act"- MCL 125.1501, et seq.) and the State Construction Codes, including the Michigan Electrical Code, as adopted by the State of Michigan (the "Code").

EIS is properly licensed and certified to perform electrical inspections for the enforcement of the Code.

Zeeland desires to retain EIS to perform electrical inspection services for Zeeland, and EIS is willing and able to perform electrical inspections for Zeeland, upon the terms and conditions of this Agreement

IN CONSIDERATION OF the mutual promises, terms and conditions set forth in this Agreement, the parties agree as follows.

1. Retention of Inspector. Subject to all of the terms of this Agreement, Zeeland retains EIS, as an independent contractor, to provide electrical inspection services within the city limits of Zeeland and appoints EIS as the enforcing agency and officer for the Code. EIS agrees, as an independent contractor, to accept such retention and appointment.

2. Duties of Inspector. EIS shall have and agrees to perform all of the following duties:

   A. All electrical inspection duties as the electrical inspector and enforcing agency under the Code for Zeeland.

   B. Maintain a full working knowledge of the Code.

   C. Complete and provide to Zeeland a permanent record of the duties performed pursuant to this Agreement.

   D. Be available to perform emergency electrical inspections as may be requested from time to time by Zeeland, where Zeeland deems that an immediate electrical inspection is needed.

   E. Issue notices of violation as may be required under the Code.

   F. Consult with and assist Zeeland, its administrative staff and its attorneys with respect to problems with particular construction projects, prosecutions for

violations of the Code, questions of interpretation or application of the Code and other matters relating to the performance of inspections and the enforcement of the Code.

G. Perform all duties in a timely and competent manner which is satisfactory to Zeeland.

H. At all times during the term of this Agreement, the person(s) assigned to perform the work hereunder shall be registered as an electrical inspector with the Michigan Bureau of Construction Codes.

I. Perform all duties under this Agreement personally and individually.

3. Equipment and Supplies. EIS shall provide and maintain, solely at its own cost and expense, such equipment and supplies as are necessary to perform the duties required by this Agreement. Notwithstanding the foregoing, EIS shall have reasonable access to and use of Zeeland's copy machine, at no expense to EIS. EIS shall provide a motor vehicle for the performance of its duties pursuant to this Agreement. EIS shall be responsible for all expenses associated with the operation of the motor vehicle, including but not limited to, gasoline, maintenance, repairs, insurance (as required by Section 12 of this Agreement), and all other incidental costs.

4. Performance of Inspections for Other Persons and Entities. It is acknowledged that EIS may perform electrical inspection services for other governmental units. It is agreed that this Agreement shall not prevent EIS from continuing to perform such during the term of this Agreement, except to the extent that:

A. EIS shall not perform any electrical inspection or consultation service for any other person or entity concerning any electrical system located, or to be located, within the city limits of Zeeland, unless the prior written permission for a specific property or job is requested of and given by the Community Development Director. Such electrical inspection or consultation services include without limitation matters involving the design, selection, application, installation, construction, testing and/or maintenance of an electrical system which is regulated by the Code.

B. Such work for other persons or entities conflicts with or affects the ability of EIS to perform its duties as provided under this Agreement and in a timely and competent manner.

5. Nonassignability. Zeeland is relying on EIS' employee's qualifications and certification, and therefore, this Agreement and the services to be provided under its terms are not and shall not be assigned by EIS to any person who is not an employee of EIS except as may be approved by Zeeland.

6. Force Majeure. EIS shall not be liable for any nonperformance, loss, damage, or delay due to war, riots, fire, flood, strikes or other labor difficulty, governmental actions, acts of God, delays in transportation, inability to obtain necessary labor or materials from usual sources, or other causes beyond the reasonable control of EIS. In the event of a delay in performance due to any such cause, the date of performance of any duties hereunder shall be extended to reflect the length of time lost by reason of such delay.

7. Independent Contractor. In performance of all work and duties pursuant to the Agreement, it is mutually understood and agreed that EIS is and shall be at all times acting and performing as an independent contractor. Except for compliance with the provisions of this Agreement, Zeeland shall neither have nor exercise any control or direction over the methods and means by which EIS performs its duties and work. As noted in Section 3 of this Agreement, except as otherwise set forth herein, EIS shall provide and maintain, at its sole expense, all equipment and supplies necessary to perform the duties required under this Agreement and to pay all ancillary expenses related to such performance. Also, as noted in Section 3 of this Agreement, EIS shall provide for its own transportation for the performance of duties under this Agreement and shall be responsible for all expenses related to the operation of the motor vehicle(s), including without limitation, fuel, repair, maintenance, insurance (as required in Section 12 of this Agreement below) and other incidental expenses.

8. Compensation. As compensation for the services to be performed under this Agreement, Zeeland shall pay EIS the following amounts.

A. Zeeland shall pay EIS **Seventy-Five Dollars ($75.00) per electrical inspection** performed by EIS within Zeeland. With respect to apartment and motel/hotel buildings, four apartment units or four motel/hotel rooms will be treated as one inspection when done during the same inspection visit. Example: For a final inspection of all the units of a 12-unit apartment building done during the same visit, Zeeland shall pay for three inspections, or $75.00 x 3 = $225.00.

B. Zeeland shall pay EIS **Seventy-Five Dollars ($75.00) per hour** for additional duties requested by Zeeland and performed by EIS, such as plan review, consultation, and complaint and problem resolution.

Except as provided above, EIS is not entitled to any other compensation for services provided under this Agreement. Further, no employees of EIS are entitled to any fringe benefits from Zeeland, including without limitation, health insurance, retirement benefits, pension contributions, unemployment compensation, and worker's compensation coverage or matching Social Security contributions.

9. Payment of Compensation. On a monthly basis, EIS shall submit to Zeeland an accounting of all inspections and other services performed, the records of such inspections and the services performed, the permits issued and a detailed invoice for the compensation requested, including details supporting the amount of the compensation being requested. EIS understands and agrees that payment of the invoices will be subject to the review of and approval by the Building Official. EIS shall provide an invoice for a calendar month in adequate time to be presented to Zeeland for review, approval and payment.

10. Term. This Agreement shall commence as of December 1, 2026, and it shall continue through November 7, 2027. This Agreement shall automatically be renewed for consecutive additional one (1) year terms unless terminated earlier, as provided in Section 11 of this Agreement.

11. Termination. This Agreement may be terminated, during its initial term or any renewal term, by Zeeland or EIS, without cause or reason, at any time, upon thirty (30) days written notice to the other party. This Agreement may be terminated at any time by Zeeland or EIS immediately upon written notice to the other party in the event such other party fails or refuses to adequately perform any of its responsibilities under this Agreement. In addition, this Agreement may be terminated at any time by the parties on mutual agreement.

Upon termination of this Agreement, the parties shall have no further obligation to each other, except for the following:

A. Obligations that accrued prior to the effective date of the termination (for example, the obligation of Zeeland to pay for services rendered prior to termination).

B. Obligations of the parties to indemnify and hold the other harmless under Section 12 and the obligation of the parties to cooperate with each other under Sections 12 and 13, in the event any claim is filed against either party with respect to the duties and services under this Agreement.

These obligations shall survive such termination until all such matters are finally resolved.

12. Insurance and Indemnification.

A. Insurance. Each party shall maintain such insurance as will protect that party from any claims which may arise out of or as a result of that party's performance under the terms of this Agreement, whether such performance be by the party or by anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable. Either party may comply with this paragraph through a self-insured retention program consistent with the terms of this Agreement. Each party shall comply with the insurance and worker's compensation laws of the State of Michigan while engaging in all activities authorized under the terms of this Agreement. Upon reasonable request, each party shall furnish proof of any insurance coverage required by this section to the other party.

B. Indemnification. Each party shall defend, indemnify and hold the other party harmless from any costs and liability, including reasonable attorneys' fees and costs, caused by any act or omission of the indemnifying party, its officers, agents or employees performed while acting within the scope of their duties and while performing under the terms of this Agreement. In the event a joint settlement or judgment is entered against the parties, each party shall save, defend and hold harmless the other to the extent the liability is allocated and determined to each respective party. Nothing contained within this Agreement shall be intended or construed to provide third party beneficiary rights to any persons or to create a cause of action in favor of such persons. In signing this Agreement, Zeeland does not waive its governmental immunity nor any defenses available to it or its officers or employees under the Michigan Governmental Immunity Act, being Act 170 of the Public Acts of 1964, as amended, MCL 691.1401 *et seq.,* or any other defenses which may be available to Zeeland under state or federal law.

13. Governmental Function. The parties acknowledge and agree that the electrical inspection duties performed under this Agreement are governmental functions in accordance with the Act and the Code. As referenced above in Section 12, no party shall waive or otherwise act to jeopardize any immunity available to the other party.

14. Miscellaneous.

A. Notice. All notices and other documents to be served or transmitted shall be in writing and addressed to the respective parties at the addresses stated on Page 1 of this Agreement or such other address or addresses as shall be specified by the parties from time to time, and may be served or transmitted in person or by ordinary or certified mail properly addressed with sufficient postage.

B. Governing Law. This Agreement has been executed in the State of Michigan and shall be governed by Michigan law.

C. Breach of Agreement. The waiver by any party of a breach or violation of any provision of this Agreement shall not be a waiver of any subsequent breach or violation of the same or any other provision of this Agreement.

D. Validity. If any section or provision of this Agreement is unenforceable for any reason, the unenforceability shall not impair the remainder of this Agreement, which shall remain in full force and effect.

E. Entire Agreement. This Agreement represents the entire understanding and agreement between parties, and all prior understandings and agreements are specifically merged in this Agreement. The captions in this Agreement are for convenience only and shall not be considered as part of this Agreement or in any way amplifying or modifying its terms and provisions.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

Electrical Inspection Service LLC

By: _____
Gordon R. Bosch
Its Member

City of Zeeland

By: _____
Richard J. Van Dorp III
Its Mayor

By: _____
Kristen R. DeVerney
Its Clerk

Chief Brad Deppe
DC Mitch Harsevoort
Office: (616) 931-3310

City of Zeeland
29 W. Main Avenue
Zeeland, MI 49464

Antique Fire Truck

TO: Mayor Van Dorp, Council Members and Interim Manager Plockmeyer

FROM: Brad Deppe, Fire Chief

SUBJECT: Purchase of an antique Zeeland Fire Department truck

DATE: 10/6/2026

Background: I will preface this to the Council, this proposal is a unique request, however, the department members and several community members feel strongly enough to formally propose purchasing one of our very own antique fire trucks. On December 29, 1949, the Zeeland Fire Department voted to write a letter to City Council, recommending that they purchase a 1949 Howe fire truck. The request was approved on January 2, 1950, and the truck was ordered, not to exceed $10,750. The truck arrived on the night of March 27, 1950, after a department meeting was held. The truck responded to its first call on April 5, 1950, at 7:30pm to the corner of Elm and Cherry for burning cooking fat on the stove while frying French fried potatoes. The distance to its first call was about 50 feet. It appears that the truck served the City of Zeeland until January of 1968 when a new truck was purchased to replace it. Our best guess is that the truck likely went to auction and was picked up by the Clam Union Township Fire Department in Missaukee County. The department used it primarily for dry hydrant and draft pumping during fires. We aren't certain of the exact date when the township sold the truck, but the current owner has owned it since the early 2000's.

Fast forward to today. An envelope arrived in our office containing pictures of the truck as it was in Clam Union Township. One of our members, Marty VanderVelde took those pictures and began digging. By the images, it appeared that it may be the truck that the Zeeland Fire Department operated in the 1950's and 60's. Even more digging revealed that the truck is currently for sale and located in the Bay City area. Marty contacted the owner to get more pictures, wanting to further examine the truck. Community members and past department members all but confirmed that this was our truck. In the middle of September, Marty arranged to meet the gentleman who stores the truck, to get a closer look. After more pictures and investigative reasoning, we are nearly 100% certain that this is a Zeeland original. There were a few objectives that Marty was given for his trip to the East Side. 1. Confirm that this is our truck. 2. Evaluate the overall condition of the truck. 3. Begin estimating the costs associated with making the truck safe and road ready. 4. Establish a price with owner based on condition and actual value. 5. Determine the estimated annual cost for maintaining the truck. 6. What will it take to transport the truck back to Zeeland and the associated fees for it.

You may be asking at this point why we would want an old fire truck, which is a valid question and concern. The fire service in general is deeply rooted in history, and all firefighters are proud of fire service history and certainly their department history. In my six months with the department, I found out quickly that Zeeland and its fire department are rich with interesting history. In 2027, the Fire Rescue Department will celebrate its 150th anniversary which is such a wonderful milestone for this community. It would be our honor to have this truck back in our city to celebrate 150 years, giving us the

Chief Brad Deppe
DC Mitch Harsevoort
Office: (616) 931-3310

City of Zeeland
29 W. Main Avenue
Zeeland, MI 49464

opportunity to reflect on where we came from and where we are hopeful of going. We anticipate that this truck would be part of the many events held throughout the year downtown, such as the Memorial Day, Labor Day, Pumpkinfest and Christmas parades. The annual car cruise and show held in July, National Night Out and others. In my experience as the curator for a 1931 Ford Model AA fire truck for the City of Wyoming, the public loves these trucks, especially if they are part of the original department. I would field hundreds of questions from the year of the truck to why there was a tractor seat on the front. Many people would take pictures and wave while I was driving down the street. It was a beloved truck and belonged to the community. I strongly believe this 1949 Howe Pumper would have a very similar welcome in this community.

