

Council Meeting  
Common Council  
Electronic Meeting  
April 19, 2021

The regular meeting (electronic) of the Common Council was held at the Zeeland City Hall, 21 S. Elm Street, Zeeland MI on Monday, April 19, 2021. Mayor Klynstra called the meeting to order at 7:00 p.m.

PRESENT: Council members – Mayor Klynstra, VanDorp, Broersma,  
Kass, Timmer, Lam

ABSENT: Council members – Mayor ProTem Gruppen

Staff present: City Attorney Donkersloot, City Manager Klunder, Finance Director/ACM Plockmeyer, BPW General Manager Boatright, Marketing Director deRoo, Community Development Director Maday and City Clerk Holmes

The invocation was offered by Pastor John Clerveringa, Haven Christian Reformed Church.

Motion was made by Councilmember VanDorp and seconded by Councilmember Broersma to excuse Mayor ProTem Gruppen due to personal reasons. Motion carried. All voting aye.

Motion was made by Councilmember Broersma and seconded by Councilmember VanDorp to add Agenda Item #14 – Form a Special Events Sub-Committee consisting of Councilmember Timmer, Councilmember Lam and Mayor Klynstra. Motion carried. All voting aye.

#### 21.063 Approve Consent Agenda

Motion was made by Councilmember Timmer and seconded by Councilmember VanDorp to approve the Consent Agenda as presented.

1. Approve minutes of the Regular Meeting of April 5, 2021.
2. Approve minutes of the Work Study meeting of April 5, 2021.
3. Receive for information minutes of the Special Planning Commission Meeting of March 31, 2021.

Roll call.

AYES: Kass, Timmer, VanDorp, Lam, Broersma and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

#### ***Public Comment***

**Craig Hoppen** stated the Alcohol Overlay District has been in effect for some time and his business at 5 W. Main is not included in that Alcohol Overlay District. He wondered if there would be a time that it would be reviewed and if so, what that time frame would be.

Attorney Donkersloot state as it is with all Policies and Ordinances, it is up to City Council when and if they want to review existing Ordinances or Policies. Attorney Donkersloot believes it is on Council's agenda to review that Alcohol Policy in general. He did not know if Council is planning to redo the district or if Council wants to make a decision to do that this evening or at another meeting. It would require one member of Council to make a motion and another to second that motion and then be approved by the majority of Council.

Mr. Hoppen appreciates the consideration.

### ***Visitors***

Bob Armour, President of the Zeeland Rotary Club, was present to inform Council they are donating hand sanitizer stations to the City. He explained it was part of their commitment to reach out and do what they could for community health. It is also in appreciation of all Council does for the Community.

### ***City Manager's Report***

#### **Planning Commission**

The Planning Commission held their regular monthly meeting this past Thursday. At the meeting they approved a recommendation to vacate a portion of Maple adjacent to the former Sligh Building. The Planning Commission also approved an electronic changeable sign for DeBruyn Seed. Additionally, they approved a free-standing sign to be placed behind 14 S. Elm Street (adjacent to shared municipal parking lot with North Street CRC). This sign will be for the new Streats Taco Kitchen that is owned by Mitch Bakker.

**Supervisor Positions Recruitment** – We started the formal process of finding a replacement for the Facilities Maintenance Supervisor and the new Streets/Motor Pool and Parks/Cemetery Supervisor positions. I have attached the position announcements for your information. Please feel free to share these announcements with anyone you feel may be qualified for the respective position(s).

**Information Technology Director** – City staff continues the process of finding our first Information Technology Director. Interviews will continue the week of April 19.

**Street Projects** – All of our street projects (Alice, 100th, Paw Paw Drive, Cherry, library alley) are underway. No significant surprises to date.

### ***Public Hearing***

Mayor Klynstra called the Public Hearing to order at 7:12 p.m. for an Act 198 Application for Woodward FST.

Eric Peterson, Vice-President of Woodward FST on Centennial Drive, was present to explain the project. He explained they are proposing a \$1,003,955 capital investment project in their current facility in the City of Zeeland. This project will allow them to convert current existing storage space into manufacturing dedicated operations, specifically metal 3D printing and turbine engine nozzle repair and overhaul activities. They expect that this project will create more jobs over the next two years and will allow them to significantly expand their manufacturing operations. He explained further, they have a Woodward Foundation in which they have several different charities they work with. Woodward believes in helping the local community.

Motion was made by Councilmember Broersma and seconded by Councilmember VanDorp to close the Public Hearing for Woodward FST at 7:15 p.m. Motion carried. All voting aye.

### ***Public Hearing***

Mayor Klynstra called the Public Hearing to order at 7:16 p.m. for Establishing a Social District.

Marketing Director, Abby deRoo, explained with increased enthusiasm for outdoor dining and downtown vibrancy and leveraging the tools established last summer by Governor Whitmer - House Bill 5781 - staff has prepared a formal request to establish a social district within the City of Zeeland.