Proposal: Zeeland Fire Rescue is proposing that the City Council vote to purchase the 1949 Howe Fire Truck from Donald Hillard of Burton, Michigan for the cost of $9,000.00 using Motor Pool funds. I spoke with Interim Manager Plockmeyer and Mike Schreur about our options to purchase the truck. Because this would be a city owned vehicle, both agreed there is money in the Motor Pool fund for a one-time purchase, with the understanding that this purchase is forever and is not replaced, and both support this effort. Funding for the initial repairs to make it safe and roadworthy at an approximate cost of $4,000.00 is also available in the Motor Pool fund. The estimated annual cost for general maintenance is approximately $1,500.00.

Next Steps: Upon Council approval to purchase the truck, department members work towards these objectives.

1. Arrange transport from the Bay City area back to Zeeland. We have had offers to transport at no cost to the city.
2. Further evaluate the repair needs, making it roadworthy. The initial needs known are these: The brake cylinders are seeping and need to be rebuilt. At the same time, we will replace the brake shoes and hardware. The engine has some very minor oil leaks, but a gasket kit is still produced to fix this. The gas tank needs to be drained and a filter installed. The emergency lights don't work currently, and finally we would like the original style decals placed back on the truck.
3. Begin working on the truck and have it ready for events in 2027.

We are very excited about the possibility of this truck coming back to the city, and if you have any questions or concerns about this proposal, please reach out to myself or Marty VanderVelde. We would be happy to answer any questions.

Brad Deppe, Fire Chief

Dec. 29, 1949

Regular meeting of fire department was held on above date. Meeting called to order by Chief Van Eden at 7:30 p.m. Minutes of meeting of Nov. 28 and fires of Dec. 13 and Dec. 17 were read and approved. Treasurer reported the following transactions: Disbursements, Bosch, $4.60, Yntema, $5.47; Receipts, Appreciation check, $25.00, Rotary club, $60.00and collection of fines, $3.00.

Motion made by Boonstra and seconded by Vis, to write a letter to City Council recommending that they purchase a Howe Fire Truck. Carried, all voting, yes.

Election of officers resulted in the following:

Chief:	J. Van Eden
Ass't.	L. Vis
Capt.	Karsten
Lt.	Van Koevering
Sec.	Pikaart
Treas.	R. Schaap

Cleanup committee: Vereeke and Boonstra.

[signature] Sec'y.

PS: Sid Schaap was elected as a new fireman to succeed John Wyngarden who resigned during the year.

March 27, 1950

Regular meeting of the fire dep't was ca;;ed to order by Chief Van Eden at 7:30 p.m. Minutes of regular meeting of February 27 and fires of March 2, 6, 8, 17, and 26 were read and approved. Collection of fines amounted to $2.40. Van Dyke brought up the possibility of raising some money for the dep't by entering into a contract with the Eliot Amusement Co. of Fruitport, Mich to stage a carnival in Zeeland sometime during the summer. G. Van Dyke and J. Bowens were appointed as a committee to investigate and report at the April 24 meeting. A 'thank you' card was received and read from Mrs S. Schaap for flowers.

The meeting was adjourned at 8:15 to await the arrival of the new Howe fire truck.

Absent fireman Van Koevering.

Cleanup committee, Karsten and S. Schaap.

Harold Pikaart Sec'y

April 5, 1950

The department responded to probably it's shortest run with it's new truck when it was called at 7:30 p.m, to the residence of Males Van Kampen, corner of Elm and Cherry Sts., to extinguish a fire resulting from overheated and burning grease on a basement stove. Firemen were successful in limiting the fire to smoke, charred joists, and burned wiring. Estimated damage to structure $150.00, and to smoked interior $50.00. Absent Bowens, Vereeke and Van Eden.

Harold Pikaart Sec'y

April 19, 1950

The department respomded to an alarm of fire at 2:20 p.m. Location of fire was H. L. Hubbell Mfg. Co., corner of State and Washington Sts., where sawdust piled an the roof of the building was ignited by combustion. The fire was quickly extinguished by the department with no damage resulting. Absent firemen, Cook, Van Koevering and Vis.

Harold Pikaart Sec'y

April 20, 1950

The department was called out at 12:00 noon to the corner of 16th St and Fairview road in Zeeland Township, where a tool shed mounted on a trailer of the Ottawa Co. Road Comm., was afire. When the department arrived, firemen were advised to stay clear of the shed because of stored dynamite. This proved true when suddenly the shed was blown to bits by the blast. Firemen then proceeded to put out the burning debris and adjacent grass fires. Damage was estimated at $1,000.00. Cause unknown. Absent firemen, Bowens, Vereeke and Cook.

Harold Pikaart Sec'y

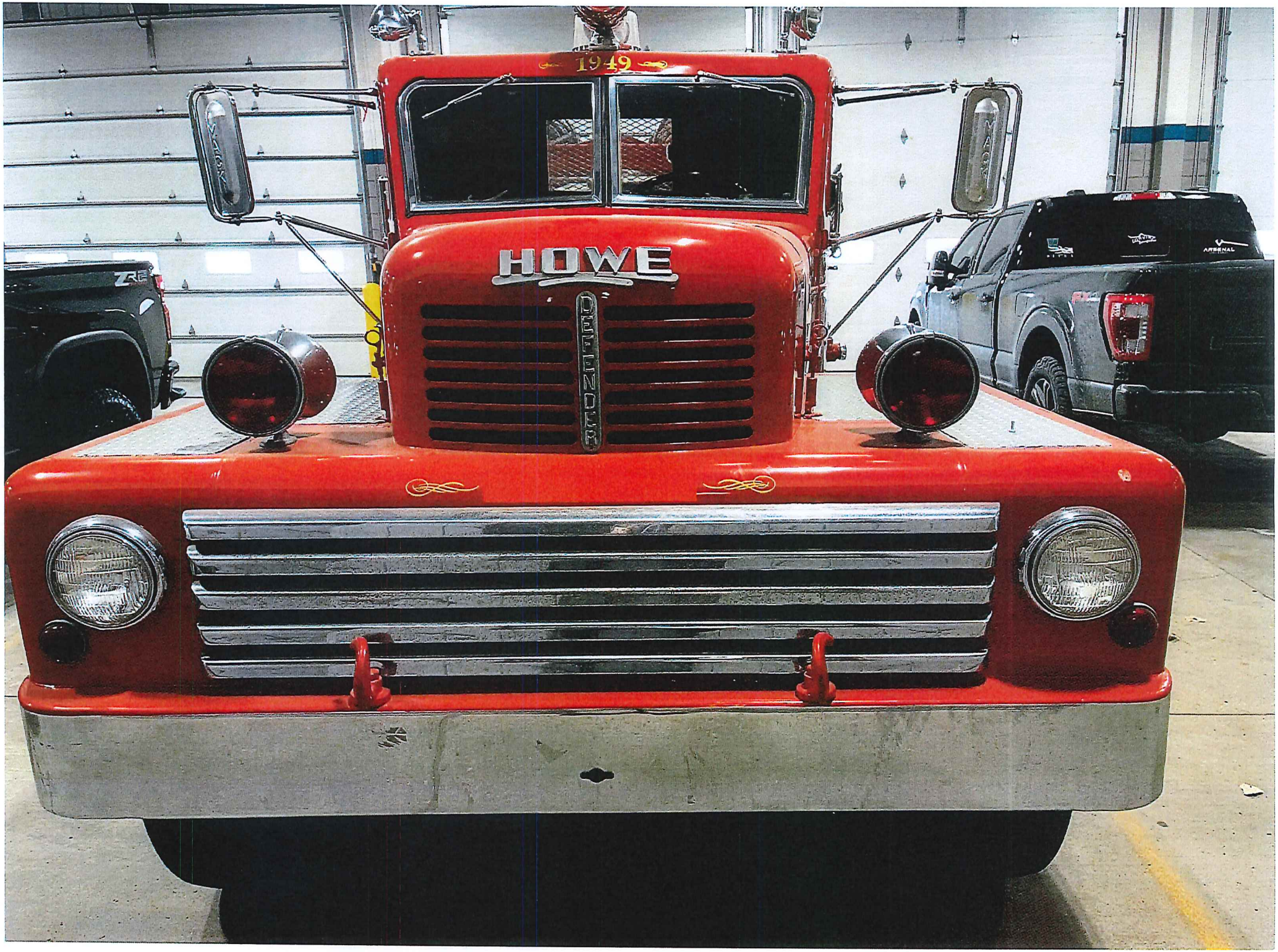



GEORGE VAN EENENAAM
Food
ZEELAND
FIRE DEPARTMENT


1949




HOWE


1949
HOWE
SILVER EAGLE

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

MEMORANDUM

TO: Mayor Van Dorp and Councilmembers

FROM: Doug Engelsman, CWP Superintendent

SUBJECT: PFAS Ordinance Update

DATE: November 13, 2026

CC: November 16, 2026, Work Study Agenda Only

At the September 1, 2026, work study session, CWP staff presented information regarding a proposed PFAS ordinance to protect the wastewater transmission system, Clean Water Plant, biosolids program, and Michigan's receiving waters. While there was general recognition of the need for these protections, three concerns emerged.

Following the work study, staff sought additional engineering review and advice from legal counsel specializing in the review and drafting of local regulatory ordinances to ensure our recommendation is sound and legally defensible.

After legal review, it is the legal opinion that the City has clear authority to adopt the proposed PFAS local limits. They rest on federal and state pretreatment law and the City's Sewer Use Ordinance, on water quality based effluent limits supplied by EGLE, on a local limits' evaluation performed by the City's consulting engineer under EPA's methodology, and on EGLE's approval of that evaluation and of the corresponding program modification.

I will break down some of the comments and council's concerns into brief statements below.

City's authority to adopt the proposed local limits - Federal regulations, Michigan rules, and the City's Sewer Use Ordinance allow Zeeland to adopt limits more protective than those calculated in its study. The calculated values establish the maximum pollution the City may accept—not the amount it must allow. EGLE reviewed and approved the proposed limits, affirming the City's right to choose more protective standards.

The basis of recommended concentration limits - The City applied the same approach to all five PFAS compounds, selecting the lower, more protective value from the engineering calculation or EGLE's water-quality-based limit. For PFOS, this produces the recommended 12 ng/L rather than the calculated 23.1 ng/L. The calculated local limit study value represents a maximum (or ceiling) the city may allow, not an amount an industry is entitled to discharge. EGLE's April 22, 2026, approval letter recognizes the City's right to make this protective choice, which reflects its policy that industries should not rely on dilution from domestic sewage to meet water-quality values. Legal opinion states the City's authority to adopt a 12 ng/L PFOS limit is well supported, and changing or eliminating the safety factor would not change that limit or the proposed limits for PFBS,

PFNA, and PFHxS. Only PFOA would be affected: reducing the safety factor to 10% would increase its proposed limit from 192 to 200 ng/L, approximately 4%. That reduction would also cut the combined safety and growth reserve significantly, leaving less capacity to protect the Plant's permit compliance and accommodate future community growth.

Additional support for the recommended limit

- PFOS accumulates in living organisms and is subject to strict limits on allowable dilution in receiving waters. The city must therefore build its protective margin into the local discharge limit.
- Michigan's antidegradation policy supports preserving capacity to protect water quality, since capacity allocated today may be difficult to recover later. The rule applies to the City's discharge and provides policy support for protective industrial limits.
- EGLE anticipates stricter PFOS standards. Adopting a protective limit now reduces the risk of requiring larger reductions later, after industries have planned their operations around a higher limit.

Are we being too restrictive for existing and potential new industries - The recommended limits balance industrial growth with protection of the treatment system and water resources. The City already has several dozen established local limits serving this same purpose. The calculated recommended values rely on limited seasonal sampling and does not establish reliable year-round removal. Applying the same protective approach to all five PFAS compounds provides clear expectations for existing and future industries while preserving capacity for community growth. Some businesses may need pretreatment or process changes to comply.

Based on legal counsel review, staff remains confident in the recommendation and plans to bring the proposed ordinance to next Council meeting for the first of two required readings.

Sincerely,



Doug Engelsman
Clean Water Plant Superintendent

Attachments

Legal Opinion, Mr. George Davis - Special Legal Council

MEMORANDUM

TO: Kevin Plockmeyer, Interim City Manager; and Doug Engelsman, Superintendent, Clean Water Plant

FROM: George B. Davis, Special Legal Counsel

DATE: November 9, 2026

RE: Proposed PFAS Local Limits for the Clean Water Plant: Authority and Technical Basis for the Proposed PFOS Limit of 12 ng/L

Summary

The City proposes a PFOS local limit of 12.0 ng/L for the Clean Water Plant. That figure is the water quality based effluent limit (WQBEL) EGLE has currently established for PFOS. EGLE approved the City's proposed limit of 12.0 ng/L, and the City's authority to adopt it is well established.

The limit does not depend on the safety factor. Running the local limits evaluation's own numbers at any safety factor from 0% to 30% leaves the calculated result well above 12, because the EGLE established WQBEL governs in every case. The safety factor affects only PFOA, where it would move the proposed limit from 192 to at most 200 ng/L.

The limit produced by the headworks loading calculation done by the City's engineer, Moore & Bruggink, is a ceiling on what the City may allow, not a floor beneath which it cannot go. EGLE's April 22, 2026 approval letter describes the City's selection of the water quality value as the exercise of a right.

The input that does affect the calculation is the PFOS removal credit taken for the Plant. The City's engineer has documented that the same method yields 23.1 ng/L at the 34% removal used in the evaluation, 20.6 ng/L at 28.5%, and 11.7 ng/L with no removal credit at all. The proposed 12.0 ng/L falls inside that documented range.

The text of a proposed ordinance implementing these PFAS limits is not before Council at this meeting. Staff is reviewing a draft, and an ordinance will be presented for first reading at a later meeting.

Background

The Clean Water Plant operates an approved industrial pretreatment program under its NPDES permit. Sampling of the City's industrial users confirmed that PFAS compounds are present in wastewater streams discharged to the Plant. The City has no local limits for PFAS at present.

EGLE supplied water quality based effluent limits, or WQBELs, for five PFAS compounds by memorandum dated January 22, 2026. Moore & Bruggink then completed a local limits evaluation using EPA's Allowable Headworks Loading methodology, drawing on six sampling events at the Plant influent, the Plant effluent and a background location within the City during November and December 2025. EGLE approved the resulting local limits by letter dated April 22, 2026, and approved the corresponding pretreatment program modification as non-substantial under R 323.2309. Moore & Bruggink reissued the evaluation on October 28, 2026 as Revision 1 to correct a spreadsheet error in one column of the removal efficiency worksheet. The correction does not change any calculated limit or recommendation.

The limits now proposed are 12.0 ng/L for PFOS, 192 ng/L for PFOA, 780,000 ng/L for PFBS, 35 ng/L for PFNA and 240 ng/L for PFHxS.

Authority to adopt the proposed limits

The City's authority rests on three independent sources, and it extends to adopting a limit more stringent than its own local limits evaluation calculated.

Federal pretreatment regulations require a publicly owned treatment works with an approved pretreatment program to develop and enforce local limits where necessary to prevent pass through and interference. 40 CFR 403.5(c). The same regulations expressly preserve local authority to go further: nothing in them precludes a municipality from adopting or enforcing requirements more stringent than the federal rules themselves impose. 40 CFR 403.4.

Michigan's pretreatment rules carry the parallel obligation to establish local limits, R 323.2303, and place no ceiling on their stringency.

The City's Sewer Use Ordinance, Chapter 40, Article V of the City Code, supplies the local authority. Council retains authority over the management, supervision and operation of the wastewater system. Section 40-211. The ordinance prohibits any discharge that passes through or interferes with the Clean Water Plant or the disposal of its treatment residuals, and it authorizes the City to determine maximum concentration or mass limitations for pollutants in wastewater discharges, with limits for incompatible substances. Sections 40-347(f) and 40-569. Its standards are declared to be the absolute minimum consistent with the preservation of the public health, safety and welfare, the prevention of pollution, and the City's obligations under state and federal law. Section 40-213.

The calculated local limit is a ceiling, not an entitlement. The allowable headworks loading methodology answers how much pollutant loading the City may accept without causing pass through, interference, contamination of biosolids or a violation of the Plant's own permit. It does not answer how much the City must accept, and it confers on no discharger an entitlement to that quantity. Nothing in 40 CFR 403.5 or in Michigan's Part 23 Rules converts a calculated maximum into a floor beneath which the City cannot go.

EGLE's own characterization is the clearest statement of the point. The April 22, 2026 approval letter states that the evaluation "had calculated local limit values greater than the applicable Water

Quality Based Effluent Limits (WQBELs), but the city has exercised the right to be conservative and set limits at the WQBELs." That is the approval authority describing the City's choice as a right. The City is not acting on its own initiative beyond what the state has reviewed; it is doing what the state regulator examined and approved.

The basis for 12 ng/L

The WQBEL EGLE supplied for PFOS is a monthly average of 0.012 ug/L, or 12 ng/L. The headworks calculation produced a value of 23.1 ng/L. The City proposes the WQBEL.

The City applied one rule across all five compounds: adopt the more protective of the calculated limit and the WQBEL. For PFOS, PFBS, PFNA and PFHxS the WQBEL is the lower value and is proposed. For PFOA the calculated limit of 192 ng/L falls below the 200 ng/L WQBEL, and the calculated limit is proposed. The method is the same for every compound rather than selected compound by compound. Stated as policy, the rule the City is applying is that an industrial user may not rely on municipal domestic sewage as dilution in order to discharge above the state water quality value.

The result does not depend on the safety factor

The evaluation reserved 20% of the allowable headworks loading as a safety factor. EPA's local limits guidance treats the safety factor as a site specific judgment and recommends a minimum of 10%. For PFOS the calculated result is not sensitive to that judgment. The table below is a sensitivity run on the evaluation's own inputs: MAHL of 0.000364 lb/day, uncontrolled loading of 0.0000889 lb/day, growth allowance of 2.5% and industrial flow of 1.00 MGD.

Safety factor	Calculated PFOS limit (ng/L)	Limit after WQBEL cap (ng/L)
0%	31.9	12
10%	27.5	12
20%	23.1	12
30%	18.8	12

Even with no safety factor at all, the calculated number stays far above 12, and 12 is the value the City proposed and EGLE approved. The same holds for PFBS, PFNA and PFHxS, each set at its WQBEL. The safety factor is consequential only for PFOA, where the calculated limit governs because it falls below the 200 ng/L WQBEL. Reducing the factor to 10% there would move the proposed limit from 192 to 200 ng/L, a change of 8 ng/L, or 4%.

The safety factor does real work elsewhere, and it is worth understanding what that work is. At a 23.1 ng/L limit, total headworks loading reaches roughly 77% of the MAHL, and the remaining 22.5% is the safety factor and growth allowance held in reserve. Reducing the safety factor to 10% would cut that reserve to 12.5%, nearly in half, without changing the PFOS limit at all. That reserve is the margin protecting the Plant against its own permit limits and accommodating future growth in the community.

Removal of PFOS at the Plant is limited and variable

The input that does affect the calculation is the 34% PFOS removal credit the evaluation took for the Plant, the average measured across the six sampling events. Conventional biological treatment is not designed to remove PFAS. The MAHL derives from the chronic WQBEL at a plant flow of 2.40 MGD, divided by the fraction of the pollutant that is not removed, so the removal figure scales the entire result. Moore & Bruggink have documented how the calculated limit responds to that input:

POTW removal	MAHL (lb/day)	Calculated limit at 20% safety factor
34% (study basis)	0.000364	23.1 ng/L
28.5% (detected events only)	0.000336	20.6 ng/L
0% (no removal credit)	0.000240	11.7 ng/L

The documented range is therefore 11.7 to 23.1 ng/L. The proposed 12.0 ng/L sits inside that range, just above the bottom. The City is selecting the point that does not depend on banking a removal credit measured over six days in a single winter.

The 34% credit rests on six sample pairs taken in November and December at concentrations near the reporting limit. Six events in two winter months do not establish an annual removal efficiency, and the same dataset shows PFOA removal at negative 90% and PFBS at negative 3%, meaning the Plant generates PFOA during treatment as precursor compounds convert. Nothing confines that behavior to one season.

This is the affirmative basis for 12.0 ng/L, and it is a stronger statement than calling the limit conservative. The City is not setting a limit below its own science. It is selecting the conservative end of a range its own engineer has documented, and declining to commit the Plant to a removal credit established over six winter days at a facility that demonstrably generates PFOA from precursor compounds. The case rests on uncertainty rather than on a finding that removal is zero, and that uncertainty runs in two directions at once. If removal is occurring, the PFOS captured partitions into the biosolids, against a land application allowable headworks loading of 0.00037 lb/day, only 1.6% above the 0.000364 lb/day MAHL that controls the calculation, leaving effectively no cushion on that pathway. If removal is not occurring, the pass through pathway governs and the calculated limit itself falls to approximately 11.7 ng/L. The City cannot know in advance which case it is in. A limit set at the water quality value is supportable in both.

Additional support for the proposed limit

- PFOS is a bioaccumulative chemical of concern under Rule 57, R 323.1057. That classification carries consequences under the Part 8 Rules, which impose special conditions on such substances in R 323.1215, including tight constraints on mixing zones. With little or no mixing zone available, there is no dilution cushion between the Plant's discharge and the water quality value, so whatever margin the City wants has to be built into the local limit rather than recovered downstream.

- Michigan's antidegradation rule, R 323.1098, points in the same direction. It governs the City's own discharge rather than an industrial user's limit, so it is policy direction here rather than a mandate, but the direction is clear: assimilative capacity, once allocated, is difficult to recover, and holding capacity in reserve is consistent with that policy.

- EGLE has signaled that more stringent PFOS values are anticipated, and the precedent for movement is on the books. Michigan revised its PFOA human health values downward by roughly two orders of magnitude in 2022, from 12,000 to 170 ng/L for surface water and from 420 to 66 ng/L for waters protected as a drinking water source. The asymmetry matters more than the forecast. A limit set at today's water quality value survives a tightening of that value. A limit set at 23.1 would have to be tightened later against a user that had built its operations around the higher number and would be entitled to a compliance schedule to come back down. It is far easier never to allocate capacity than to recover it.

- The proposed level is attainable with available technology. An industrial user discharging to the Plant met a permit requirement of 11.0 ng/L for 12 consecutive months, from September 30, 2024 through September 30, 2025, using a small trial granular activated carbon unit. Demonstrated feasibility is not legally required to support a water quality driven local limit, but it establishes that the proposed level can be achieved in practice by a discharger to this Plant, and the proposed 12.0 ng/L is less stringent than the level already demonstrated.

Conclusion

The City has clear authority to adopt the proposed PFAS local limits. They rest on federal and state pretreatment law and the City's Sewer Use Ordinance, on water quality based effluent limits supplied by EGLE, on a local limits evaluation performed by the City's consulting engineer under EPA's methodology, and on EGLE's approval of that evaluation and of the corresponding program modification. The proposed PFOS limit of 12.0 ng/L is the water quality based value, it falls within the range of outcomes the evaluation itself produces, it does not depend on the safety factor or on the removal credit used in the evaluation, and it has been achieved in practice by a discharger to this Plant. Counsel recommends that Council receive the proposed limits for introduction and direct that the implementing ordinance be prepared for first reading.

Attachments

1. Moore & Bruggink, Proposed PFAS Local Limits Memorandum for the City of Zeeland Clean Water Plant, Revision 1, revised October 28, 2026.

2. Moore & Bruggink, Supplemental Comments on Proposed PFAS Local Limits, October 28, 2026.

3. EGLE approval letter, April 22, 2026.

4. EGLE memorandum supplying water quality based effluent limits, January 22, 2026.

TO: Mayor Van Dorp and Members of City Council

FROM: Robert W. Mulder, General Manager

SUBJECT: Informational Update – New Generation Capacity Implementation Plan

DATE: November 13, 2026

Background

Consistent with prior monthly updates, this memo provides an update to City Council on the BPW's new generation initiative and MPPA's Resource Adequacy Project, which is evaluating the development of new behind-the-meter generation (BTMG) on the BPW's system. Staff continue to work closely with MPPA staff and our consultants to keep the project moving while ensuring that due diligence is being performed. Staff remain confident that participation in the MPPA initiative, in any capacity, is the best means of addressing the BPW's projected capacity shortfall in 2030 and 2031.

Project Update

MPPA Resource Adequacy Project Update

MPPA continues to conduct the due diligence necessary to advance the project. A summary of the actions taken over the past month is provided below:

Equipment Providers – Developing Site-Specific Pricing

Updated site-specific pricing has been received from one of the equipment vendors, and updated pricing from the remaining vendors is expected shortly. MPPA anticipates providing participating members with a final recommendation, including all identified site-specific project costs, in December 2026.

Electrical Interconnection Evaluation

MPPA members and their respective engineering consultants worked to evaluate interconnection requirements, limitations, and associated costs. The BPW contracted with Power Systems Engineering, Inc. (PSE), to evaluate interconnection requirements and limitations and provide budgetary estimates of the required capital costs. Based on the expected project size, a new substation is anticipated to connect the facility to the BPW's sub-transmission system. PSE provided a budgetary cost estimate for this work. PSE completed the study before the October 31, 2026, deadline. Comparable evaluations were conducted for all potential MPPA host members.

Environmental Assessment (Air Permit/Modeling)

MPPA and BPW staff continue to partner with NTH Consultants Ltd. to evaluate potential sites from an air permitting perspective. NTH is performing air dispersion modeling for each potential host member's site to confirm equipment and operational requirements and identify potential permitting challenges. Modeling results for the BPW's potential sites prompted further evaluation, but a path forward has been identified and is being pursued.

Preliminary Site Plan Development

BPW staff coordinated with MPPA to develop preliminary site plans for both potential BPW sites for air dispersion modeling and general site planning and budgeting. A comprehensive review of City and Township ordinances and building requirements was also performed as part of this evaluation. Additional work will be performed, but substantial progress has been made. Staff have held preliminary discussions with the City's Community Development Office and Zeeland Township to clarify requirements and identify specific concerns.

Fuel Supply

No additional correspondence occurred during the past month. Staff await revised estimates from SEMCO Energy and do not anticipate concerns regarding meeting fuel-delivery or schedule requirements at this time.

Financing and Ownership Model

MPPA and Zeeland BPW staff have had numerous discussions over the past several months regarding the preferred ownership model for Zeeland. A recommendation to provide a non-binding commitment to participate in the MPPA project at the recommended offtake was presented and approved at the November 10, 2026, meeting of the BPW Board. The recommendation is subject to several conditions. Staff do not anticipate changing the recommended approach unless further due diligence identifies material changes to the information currently available. MPPA has requested that Zeeland identify its preferred ownership model so that a final recommendation can be prepared for all project participants in December 2026.

BPW Staff Action Update

In addition to participating in the MPPA activities described above, BPW staff have engaged in the following actions over the past month:

Property Rezoning

Staff have submitted a rezoning application to the City of Zeeland Planning Commission to rezone the BPW's property located at 535 N. Fairview Road from Public Works Facility (PF) to Industrial I-2. Doing so will enable this property to serve as a potential site for an electric generation facility, substation, or related facilities supporting BPW operations, subject to applicable review and approval requirements. Staff will present the application to the Planning Commission at the December 3, 2026, meeting.

Potential Alternative Site Evaluation & Procurement

Staff met with the owner of a potential property that could provide additional long-term strategic value to the BPW, in addition to meeting the needs of the current project. Conversations regarding the potential purchase of that property and the timeline remain on-going. Preliminary environmental and air-permitting assessments have been completed to evaluate the property's suitability, and additional due diligence will be performed.

Re-Engagement of nFront Consulting, LLC

nFront Consulting, LLC, which recently completed the BPW's 2026 Integrated Resource Plan (IRP) update, has been re-engaged to assist with due diligence related to the generation resources, dispatch models, and economic projections developed by MPPA. Progress has been limited while MPPA awaits final site-specific pricing from all vendors. That information will support nFront's independent economic evaluation.

Rate Impact Evaluation

Staff have re-engaged Utility Financial Solutions (UFS) to evaluate the proposed project's impact on electric rates and compare the projected rates with those of other utilities and relevant benchmarks. This evaluation also depends on receipt of final vendor pricing and updated project economics from MPPA. Information provided by MPPA and nFront Consulting will serve as the basis for this evaluation.

Legal Services Engagement

BPW staff have identified specialized legal-review needs associated with the anticipated contracts that may be executed between the BPW and MPPA to govern the project. Staff have coordinated with the City Attorney's Office and are discussing these needs with a law firm that has relevant expertise, with the goal of retaining the firm by January 2027.

Next Steps
MPPA and participating members anticipate the following schedule:

- November 2026: MPPA targets completion of final technical and site due diligence and receipt of updated vendor pricing to support the December economic evaluation and recommendation.
- December 2026: Provide updated investment models and final project recommendations to participating members. Identify any gaps in meeting projected needs and develop strategies to address them.
- December 2026 – January 2027: Substantially complete due diligence and applicable operating and power sales agreements, allowing project plans and supporting documentation to be finalized during the first quarter of 2027 for the BPW's PA 341 capacity demonstration filing with the MPSC.
- February 2027: MPPA Board approval for the creation of an asset project, approving project structure, participating members, financing, and project agreements.
- February – March 2027: Member authorization to enter the asset project and definitive agreements.
- February – April 2027: Final contract negotiation and execution between MPPA and its members.
- March 2027: MPPA submits PA 341 capacity demonstration documentation for all MPPA members.
- Ongoing BPW Activities: Continue pursuing additional properties that support near- and long-term strategic siting priorities. Work with nFront Consulting and UFS to evaluate the proposed project costs, alignment with portfolio and IRP projections, and the anticipated impact on rates.

Recommendation
No formal action is requested on this informational update. Staff recommend continuing project due diligence and coordination with MPPA and participating members. MPPA will provide a recommendation for participation in the potential project to members in December 2026, which staff will review and present to the Board and City Council.

Attachment: Zeeland / MPPA Approval Roadmap (October 30, 2026)

Zeeland / MPPA Approval Roadmap

Draft with Target Completion Dates and Decision Gates

ZEELAND Board of Public Works

Stage	Principal Actions / Deliverables	MPPA Action	Zeeland Action	Target Completion	Decision Gate
1. Policy Foundation — IRP	Complete Integrated Resource Plan; establish projected 2030/31 capacity need; identify local dispatchable generation as an implementation pathway.	Incorporate Member resource needs into portfolio planning.	BPW / governing-body approval of IRP resolution.	Completed — 2026	Policy direction established; capacity need and implementation pathway formally recognized.
2. Preliminary Project Recommendation / Member Decision Point #1	Review preliminary technology, vendor, portfolio, economics, Zeeland host project and proposed offtake.	Present preliminary recommendation and advance Member-specific due diligence.	Adopt Resolution Authorizing Continued Due Diligence and Participation in the MPPA Resource Adequacy and Local Generation Development Initiative.	September 2026	Preserve Zeeland's ability to participate and continue due diligence without making a final project commitment.
3. Final Technical & Site Due Diligence	Vendor/site visits; BAFO development; Phase II environmental assessment; air analysis; distribution/system impact studies; interconnection review; BES/NERC review; gas availability and infrastructure requirements; site evaluation.	Coordinate vendor, environmental, engineering, gas and system studies.	Review Zeeland-specific findings; engage consultants; confirm site suitability and local system implications.	November 30, 2026	Is the Zeeland project technically, environmentally and operationally viable?
4. Final Project Economics & Commercial Structure	Update capital cost, operating assumptions, capacity economics, project size, portfolio composition and Zeeland entitlement/offtake.	Develop final project economics and proposed Asset Project structure.	Independent reasonableness review; assess rate, financial and operational implications.	December 2026	Are the project economics and proposed Zeeland participation commercially reasonable?
5. Ownership / Asset Project Structure	Resolve MPPA-owned/project structure; cost allocation; Member entitlement; step-up provisions; host responsibilities; attrition treatment; financing approach.	Recommend preferred ownership and Asset Project structure.	Evaluate structure with legal, financial and operational advisors.	December 2026	Is the proposed ownership and risk-allocation structure acceptable to Zeeland?
6. Member Decision Point #2 — Confirm Project Direction	Present completed due diligence, updated economics, project structure, proposed portfolio and material risks.	Obtain Member direction to proceed toward definitive documentation.	BPW direction confirming continued advancement into final agreement development.	Dec. 2026–Jan. 2027	Authorize advancement from evaluation into final contract and project-document development.
7. Definitive Agreement Development	Draft Operating Agreement, Power Sales Agreement/Contract, Asset Project documents, host/site agreements and related project instruments.	MPPA and counsel prepare project documentation.	Zeeland counsel, staff and advisors review proposed documents.	Substantially complete by Dec. 31, 2026	Are the material commercial and operating terms sufficiently defined to support final review?
8. Legal / Financial / Technical Review	Review authority, cost allocation, liability, default/step-up, term/termination, dispatch, O&M, metering, settlement, financing, host obligations and conditions precedent.	Address Member comments and reconcile project documents.	City/BPW counsel, financial advisors, engineering and staff complete reviews.	Dec. 2026–Jan. 2027	Are Zeeland's legal, financial, technical and operational risks acceptable?
9. Project Documentation Package	Assemble final due-diligence reports, project economics, financing plan, environmental documentation, gas/interconnection information, project schedule and approval documents.	Complete project record for MPPA Board and Member approvals.	Prepare BPW/City governance package.	January 2027	Is the record complete enough for informed final governance action?
10. MPPA Board Approval / Asset Project Authorization	Approve final Asset Project structure, participating Members, financing and project agreements.	MPPA Board of Commissioners approves project.	Zeeland MPPA representative acts consistent with approved authority.	Target: February 2027	MPPA formally authorizes the Asset Project and related commitments.

Revised — October 30, 2026

Stage	Principal Actions / Deliverables	MPPA Action	Zeeland Action	Target Completion	Decision Gate
11. Member Decision Point #3 — Final Project Participation Approval	Present substantially final project structure and contractual commitments.	Seek Member authorization to enter the Asset Project and definitive agreements.	BPW final project participation approval; City Council approval if required.	Feb.–Mar. 2027	Final Zeeland commitment to participate in the project and assume the associated contractual obligations.
12. Final Contract Negotiation & Execution	Resolve remaining business/legal terms; execute Operating, Power Sales and related agreements.	Execute project agreements.	Authorized Zeeland officials execute approved agreements.	Feb.–Apr. 2027	Definitive agreements executed and contractual commitment becomes effective.
13. PA 341 Capacity Demonstration Documentation	Establish project treatment as a qualifying capacity resource; document entitlement and expected accreditation.	Provide project and capacity documentation.	Incorporate project into Zeeland's PA 341 capacity demonstration.	March 2027 filing target	Project is sufficiently documented to support Zeeland's capacity demonstration filing.
14. Permitting	Submit air permit and other necessary applications; respond to regulatory review.	Coordinate portfolio/project permitting as applicable.	Support local and site-specific permitting.	Application: Dec. 2026–Jan. 2027; regulatory process continues through 2027	Required permits can be obtained on a schedule compatible with commercial operation.
15. Gas Service / Interconnection	Finalize gas requirements; submit service application; negotiate necessary facilities and agreements.	Coordinate project requirements.	Work with local gas utility and engineering consultants.	Application: Dec. 2026–Jan. 2027; implementation continues through 2027	Fuel and interconnection infrastructure can be secured at acceptable cost and timing.
16. Financing	Develop financing strategy, borrowing structure, Member obligations and closing documents.	Lead financing process for MPPA-owned Asset Project.	Review financial exposure, covenants and Member obligations.	Planning: Oct. 2026–Feb. 2027; execution: Apr.–May 2027	Financing structure is executable and acceptable to participating Members.
17. Procurement / Detailed Engineering	Execute equipment/EPC/service agreements; detailed design and construction planning.	Manage procurement and portfolio implementation.	Support Zeeland site, interconnection and local infrastructure work.	Begin following final approvals — 2027	Project is ready for notice to proceed and major procurement commitments.
18. Construction / Commissioning	Site preparation, gas/electric facilities, generation installation, testing and commissioning.	Project management and contract administration.	Host-community coordination and operational readiness.	2027–Fall 2029	Project satisfies construction, testing and acceptance requirements.
19. Commercial Operation	Complete acceptance testing, accreditation, dispatch/settlement setup and O&M transition.	Begin Asset Project operations.	Receive contractual entitlement/capacity benefits.	No later than Fall 2029	Resource enters commercial operation and becomes available for the 2030/31 planning year.

Note: Target dates are planning targets and should be refined as MPPA project documentation and governance sequencing are finalized.

TO: Mayor Van Dorp and Members of City Council

FROM: Robert W. Mulder, General Manager

SUBJECT: Recommendation - MPPA Behind-The-Meter Generation Project Participation & Ownership Model

DATE: November 13, 2026

Background

The Zeeland Board of Public Works (BPW) and the Michigan Public Power Agency (MPPA) have been working through separate but complementary efforts to address open resource adequacy positions in our respective portfolios, beginning in MISO Planning Year 2030/2031. In June 2025, the BPW engaged nFront Consulting, LLC, to assist with updating our Integrated Resource Plan (IRP). This process included engaging the community and key stakeholders through a Stakeholder Engagement initiative consisting of a series of public meetings and surveys. The outcome of that process was a recommendation to advance due diligence on potential local generation to address our near-term open position, evaluate both locally and jointly owned generation alternatives, and maintain active participation in MPPA resource development initiatives.

In parallel with this initiative, MPPA has been working with members to identify ways to best address the resource adequacy needs of its members as part of its overall portfolio management. For decades, purchasing generation capacity from the market has been more economical than building new generation, particularly for smaller utilities. The BPW and other MPPA members have benefited from these market purchases and passed substantial savings along to their electric customers. Recently, however, the economics have changed, with capacity market prices becoming substantially less favorable. As a result, MPPA and BPW staff view building new on-system generation as the most viable and economical option for meeting these needs.

After conducting a robust market analysis and request-for-information (RFI) process involving representatives of various manufacturers and evaluating generation and energy storage technologies, MPPA concluded that a coordinated portfolio of natural gas-fired behind-the-meter generation (BTMG) resources located within member communities is the best strategy at this time. Zeeland's open position is included in MPPA's portfolio strategy, which endeavors to solve for member needs through MISO Planning Year 2034/2035. MPPA's approach recognizes evolving technologies and regulatory requirements, including the renewable and clean energy requirements established under Michigan Public Act 235 of 2023. Accordingly, the strategy seeks to meet anticipated needs while avoiding overcommitment to any specific resource, technology, or fuel source.

To meet the anticipated need, MPPA has established a goal of constructing 150 MW of natural gas-fired generation, distributed among multiple member communities and connected to their respective electric distribution systems as behind-the-meter generation resources. MPPA has identified Zeeland as a participating member and a potential host community, with a recommended participation offtake of 28.1% of the combined project based on our forecasted open position in PY2034/2035. This recommended offtake represents approximately 42.2 MW of installed capacity and an estimated 35.4 MW of accredited capacity across the combined project. Construction of a 50 MW local project in Zeeland has been proposed, based on favorable economics, electrical and fuel supply interconnection availability, electric system load, community support, a long history of local generation and operations, and favorable siting.

The proposed generation resources will serve primarily as capacity resources, with an estimated annual capacity factor of 20% to 30%. They will support reliability during periods of peak electric demand and when planned or forced generation outages increase the need for additional resources across MISO.

Description

Since early this year, MPPA and BPW staff have been diligently working together to perform technical, environmental, commercial, financial, legal, operational, fuel-supply, interconnection, permitting, and other due diligence on Zeeland's potential sites. MPPA has been concurrently performing these actions for strategic sites in other potential host communities.

From MPPA's perspective, the preferred ownership model for this project is an MPPA-owned project, in which all member participants receive their pro-rata share of capacity, energy, and all other attributes, and contribute their proportionate shares of capital and operations and maintenance costs across all constructed facilities. In short, this project would be administered the same as any other agency project, although the proposed facilities would be constructed in member communities and connected to their electric distribution systems. MPPA identifies reduced costs through economies of scale and reduced risk as the principal benefits of this ownership model. Specifically, these include:

- MPPA's collective credit strength can provide access to favorable financing terms.
- Aggregating projects across members secures more competitive pricing for equipment and long-term service agreements.
- Centralized project management streamlines development and construction.
- Participation across multiple projects reduces member exposure to outages or issues at any single facility.
- Gas and distribution system upgrade costs can be shared among participants, lowering costs for individual members.
- Multiple off-takers enable development of larger local projects.

While MPPA's preference is for an MPPA-owned project, the agency is willing to consider a joint-ownership (tenants-in-common) model in which a member could hold an ownership interest of less than 50% in the facility constructed in its community. The member would be responsible for financing its share of the project and paying its proportionate share of operations and maintenance costs. In either of these ownership models, all rights and responsibilities will be governed by a series of contracts executed between MPPA and the member, including but not limited to power sales, operations, facilities interconnection, and lease agreements. Although this model would give a host member a direct ownership interest in its local facility, it would concentrate the member's capacity entitlement among fewer generating units, increasing exposure to outages at that facility. The members' rights and responsibilities would remain governed by the project agreements.

Alternatively, MPPA is willing to support members in a third ownership model, member self-build, should a member decide to proceed independently. Under this model, MPPA would endeavor to assist with equipment procurement and in other areas where economies of scale can be realized and serve as the MISO market interface as it currently does. The member would assume the following responsibilities and risks:

- Financing the resource and carrying all associated debt.
- Operating and maintaining the resource or contracting directly with a vendor for long-term operations and maintenance services.
- Bearing greater outage risk due to reliance on a single facility.
- Limiting project size to manage concentration risk.

Due to supply chain pressure and demand for generation, procurement through MPPA, regardless of the ownership model, appears to be necessary.

MPPA has selected natural gas-fired reciprocating internal combustion engines (RICE) as the proposed technology and is completing its final economic evaluation of two vendors. Both vendors offer smaller units that support lower installed capital costs, shorter development timelines, and flexible dispatch. Larger units offer greater operating efficiency but have substantially higher capital costs, which may not be justified at the anticipated capacity factors. Preliminary evaluations indicate favorable economics compared with market alternatives and support continued development of the proposed project.

Recommendation

Through their joint due diligence, BPW and MPPA staff have identified potential challenges associated with constructing facilities at Zeeland's proposed sites. Although a plan to address these challenges has been identified, they underscore the value of diversification and risk management through participation in the aggregated MPPA project.

MPPA's preliminary economic evaluations do not indicate a compelling advantage to independently owning a Zeeland facility. A 50 MW Zeeland project could have a levelized cost of capacity approximately 2%–6% below that of the aggregated 150 MW MPPA project over the 20-year evaluation period. This potential cost advantage could increase or decrease under a hybrid vendor configuration, depending on how generating units are allocated among MPPA project sites. Although MPPA's Zeeland estimate provides an indicative benchmark for a self-build project, it includes economies of scale from MPPA's larger project that may not be achievable independently. Staff therefore do not consider the potential savings sufficient to justify the additional financing, ownership, and facility performance responsibilities and risks of a self-build project or joint ownership as tenants-in-common.

MPPA has requested that Zeeland indicate the ownership model it desires to pursue for this endeavor in November, so that the project economics and member-specific costs can be calculated and provided to members in December. For the reasons outlined above, staff recommend providing MPPA with an indicative, non-binding expression of Zeeland's intent to participate at the recommended offtake and support hosting a proposed 50 MW generation facility in Zeeland. Staff recommend the MPPA-owned model rather than acquiring a separate ownership interest in the Zeeland facility. This approach would reduce demands on BPW staff and preserve local borrowing capacity for other priorities, such as upgrades to the Washington Avenue Generation Facility or investments in technologies that MPPA may not pursue or may pursue on a different timeline.

Staff recommend proceeding on this indicative, non-binding basis, subject to reconsideration if:

- Final vendor pricing and economic evaluations show a compelling advantage to another ownership model.
- Zeeland and MPPA cannot reach acceptable terms on the agreements governing the project, including operations, facility leasing, interconnection, and power sales.
- The proposed vendor technology or other material aspects of the Zeeland facility are unacceptable to Zeeland.
- The project cannot provide sufficient accredited capacity within the required timeframe to meet Zeeland's resource adequacy needs.
- Other material concerns arise that warrant reconsidering Zeeland's participation.

Importantly, this recommendation does not authorize final participation in a generation project, project financing, construction, ownership, or execution of definitive power sales, operating, or other long-term project agreements. Any binding commitment would be presented separately for governance consideration following completion of due diligence and approval of the proposed project by the MPPA Board of Commissioners. This recommendation would communicate Zeeland's preliminary intent to participate and allow MPPA to continue project development, including finalizing economic evaluations, refining member-specific costs, completing due diligence, and developing the necessary project agreements.

At its November 10, 2026, regular meeting, the Board of Commissioners approved recommending this action item for City Council consideration.

Suggested Motion

Motion to approve providing MPPA with an indicative, non-binding expression of Zeeland's intent to participate in the MPPA-owned Behind-the-Meter Generation project at the recommended 28.1% offtake, or greater, and to support hosting a proposed 50 MW facility in Zeeland, subject to the considerations outlined in this memo. This action does not authorize financing, construction, or execution of binding project agreements.

MPPA Behind-the-Meter Generation Project
- Recommended Ownership Approach and Next Steps -

Robert W. Mulder, General Manager

November 16, 2026

ZEELAND
Board of Public Works

Background

- MPPA and Zeeland BPW have been working to address open resource adequacy positions.
- The BPW's IRP recommended advancing due diligence on potential local generation in the near-term (peaking units).
- MPPA has been working with its members to best address resource adequacy needs.
- MPPA has established a goal of constructing 150 MW of natural-gas-fired generation, and Zeeland has been identified as a potential 50 MW host site.
- Zeeland's recommended participation offtake would be 28.1% of the combined project based on the forecasted open position in PY 2034 and PY 2035.

Proposed Technology and Economic Evaluation

- MPPA has selected natural gas-fired reciprocating internal combustion engines (RICE) as the proposed technology and is completing its final economic evaluation of two vendors.
- Both vendors offer smaller units that support lower installed capital costs, shorter development timelines, and flexible operation as electricity needs change.
- Larger units offer greater operating efficiency, but their substantially higher capital costs may not be justified by the anticipated operating hours.
- Preliminary evaluations indicate favorable economics compared with market alternatives and support continued project development.

MPPA Project: Preliminary Allocation

Member Allocation

Member Allocation	% of MPPA Project	ICAP (MW) Offtake Recommendation	Expected Accreditation (MWs)	PY 34/35 Highest PRMR (Forecasted)	Offtake MWs as a % of PY 34/35 PRMR / Resource Adequacy Need
BAYC	12.6%	18.9	15.9	72.0	22.0%
CHAR	2.1%	3.2	2.7	12.1	22.3%
CHEL	7.1%	10.7	9.0	25.8	34.8%
ETRP	4.9%	7.4	6.2	16.2	38.2%
GRAN	15.0%	22.4	18.9	61.7	30.6%
HARB	1.2%	1.8	1.5	8.3	18.0%
HART	1.7%	2.5	2.1	10.2	20.5%
LOWE	6.1%	9.1	7.7	22.3	34.4%
PETO	3.5%	5.2	4.4	18.0	24.4%
PORT	2.1%	3.2	2.7	9.9	27.2%
WYAN	15.6%	23.4	19.7	59.0	33.3%
ZEEL	28.1%	42.2	35.4	105.3	33.6%
Total	100.0%	150.0	126.0	420.8	29.9%

% of MPPA Project shown indicates an **equal entitlement** across all proposed resources.

© Michigan Public Power Agency

ZEELAND Board of Public Works

Ownership Approaches Considered

- MPPA's preferred ownership model for this project is an **MPPA-Owned** project. The benefits include:
  - Collective credit strength.
  - Competitive pricing for equipment and long-term service agreements.
  - Reduces member exposure to outages or complications at a single facility.
  - Shared upgrade costs.
  - Enablement of development of larger projects.

- MPPA is willing to consider a **Joint-Ownership** (i.e. ***Tenants-In-Common***) model.
  - Member could hold an ownership interest of up to, but less than, 50% in their host facility.
  - The member's rights and responsibilities would remain governed by the project agreements.

Ownership Approaches Considered (continued)

- MPPA is willing to support members in a **Self-Build** ownership model, should a member decide to proceed independently.
- MPPA would assist with equipment procurement, economies of scale, and serve as the MISO market interface.
- The member would assume the following responsibilities and risks:
  - Financing the resource and carrying all associated debt.
  - Operating and maintaining the resource.
  - Bearing greater outage risk.
  - Limiting project size.

Vendor Indicative Cost Differences

- For comparable vendor options, preliminary economic evaluations imply a Zeeland sited 50 MW* project cost advantage of approximately 2% to 6% compared with the overall MPPA 150 MW project.
- Compared with a *potential* MPPA hybrid vendor configuration, the Zeeland sited 50 MW project cost advantage could increase or decrease, depending on the allocation across MPPA projects.
- Staff do not consider these preliminary cost differences sufficient to justify the additional financing, ownership, facility-performance responsibilities, and risks associated with **self-build** or **tenants-in-common** ownership.

Note: Estimates are based on the levelized cost of capacity (LCOC) over a 20-year evaluation period.

** Zeeland 50 MW project estimates serve as an indicative benchmark for self-build, direct ownership. Final costs and responsibilities depend on project structure, equipment selection, and negotiated agreements. MPPA's estimates include economies of scale realized as part of a larger project, which may not be realized in a self-build, direct ownership model.*

Recommendation: MPPA Ownership

Staff recommends that Zeeland pursue participation in the generation project under the MPPA-ownership model.

Under this approach:

- MPPA would own and finance the coordinated generation project.
- Zeeland would receive a contractual share of project capacity, energy, and related benefits.
- Participating utilities would share project costs and obligations under the project agreements.
- Zeeland's participation would support its forecasted capacity needs beginning in 2030 – 2031 and extending into subsequent planning years.

Final participation remains subject to satisfactory project evaluations, agreements, and required approvals.

Why MPPA Ownership?

- Coordinated Development – MPPA would organize procurement, financing, construction, and project administration across participating communities.
- Benefits from a broader generation portfolio – Participation across multiple facilities would reduce dependence on the performance of a single Zeeland facility.
- Shared expertise and purchasing opportunities – The coordinated project would draw on MPPA's technical resources, collective credit strength, and purchasing scale.
- A foundation for future resources – The approach would preserve opportunities for Zeeland to participate in additional shared generation projects as its needs evolve.

Recommended Direction, Remaining Decisions

- Recommended direction - Support MPPA ownership as the preferred structure for Zeeland's participation and continue developing the agreements needed to evaluate a final commitment.
- Before final participation approval:
  - Complete technical, environmental, fuel supply, and interconnection reviews.
  - Confirm project economics, financing, and potential customer rate impacts.
  - Complete specialized legal review of Zeeland's contractual obligations and protections.
  - Confirm Zeeland's participation share, host responsibilities, and operating arrangements.
  - Obtain the required MPPA, BPW, and City approvals.

Selection of the preferred ownership approach would guide the remaining work. Final project participation would require a separate, informed approval.

Suggested Motion Language



Motion to recommend that Zeeland provide MPPA with an indicative, non-binding expression of intent to participate in the MPPA-owned Behind-the-Meter Generation project at the recommended 28.1% offtake, or greater, and to support hosting a proposed 50 MW facility in Zeeland, subject to the considerations outlined in this memo.

This action does not authorize financing, construction, or execution of binding project agreements.

ZEELAND
Board of Public Works

Thank You!

TO: Mayor Van Dorp and Members of City Council

FROM: Robert W. Mulder, General Manager

SUBJECT: Gentex North Riley Campus Development Agreement Addendum No. 2 – Approval Recommendation

DATE: November 13, 2026

Background

City Council approval is requested for Addendum No. 2 to the Gentex North Riley Campus Development Agreement. The proposed addendum documents the Northside Substation improvements, establishes the parties' respective shares of the final project cost, and provides for payment of Gentex Corporation's contribution. The original Development Agreement, executed in June 2013, addressed infrastructure improvements serving the Gentex North Riley Campus. Consistent with that agreement, the BPW constructed the Northside Substation to support Gentex's electrical service needs. The project included property acquisition, site preparation, engineering, equipment procurement, and construction of a 40 MVA substation with five 12.5 kV circuits, high-side switching capability, and capacitor installation. The substation was completed and placed in service before November 1, 2024, as requested.

Financial Summary

The total actual project cost was $4,944,483. Under the allocation method established in the original Development Agreement, Gentex is responsible for 45%, or $2,225,017, and the BPW is responsible for the remaining 55%, or $2,719,466. The total project cost excludes $320,209 previously invoiced by the BPW and paid by Gentex for cabling work associated with the reconfiguration of circuit FV-8. Addendum No. 2 formalizes these financial responsibilities and provides that Gentex's contribution is payable within 45 days after the BPW delivers its invoice and supporting cost documentation. It also addresses electrical service arrangements, metering locations, customer connections, and necessary easements. Approval will allow the parties to finalize the agreement and complete the remaining billing and project closeout activities.

Recommendation

At its regular meeting on November 10, 2026, the Zeeland Board of Commissioners voted to recommend that the Zeeland City Council approve Addendum No. 2 to the Gentex North Riley Campus Development Agreement. Staff recommend that the City Council approve Addendum No. 2 to the Gentex North Riley Campus Development Agreement and authorize the BPW General Manager and City Clerk to execute the addendum on behalf of the Zeeland Board of Public Works. City Attorney Donkersloot has reviewed and approved Addendum No. 2 and has been involved with the Development Agreement since its inception.

Suggested Motion Language

Move to approve Addendum No. 2 to the Gentex North Riley Campus Development Agreement, establishing Gentex Corporation's contribution of $2,225,017 and the Zeeland Board of Public Works' share of $2,719,466 toward the final Northside Substation project cost of $4,944,483, and authorize the BPW General Manager and City Clerk to execute the addendum on behalf of the Zeeland Board of Public Works.

Attachments: Northside Substation Project Correspondence
Northside Substation Project Cost Summary
Development Agreement Addendum No. 2

ZEELAND
Board of Public Works

November 4, 2026

Scott Heerema
Director of Corporate Facilities – Gentex Corporation
600 N. Centennial St.
Zeeland, MI 49464

Scott:

Following our meeting on September 16, 2026, we reviewed the final financials for the BPW's Northside Substation project. The substation was constructed in accordance with the GNRC Development Agreement, executed in 2013, regarding infrastructure improvements at the Gentex North Riley Campus.

Based on the allocation method identified in the 2013 Development Agreement, Gentex's share of the total project cost is $2,225,017, representing 45% of the final actual project cost of $4,944,483. The BPW is responsible for the remaining project cost of $2,719,466. An additional $320,209 was previously invoiced by the BPW and paid by Gentex Corporation for cabling work associated with the reconfiguration of circuit FV-8. That amount is not included in these totals.

The final project cost includes real property acquisition, site preparation, design, procurement, and construction of a 40 MVA substation with five 12.5 kV circuits, high-side switching capability, and a capacitor installation. The project was completed and the substation placed in service prior to November 1, 2024, as requested.

Attached for your review are a cost summary for the completed project and Addendum No. 2 to the GNRC Development Agreement.

We would appreciate your assistance in finalizing and closing this matter as promptly as possible. Please let us know if you have any questions or concerns.

Respectfully,

Robert W. Mulder
General Manager
Zeeland Board of Public Works

cc: James Donkersloot, Attorney - City of Zeeland
Brian Coots, Electric Transmission & Distribution Manager - Zeeland Board of Public Works

Attachments
Northside Substation Project - Cost Summary
GNRC Development Agreement - Addendum No. 2

Northside Substation Project Cost Summary

Project costs and allocation between Gentex and Zeeland Board of Public Works.

Item	Quantity	Unit Price	Total Price
Alduti-Rupter MOIS 10’	1	$54,362	$54,362
Alduti-Rupter MOIS 12’	1	$56,672	$56,672
15 kV Recloser	5	$21,691	$108,455
2,400 kVAR Capacitor Bank	1	$126,273	$126,273
600 A Hook Switches	36	$789.69	$28,429
69 kV Circuit Breaker	2	$61,990	$123,980
69 kV Circuit Switcher	1	$82,280	$82,280
69 kV Disconnect Switch	6	$9,122	$54,733
69 kV PT	8	$8,188	$65,504
7.2 kV PT	4	$1,214	$4,856
Relay Control Panels	5	$32,390.60	$161,953
24/32/40 MVA Transformer	1	$1,069,540	$1,069,540
4/0 Cu Underground Cable	1,000	$19.96	$19,959
125 VDC Battery	1	$39,130	$39,130
Site Construction	1	$2,425,756	$2,425,756
PMH-10 Switchgear	5	$20,623	$103,114
Switchgear Base	10	$950	$9,500
15 kV 750 Cu Underground Cable	3,600	$34.36	$123,696
Transmission Line Materials	1	$9,144	$9,144
Transmission Line Construction	1	$24,244	$24,244
Engineering Services	1	$211,138	$211,138
Miscellaneous Services	1	$41,765	$41,765

Total Project Cost $4,944,483

Cost Allocation

Participant	Share	Amount
Gentex Corporation	45%	$2,225,017
Zeeland Board of Public Works	55%	$2,719,466

DEVELOPMENT AGREEMENT

Addendum No. 2

This Addendum No. 2 to the Development Agreement ("**Addendum**") is made by and among **GENTEX CORPORATION**, 600 N. Centennial Street, Zeeland, Michigan 49464 ("**Gentex**"), and the **ZEELAND BOARD OF PUBLIC WORKS**, a department of the City, whose address is 350 E. Washington Avenue, Zeeland, Michigan 49464 (the "**BPW**"), and with such two entities being known herein as the "Parties" or individually as a "Party".

RECITALS

A. Gentex and the BPW along with the City of Zeeland and Zeeland Charter Township entered into a Development Agreement on or about June 24, 2013, with respect to infrastructure improvements at the Gentex North Riley Campus (the "**GNRC Development Agreement**") and an Addendum No. 1 to such agreement was signed on September 17, 2025.

B. Capitalized terms used herein, unless otherwise specifically defined, shall have the meaning given to them under the GNRC Development Agreement.

C. Under the GNRC Development Agreement, the Property had electrical system improvements, (Electric Project A, Electric Project B and Electric Project C). This Addendum No. 2 is to specify further electric project improvements to Gentex's North Riley Campus.

Therefore, the Parties, in consideration of their mutual covenants, agree as follows:

1. Electrical System Expansion. In regard to the extension and expansion of the Electric System, the Parties hereby acknowledge and agree as follows:

    a. The Parties hereby acknowledge that the BPW has initiated and/or completed the following:

        i. Designed and initiated construction of a 40MVA, 5-12.5kV circuit substation along with high side switching capability and capacitor installation in order to meet the Gentex Plant #3's anticipated in-service date. The actual cost for these improvements is $4,944,483.

b. The BPW agrees that it shall do the following so as to meet the electrical needs of Gentex:

i. Complete construction of the **"Northside Substation"** and the BPW will pay substation development costs of up to $2,719,466.

ii. Complete three 12.5kV distribution circuits from the new Northside Substation to a meter location near the Gentex/BPW boundary adjacent to the Northside of the new Northside Substation. The Gentex North Riley Campus will be supplied up to 5-12.5kV effectively dedicated circuits with 3 backup 12.5kV distribution circuits that can be shared.

iv. Contingent upon Gentex's request if so, determined by Gentex, accommodate moving of the meter location provided that Gentex pays the incremental cost ofsuch a move.

c. Gentex agrees as follows with regard to the Electrical Systems expansion:

i. Gentex shall pay a contribution-in-aid for construction of the additional Electrical Systems improvements, namely, the Northside Substation (total actual cost for the balance of the projects is $2,225,017).

ii. Gentex shall: (A) provide and be liable for the connection to the Northside Substation metering locations from a plant's wall; (B) declare easements, as needed, for access to the new Gentex North Riley load centers on Gentex's property. The Northside substation metering locations are to be located along the BPW/Gentex property line adjacent to the Northside substation site, as depicted on the attached and incorporated Schedule 4.c.

iv. Subject to the capped amounts set forth in this Section 1, Gentex's contribution-in-aid funding obligations shall be calculated based on a 45% pro-rata share of actual construction costs incurred by the BPW and shall be payable within forty-five (45) days of BPW's delivery to Gentex of its invoices, with documentation of all such costs for such work.

2. Miscellaneous.

a. This Addendum No. 2 shall be binding upon the Parties and upon their successors and assigns.

b. In the event of any conflict or inconsistency between the terms of this Addendum No. 2 and the GNRC Development Agreement and Addendum No. 1 to the GNRC Development Agreement, the terms of this Addendum No. 2 shall govern and control.

c. This is an integrated document. It contains the full understanding of the Parties and supersedes all other understandings, agreements or conditions, written or oral, regarding the subject matter of this Addendum No. 2.

d. This Addendum No. 2 has been executed in the State of Michigan and shall be governed by Michigan law, except as to matters pertaining to choice of law.

e. The waiver by any party of a breach or violation of any provision of this Addendum No. 2 shall not be a waiver of any subsequent breach of the same or any other provision of this Addendum No. 2.

f. If any section or provision of this Addendum No. 2 is unenforceable for any reason, that unenforceability shall not impair the remainder of this Addendum No. 2, which shall remain in full force and effect.

g. It is contemplated that this Addendum No. 2 will be executed in multiple counterparts, all of which together shall be deemed to be one document.

h. The captions in this Addendum No. 2 are for convenience only and shall not be considered as part of this Addendum No. 2 or in any way amplify or modify its terms and provisions.

i. This Addendum No. 2 shall be enforceable only by the Parties and their successors in interest by virtue of an assignment which is not prohibited under the terms of this Addendum No. 2; no other person shall have the right to enforce this Addendum No. 2.

j. No Party shall be liable or deemed to be in default for any delay or failure of performance under this Addendum No. 2 or other interruption of service resulting directly from fires, explosions, earthquakes, floods, vandalism, strikes or other work interruptions or any similar cause beyond the reasonable control of the Party.

k. No amendment, modification or waiver shall be effective unless in writing and signed by all Parties.

l. All rights and remedies set forth in this Addendum No. 2 are cumulative and are in addition to any other legal or equitable rights and remedies.

m. All exhibits and Schedules attached to this Addendum No. 2 are incorporated by reference as though fully stated in this Addendum No. 2.

(See the following pages for signatures.)

Signature Page to Addendum No. 2
to the Development Agreement

GENTEX CORPORATION

By: _____

Its: _____

Dated: _____, 2026

Signature Page to Addendum No. 2
to the Development Agreement

ZEELAND BOARD OF PUBLIC WORKS

By:_____
Robert W. Mulder
Its: General Manager

By:_____
Kristen R. DeVerney
Its: City Clerk

Dated: _____, 2026

SCHEDULE 1.C TO ADDENDUM NO. 2

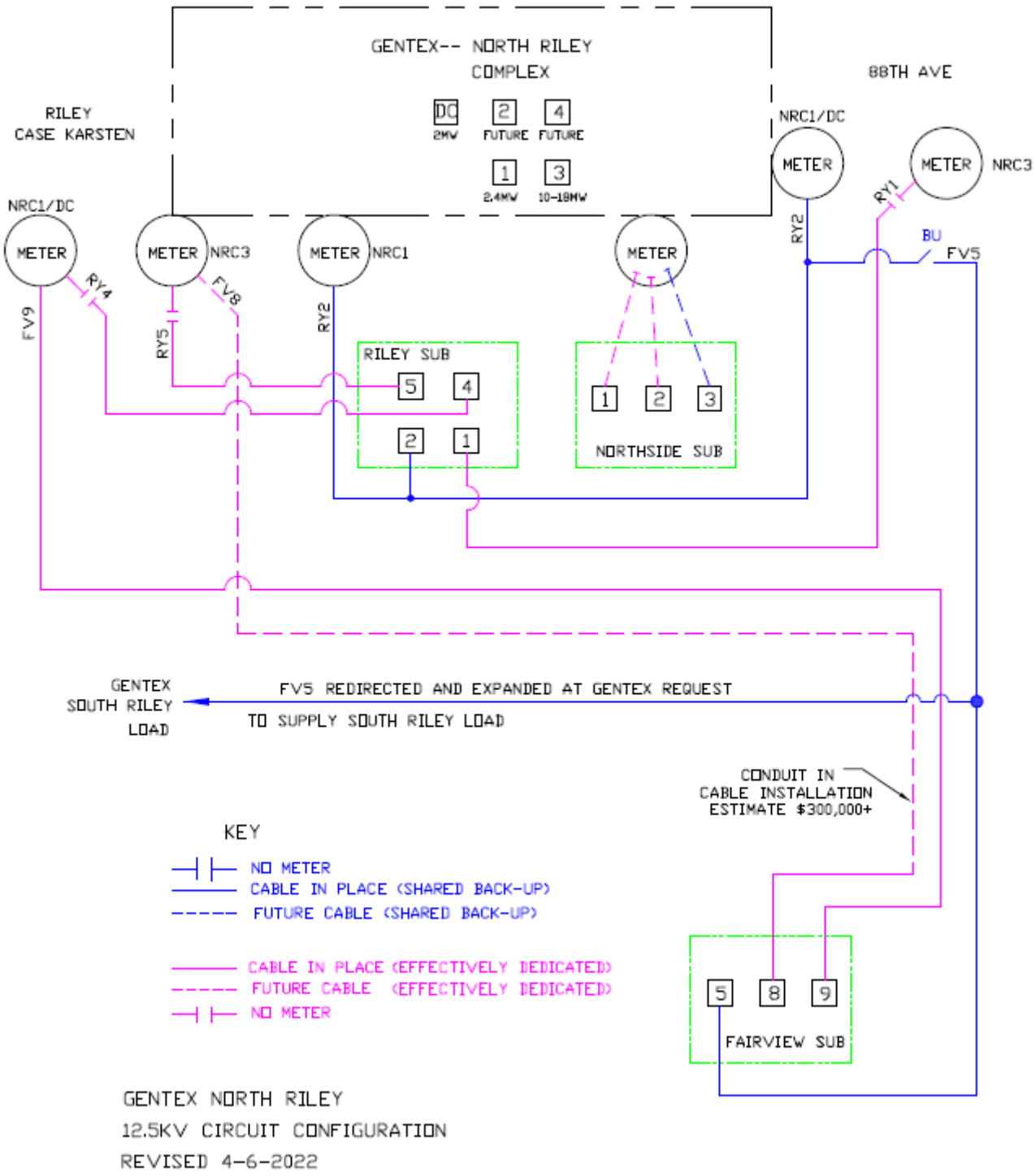
Electrical System Enhancements Required by Gentex

The GNRC Current Status

Item - Responsible Party	Status / Action Plan	Contributions by Responsible Party
Northside 69/12.5kV Substation	Completed / Un-Paid	Gentex contribution: $2,225,017 ZBPW contribution: $2,719,466

SCHEDULE 4.C TO ADDENDUM NO. 2

Northside Substation Metering Locations



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

INTEROFFICE MEMORANDUM

TO: Mayor Van Dorp and City Council Members

FROM: Kevin Plockmeyer, Interim City Manager

SUBJECT: Main Avenue and Fairview Road Roundabout Discussion

DATE: November 13, 2026

CC: Work Study Agenda Items Agenda November 16, 2026

BACKGROUND

As part of the City's 2026 Strategic Action Plan, City Council identified the evaluation of a roundabout at Main Avenue and Fairview Road as a priority. The intersection is already experiencing operational challenges, with levels of service that are less than desirable during certain periods of the day. These conditions are anticipated to become more challenging as development continues in the City's east-side industrial corridor.

Over the past several months, staff has worked with engineering consultants to evaluate the intersection, develop preliminary roundabout layouts, identify necessary right-of-way acquisitions, and consider potential funding opportunities. Significant investment by JR Automation and Mead Johnson will affect traffic movements throughout the corridor, including construction-related traffic and, eventually, additional employee and operational traffic.

Construction of the roundabout has also been included in the brownfield funding plan associated with the JR Automation development. This creates the potential for eventual reimbursement of eligible costs through future brownfield tax increment revenues. However, based on current projections, staff does not anticipate reimbursement for at least 12 years. The City will therefore need to fund construction without relying on these revenues in the near term.

The purpose of this memorandum is to discuss the timing of construction, available funding approaches, and staff's recommendation, and to seek Council's general direction before significant additional planning and financial commitments are made.

PROJECT TIMING

Staff does not believe construction during summer 2027 is feasible. Additional design, right-of-way acquisition, utility coordination, and construction planning remain necessary, and project funding has not been established. The earliest practical opportunity would likely be the 2028 construction season.

Several considerations favor moving ahead promptly. First, existing intersection operations already support the need for improvements, and further delays may compound congestion. Second, continued development at JR Automation is expected to increase employee and commercial traffic at this location. Finally, the Mead Johnson investment will involve substantial construction activity over the coming years. Staff anticipates the heaviest contractor traffic during later phases of that project and would prefer to complete the roundabout before that influx occurs. This would allow the improved intersection to accommodate the additional traffic rather than undertaking construction during the busiest period.

Taking these factors together, staff recommends targeting summer 2028 for construction. This would provide time to complete engineering, property acquisition, funding arrangements, and coordination with surrounding development activity.

PROJECT COST AND FUNDING OPTIONS

Based upon preliminary construction estimates, the roundabout is anticipated to cost approximately $4 million. This estimate will need to be refined as engineering and design progress. Several funding approaches are available, each with implications for the City's other capital priorities.

Option 1 - Existing Street Reconstruction Funding

The City currently dedicates approximately $1.5 million to $2 million annually to street reconstruction. Approximately two years of this funding could be directed toward the roundabout, allowing construction without additional borrowing or a new recurring obligation.

The disadvantage would be the delay of other planned reconstructions, particularly Winterhalder, Goodrich, and the Valley area (Westenbroek, South Jefferson, and Hillview). Using two years of street resources for one intersection could postpone these improvements and affect coordination with underground utility work.

Among the most pressing related needs is replacement of the City's remaining lead goosenecks on water services. Coordination with street reconstruction would ordinarily be preferable; however, discussions with the Board of Public Works indicate that, if these street projects are delayed, BPW would anticipate addressing the goosenecks independently through its Galvanized and Lead Service Line Replacement Initiative. This would allow the water service work to continue, although separate mobilization and restoration may be necessary.

Option 2 - Bond Financing

Bonding would allow the project to proceed while preserving annual street reconstruction resources and spreading its cost over multiple years. It would, however, introduce financing costs and ongoing debt-service payments requiring an identified, dependable revenue source.

As discussed in the City's recently presented Financial Sustainability Update, staff has suggested reserving bonding primarily for large-scale facility improvements. These substantial, long-lived projects may be more appropriately financed over time, with costs shared by current and future users. Preserving borrowing capacity would also provide flexibility as the City advances its Facilities Improvement Plan.

Brownfield reimbursement would not be a practical source for near-term debt service, as it is not expected for at least 12 years. Bond payments would instead need to be supported by other existing City revenues. While viable, bonding this roundabout would be less consistent with the capital funding approach recently presented to Council.

Option 3 - Accumulate General Fund Surpluses

The City could continue accumulating available General Fund surpluses until sufficient funding is available. This would protect the regular street reconstruction program and avoid borrowing costs. The ten-year financial model projects positive annual operating results under existing service and funding assumptions. The limitation is timing: projected annual surpluses alone would not accumulate approximately $4 million within the next year or two. Relying exclusively on this approach would likely push construction beyond summer 2028. Surpluses are also not guaranteed and retaining them for this project would limit funds available for other parks, downtown, facilities, and capital needs.

Option 4 - Blended Funding Approach

Staff would prefer to combine approximately one year of street reconstruction funding with available General Fund resources, including accumulated surpluses where financially feasible. This approach could allow the roundabout to proceed in 2028 while limiting delays to Winterhalder, Goodrich, and the Valley area reconstruction projects to approximately one year instead of two or more. A blended approach would avoid new debt and preserve some capacity for the City's other street and capital investments. Its principal drawback is the significant General Fund commitment, which would reduce near-term flexibility for other priorities. The appropriate amounts must be assessed during the budget process, considering reserves, existing obligations, and actual available resources.

WHY DISCUSS THIS NOW?

Although construction is not anticipated until 2028, staff believes Council's direction is important now. If summer 2028 remains the goal, detailed design, right-of-way work, and utility coordination will need to advance in the near term. These activities require staff attention and financial resources, and we would like to know Council's intended direction before committing them. We are also approaching the budget development process. Whether the roundabout is scheduled for 2028 or deferred will determine where available street reconstruction resources and General Fund capacity should be focused. Early direction will help staff prioritize the design work and establish a realistic capital improvement schedule, including any adjustments to planned street projects.

This discussion is not intended to seek final approval of the project or a specific funding commitment. Rather, it is an opportunity to establish a general direction so staff can allocate near-term resources appropriately and return with more detailed design, scheduling, and funding recommendations.

STAFF RECOMMENDATION

Given existing intersection operating conditions, anticipated JR Automation traffic, and the desire to complete the improvement before the heaviest later-phase Mead Johnson construction traffic, staff recommends targeting summer 2028 for construction of the Main Avenue and Fairview Road roundabout.

For funding, staff prefers a blended approach consisting of approximately one year of street reconstruction funds, supplemented by available General Fund surpluses or other unrestricted resources, subject to the budget process. Ideally, this would limit the delay of Winterhalder, Goodrich, and Valley area street projects. BPW's anticipated independent replacement of lead goosenecks would allow that priority water infrastructure work to advance despite the delay to street reconstruction.

This approach also aligns with the recently presented Financial Sustainability Update's suggestion to preserve bonding capacity for major facility projects. Any future brownfield reimbursement should be regarded as a longer-term recovery of eligible City costs, not as construction funding available in 2028.

No formal authorization to construct the roundabout or commit a funding source is being requested at this time. Staff seeks City Council's feedback on the proposed summer 2028 construction window and preferred funding approach. That guidance will help determine where to focus engineering, property acquisition, and budgeting efforts in the coming months. We look forward to the discussion on Monday evening.



_____
Kevin Plockmeyer, Interim City Manager

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

INTEROFFICE MEMORANDUM

TO: Mayor Van Dorp and City Council Members

FROM: Kevin Plockmeyer, Interim City Manager

SUBJECT: 84th Street Reconstruction Contract Award

DATE: November 13, 2026

CC: Work Study and Action Agenda Items Agenda November 16, 2026

As City Council is aware, we have been working toward the reconstruction of 84th Avenue between Riley Street and Washington Avenue. The project includes roadway reconstruction, paving, drainage improvements, and the construction of a new bike path along the corridor. We have divided the project into phases, with the first phase extending from Riley Street south to the Consumers Energy right-of-way. Our intention remains to reconstruct the remaining portion of 84th Avenue from the Consumers Energy right-of-way south to Washington Avenue. However, this portion of the project is dependent upon our ongoing efforts to reopen the railroad crossing with CSX. While we continue to work through that process, we do not currently have a definitive timeline for when we will be able to proceed with the remaining improvements.

We accepted bids for the first phase of the project on November 12 and are pleased to report that we received four bids, with the low bidder being DeSal Excavating, Inc., in the amount of $810,008.05. The engineer's estimate for the project was $1,265,000. Moore & Bruggink has reviewed the bids and recommends awarding the project to DeSal Excavating based on their review of the contractor's qualifications and previous project experience.

From a budgetary perspective, City Council previously set aside $1.2 million for this project. Based on the bids received, Moore & Bruggink anticipates a total project cost of approximately $1.1 million, which includes the construction contract, design engineering, construction inspection, permitting, and project contingencies. This places the anticipated total project cost approximately $100,000 below the amount previously budgeted. We are pleased with the bids

received and believe that we are in a good position to complete this phase of the project well within our established budget.

From a scheduling perspective, we anticipate beginning construction this winter, with substantial completion expected in early May 2027. This schedule is particularly important as we work toward having the roadway improvements completed in advance of the opening of JR Automation's new corporate offices. While the remaining portion of 84th Avenue will need to be addressed at a later date, proceeding with this phase will provide significant improvements to the corridor and support the continued development of the surrounding area.

Recommendation

Award the reconstruction of 84th Avenue, from Riley Street south to the Consumers Energy right-of-way, to DeSal Excavating, Inc., in the amount of $810,008.05 and establish a total project budget of $1,100,000.



_____
Kevin Plockmeyer, Interim City Manager

Moore+Bruggink
Consulting Engineers

November 12, 2026

Re: Reconstruction of 84th Avenue
Project No. 250218.01

Mr. Kevin Plockmeyer
City of Zeeland
21 South Elm Street
Zeeland, Michigan 49464

Dear Mr. Plockmeyer:

Based on our recommendation to award a contract on the **Reconstruction of 84th Avenue** project in the amount of $810,008.05, we hereby estimate the total project budget as follows:

PROJECT COSTS

Low Bid (DeSal Excavating, Inc.)	$810,008.05
Design Engineering	$65,000.00
Wetland Permit	$10,000.00
Construction Inspection and Engineering	$110,000.00
Project Contingencies	$104,991.95
TOTAL ESTIMATED BUDGET	**$1,100,000.00**

If you have any questions, please contact me.

Sincerely,

Alan Pennington, P.E.
Project Engineer

2020 Monroe Avenue NW | Grand Rapids, MI 49505-6298
T [616] 363 9801 | F [616] 363 2480 | W mbce.com

Moore+Bruggink
Consulting Engineers

November 12, 2026

Re: Reconstruction of 84th Avenue
Project No. 250218.01

Mr. Kevin Plockmeyer
City of Zeeland
21 South Elm Street
Zeeland, Michigan 49464

Dear Mr. Plockmeyer:

4 bids were received at 11 a.m., on Thursday, November 12, 2026, for the ***Reconstruction of 84th Avenue*** project. All bids were reviewed and checked for accuracy. A copy of the tabulation of bids is attached.

DeSal Excavating, Inc., submitted the low bid for the project in the amount of $810,008.05. Other bids ranged from $925,839.75 to $1,228,588.50. The engineer's estimate was $1,265,000.00.

The low bidder has a satisfactory performance record on previous projects, and we recommend that a contract be awarded to DeSal Excavating, Inc., in the amount of $810,008.05.

Sincerely,

Alan Pennington, P.E.
Project Engineer

Attachment
cc: DeSal Excavating, Inc.

2020 Monroe Avenue NW | Grand Rapids, MI 49505-6298
T [616] 363 9801 | F [616] 363 2480 | W mbce.com

MOORE & BRUGGINK, INC.
TABULATION OF BIDS

PROJECT: Reconstrcution of 84th Ave – Project No. 250218.01

OWNER: City of Zeeland, 21 South Elm Street, Zeeland, Michigan 49464

BIDS RECEIVED: 11 a.m., Thursday, November 12, 2026

ITEM NO.	PROPOSAL ITEM	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE PRICE	ENGINEER'S ESTIMATE AMOUNT	DeSal Excavating Inc. PRICE	DeSal Excavating Inc. AMOUNT	Dan Hoe Excavating, Inc. PRICE	Dan Hoe Excavating, Inc. AMOUNT	Site Work Solutions, Inc PRICE	Site Work Solutions, Inc AMOUNT	C&D Hughes, Inc. PRICE	C&D Hughes, Inc. AMOUNT
1	Mobilization, Max	LSUM	1	$115,578.00	$115,578.00	$20,000.00	$20,000.00	$17,000.00	$17,000.00	$100,000.00	$100,000.00	$80,000.00	$80,000.00
2	Stump, Rem, 19 inch to 36 inch	Ea	2	$500.00	$1,000.00	$500.00	$1,000.00	$250.00	$500.00	$385.00	$770.00	$750.00	$1,500.00
3	Culv, Rem, Less than 24 inch	Ea	2	$500.00	$1,000.00	$500.00	$1,000.00	$250.00	$500.00	$400.00	$800.00	$850.00	$1,700.00
4	Culv, Rem, 24 inch to 48 inch	Ea	3	$1,500.00	$4,500.00	$700.00	$2,100.00	$500.00	$1,500.00	$1,300.00	$3,900.00	$1,250.00	$3,750.00
5	Curb and Gutter, Rem	Ft	115	$15.00	$1,725.00	$3.75	$431.25	$6.50	$747.50	$3.00	$345.00	$35.00	$4,025.00
6	Subgrade Undercutting, Type II	Cyd	2000	$40.00	$80,000.00	$14.60	$29,200.00	$20.00	$40,000.00	$30.50	$61,000.00	$40.00	$80,000.00
7	Roadway Grading	Sta	15	$4,000.00	$60,000.00	$1,000.00	$15,000.00	$7,000.00	$105,000.00	$2,700.00	$40,500.00	$10,500.00	$157,500.00
8	Erosion Control, Inlet Protection, Fabric Drop	Ea	8	$175.00	$1,400.00	$150.00	$1,200.00	$200.00	$1,600.00	$90.00	$720.00	$125.00	$1,000.00
9	Erosion Control, Inlet Protection, Sediment Trap	Ea	1	$250.00	$250.00	$150.00	$150.00	$300.00	$300.00	$1,600.00	$1,600.00	$155.00	$155.00
10	Erosion Control, Silt Fence	Ft	1200	$3.00	$3,600.00	$2.25	$2,700.00	$4.00	$4,800.00	$2.00	$2,400.00	$3.00	$3,600.00
11	Subbase, CIP	Cyd	2000	$25.00	$50,000.00	$31.10	$62,200.00	$19.00	$38,000.00	$18.35	$36,700.00	$35.00	$70,000.00
12	Aggregate Base, 8 inch, 21AA	Syd	5800	$25.00	$145,000.00	$12.73	$73,834.00	$25.00	$145,000.00	$20.70	$120,060.00	$18.00	$104,400.00
13	Biaxial Geogrid	Syd	5800	$4.00	$23,200.00	$2.83	$16,414.00	$4.00	$23,200.00	$2.35	$13,630.00	$8.50	$49,300.00
14	Culv End Sect, 12 inch	Ea	1	$1,200.00	$1,200.00	$950.00	$950.00	$900.00	$900.00	$900.00	$900.00	$1,000.00	$1,000.00
15	Culv End Sect, 18 inch	Ea	3	$1,400.00	$4,200.00	$1,250.00	$3,750.00	$1,200.00	$3,600.00	$1,200.00	$3,600.00	$1,650.00	$4,950.00
16	Culv, Cl E, 60 inch	Ft	40	$750.00	$30,000.00	$515.00	$20,600.00	$525.00	$21,000.00	$1,750.00	$70,000.00	$550.00	$22,000.00
17	Sewer, Cl E, 12 inch, Tr Det B	Ft	152	$125.00	$19,000.00	$60.00	$9,120.00	$65.00	$9,880.00	$61.75	$9,386.00	$105.00	$15,960.00
18	Sewer, Cl E, 18 inch, Tr Det B	Ft	168	$150.00	$25,200.00	$66.00	$11,088.00	$80.00	$13,440.00	$86.75	$14,574.00	$125.00	$21,000.00
19	Video Taping Sewer and Culv Pipe	Ft	856	$2.00	$1,712.00	$2.50	$2,140.00	$5.00	$4,280.00	$2.00	$1,712.00	$1.50	$1,284.00
20	Sewer, 18 inch, In Stone Trench	Ft	536	$200.00	$107,200.00	$79.80	$42,772.80	$80.00	$42,880.00	$92.00	$49,312.00	$155.00	$83,080.00
21	Maintain Storm Sewer Flow	LSUM	1	$20,000.00	$20,000.00	$4,375.00	$4,375.00	$500.00	$500.00	$35,000.00	$35,000.00	$15,000.00	$15,000.00
22	Dr Structure Cover, Type B	Ea	9	$1,200.00	$10,800.00	$962.50	$8,662.50	$800.00	$7,200.00	$700.00	$6,300.00	$1,050.00	$9,450.00
23	Dr Structure Cover, Type G	Ea	1	$1,200.00	$1,200.00	$585.00	$585.00	$600.00	$600.00	$600.00	$600.00	$750.00	$750.00
24	Dr Structure, 24 inch dia	Ea	1	$2,500.00	$2,500.00	$2,260.00	$2,260.00	$2,000.00	$2,000.00	$1,250.00	$1,250.00	$2,500.00	$2,500.00
25	Dr Structure, 48 inch dia	Ea	13	$3,500.00	$45,500.00	$3,685.00	$47,905.00	$2,850.00	$37,050.00	$3,000.00	$39,000.00	$4,500.00	$58,500.00
26	Dr Structure Cover, Double Grate	Ea	8	$1,500.00	$12,000.00	$1,151.40	$9,211.20	$1,150.00	$9,200.00	$1,150.00	$9,200.00	$3,000.00	$24,000.00
27	Dr Structure, 48 inch dia, With 2-Foot Weir	Ea	4	$4,500.00	$18,000.00	$3,365.00	$13,460.00	$3,250.00	$13,000.00	$3,300.00	$13,200.00	$7,500.00	$30,000.00
28	Underdrain, Subbase, 6 inch, Modified	Ft	2800	$13.00	$36,400.00	$7.45	$20,860.00	$12.00	$33,600.00	$11.00	$30,800.00	$8.00	$22,400.00
29	HMA Surface, Rem	Syd	240	$8.00	$1,920.00	$3.60	$864.00	$5.00	$1,200.00	$4.70	$1,128.00	$10.00	$2,400.00
30	Hand Patching	Ton	5	$250.00	$1,250.00	$30.60	$153.00	$210.00	$1,050.00	$215.00	$1,075.00	$134.65	$673.25
31	HMA, 3EL	Ton	680	$110.00	$74,800.00	$89.00	$60,520.00	$100.00	$68,000.00	$82.00	$55,760.00	$78.15	$53,142.00
32	HMA, 5EL	Ton	455	$120.00	$54,600.00	$103.10	$46,910.50	$100.00	$45,500.00	$95.00	$43,225.00	$89.60	$40,768.00
33	Reinforcement, Steel	Lb	4500	$3.00	$13,500.00	$5.00	$22,500.00	$1.10	$4,950.00	$2.00	$9,000.00	$2.90	$13,050.00

ITEM NO.	PROPOSAL ITEM	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE PRICE	ENGINEER'S ESTIMATE AMOUNT	DeSal Excavating Inc. PRICE	DeSal Excavating Inc. AMOUNT	Dan Hoe Excavating, Inc. PRICE	Dan Hoe Excavating, Inc. AMOUNT	Site Work Solutions, Inc PRICE	Site Work Solutions, Inc AMOUNT	C&D Hughes, Inc. PRICE	C&D Hughes, Inc. AMOUNT
34	Conc, Grade 3500	Cyd	70	$800.00	$56,000.00	$775.00	$54,250.00	$950.00	$66,500.00	$750.00	$52,500.00	$446.00	$31,220.00
35	Driveway, Nonreinf Conc, 6 inch	Syd	140	$65.00	$9,100.00	$59.40	$8,316.00	$47.00	$6,580.00	$48.00	$6,720.00	$64.00	$8,960.00
36	Driveway Opening, Conc, Det M	Ft	90	$35.00	$3,150.00	$30.00	$2,700.00	$18.25	$1,642.50	$19.00	$1,710.00	$31.75	$2,857.50
37	Curb and Gutter, Conc, Det F4, Modified	Ft	2800	$30.00	$84,000.00	$29.00	$81,200.00	$18.25	$51,100.00	$19.00	$53,200.00	$28.85	$80,780.00
38	Detectable Warning Surface	Ft	15	$80.00	$1,200.00	$50.00	$750.00	$35.00	$525.00	$36.00	$540.00	$75.00	$1,125.00
39	Curb Ramp Opening, Conc	Ft	15	$35.00	$525.00	$26.40	$396.00	$18.25	$273.75	$19.00	$285.00	$28.85	$432.75
40	Sidewalk, Conc, 4 inch	Sft	70	$8.00	$560.00	$4.40	$308.00	$5.00	$350.00	$5.50	$385.00	$9.25	$647.50
41	Curb Ramp, Conc, 6 inch	Sft	100	$10.00	$1,000.00	$6.60	$660.00	$6.00	$600.00	$6.50	$650.00	$18.25	$1,825.00
42	Shared use Path, HMA	Ton	250	$155.00	$38,750.00	$129.00	$32,250.00	$150.00	$37,500.00	$132.00	$33,000.00	$117.25	$29,312.50
43	Guardrail Approach Terminal, Type 2M	Ea	1	$3,500.00	$3,500.00	$3,630.00	$3,630.00	$3,300.00	$3,300.00	$3,500.00	$3,500.00	$3,300.00	$3,300.00
44	Guardrail Departing Terminal, Type B	Ea	1	$1,000.00	$1,000.00	$1,320.00	$1,320.00	$1,200.00	$1,200.00	$1,500.00	$1,500.00	$1,200.00	$1,200.00
45	Guardrail Post, Culv	Ea	4	$700.00	$2,800.00	$880.00	$3,520.00	$800.00	$3,200.00	$825.00	$3,300.00	$800.00	$3,200.00
46	Guardrail Reflector	Ea	10	$25.00	$250.00	$11.00	$110.00	$10.00	$100.00	$10.50	$105.00	$10.00	$100.00
47	Guardrail, Curved, Type B, 96 inch Post	Ft	40	$55.00	$2,200.00	$40.10	$1,604.00	$37.00	$1,480.00	$38.00	$1,520.00	$37.00	$1,480.00
48	Guardrail, Type B, 96 inch Post	Ft	285	$50.00	$14,250.00	$37.40	$10,659.00	$34.00	$9,690.00	$35.00	$9,975.00	$34.00	$9,690.00
49	Fence, Chain Link, 48 inch, Vinyl Coated, Modified	Ft	64	$55.00	$3,520.00	$58.20	$3,724.80	$60.00	$3,840.00	$54.00	$3,456.00	$85.00	$5,440.00
50	Post, Steel, 3 pound	Ft	42	$15.00	$630.00	$10.00	$420.00	$9.00	$378.00	$9.50	$399.00	$9.00	$378.00
51	Sign, Type IIIA	Sft	7	$25.00	$175.00	$21.00	$147.00	$19.00	$133.00	$20.00	$140.00	$19.00	$133.00
52	Sign, Type IIIB	Sft	16	$25.00	$400.00	$22.00	$352.00	$20.00	$320.00	$21.00	$336.00	$20.00	$320.00
53	Pavt Mrkg, Waterborne, 4 inch, Yellow	Ft	800	$0.50	$400.00	$1.00	$800.00	$1.50	$1,200.00	$2.10	$1,680.00	$0.50	$400.00
54	Pavt Mrkg, Waterborne, 24 inch, Stop Bar, White	Ft	15	$7.00	$105.00	$15.00	$225.00	$5.00	$75.00	$15.50	$232.50	$100.00	$1,500.00
55	Traffic Control	LSUM	1	$15,000.00	$15,000.00	$5,250.00	$5,250.00	$5,000.00	$5,000.00	$32,855.00	$32,855.00	$20,000.00	$20,000.00
56	Riprap, Plain	Syd	50	$150.00	$7,500.00	$100.00	$5,000.00	$150.00	$7,500.00	$115.00	$5,750.00	$150.00	$7,500.00
57	Mulch Blanket	Syd	150	$5.00	$750.00	$3.00	$450.00	$2.50	$375.00	$1.60	$240.00	$3.00	$450.00
58	Turf Establishment	Syd	5000	$10.00	$50,000.00	$7.61	$38,050.00	$5.00	$25,000.00	$6.60	$33,000.00	$7.50	$37,500.00
	TOTAL ALL ITEMS				**$1,265,000.00**		**$810,008.05**		**$925,839.75**		**$1,024,425.50**		**$1,228,588.50**