The proposed Social District and its identical Commons Area, would allow customers to purchase an alcoholic beverage from the two recommended license holders - Tripelroot and Public -- and consume the beverage on public property within the footprint of the Commons Area.

deRoo showed a map and explained the Proposed Social District, in which blue is the permanent district and red is by the authority of the City Manager which includes the following areas:

- Main Avenue between State and Centennial Streets
- Elm Street between Cherry and Main and also the Elm Street Park
- The area within the footprint of Library Alley
- Church Street between Main and Central Avenue
- The NE & NW corners of Vande Luyster Square
- The Splash Pad
- The South Municipal Parking Lot
- The parallel parking spaces in front of Tripelroot
- The patio within the Library Alley area
- The South bump out on Main Street between Elm and Church Streets

deRoo explained if a Social District is established, requirements will be met as required by State Law: The City of Zeeland will establish a local management and maintenance plan. This plan will include hours of operation within the commons area, the Social District will be defined and clearly marked with signs to designate the commons area, a road will only be closed if the City Council gives prior approval to a closure, the City shall maintain the commons area in a manner that protects the health and safety of the community and City Council may revoke the designation of a Social District if it determines that the common area threatens the health, safety or welfare of the public or has become a public nuisance.

It is the desire of City staff and the Shopping Area Redevelopment Board to request a forthcoming budget amendment to purchase outdoor furniture for the public to use at a new on-street patio within the Commons Area. We foresee sturdy, temporary fencing to surround this on-street patio, additional waste receptacles will also be requested. Staff is currently gathering pricing for these items and will return to City Council with a formal request. If there is opportunity to submit these expenses to be covered within the American Recovery Act, staff will pursue this in lieu of requesting the budget amendment. However, given the time sensitivity of ordering product in time to be used this spring, while still dealing with delays and shortages, it is quite possible that the relief grant will not be a good fit for these expenditures.

deRoo and others feel this Social District is needed to stimulate the economy and Mayor Klynstra also feels we need to do what we can to help the restaurants and businesses who suffered because of the pandemic.

**Allyn Arendsen** of North Street Christian Reformed Church on Main Street was present and stated that North Street Church has been supportive of many City initiatives to improve the economic viability of the downtown district. They have cooperated with the City on the combined parking area to the East of their building, they regularly open their restrooms for use during special events and have consented to expand alcohol sales at establishments in the downtown area. He stated the establishment of a Social District as presently proposed is not something the church can support. They respectively request the City consider altering the proposed district to eliminate the section of Main Avenue between State and Elm for the following reasons:

1. North Street holds services and activities on many days other than Sunday. In many cases these are not consistent with the atmosphere created with the Social District, such as weddings, funerals and children's events.

2. This creates an undue burden on our church and staff to maintain the boundary between the church property and the allowable Social District.
3. It can be reasonably assumed that additional litter and trash clean-up will be required by our church staff.
4. The proposed Social District leaves no opportunities for members or visitors to access our facility without crossing through or adjacent to the proposed Social District.
5. We believe the goals of the Social District can be achieved without including the section of Main Avenue between State and Elm.

**Terry Boerman**, 139 S. Division, has a few things that he would like to point out after reading the memorandum on the Social District. First, it states the Splash Pad will be included. The Splash Pad was designed for children and now we are going to introduce alcohol into the area. He also questions how the City is going to control and monitor alcohol staying in the District and alcohol not being brought in from the outside. This puts an extra burden on our Police Force. In reading the memo, he sees “the City of Zeeland will provide”, “the City of Zeeland will maintain”, so in other words, the City will pay. Where does this money to provide and maintain come from? The taxpayers. How many of the taxpayers are going to utilize this? It seems a better solution will be for the businesses selling the alcohol should be providing and maintaining. If there is a Saturday night event, what will happen to the full trash receptacles? Will the City have workers come down at 10:00 p.m. on a Saturday to empty those and clean up or will the trash bins and cleanup wait until Monday? Alcohol is banned from the State parks so why do we feel we need it in the City? He sees very few businesses benefitting from this.

**Anna Maria Meppelink**, 9057 Lakeview Ct. thanked Council for allowing her to share her concerns regarding the Social District. She used to be a business owner in downtown Zeeland and was a past President of the Zeeland Chamber of Commerce so she has a real love for Zeeland. She prays for the business that are struggling because of the pandemic and wants to see the community as a whole benefit, not just 1 or 2 businesses. She is not so sure doing a permanent solution for a temporary pandemic is a smart move. She realizes there needs to be changes and questions the wisdom of this one. How is this going to be controlled? She also feels if we are going to have a Social District that we limit the Main Street and not go all the way to State Street. North Street Church and the Bridge are places of worship that involve young people and we all know that when alcohol is consumed, chances are that language, attitudes and behavior are going to change. That is not what we want our young people to see. She questions if other property owner’s downtown are in favor of this or if it is just for Tripelroot and Public? To have a City spend its resources to benefit just a couple of businesses is not admirable.

**Laura Gentry**, 39 S. Division, owner of Tripelroot. She thanked Council for considering a Social District and stated Social Districts have been successfully implemented in other communities. Outside areas to eat are what people want. She thinks that will last past the pandemic. The pandemic has been very difficult on their business. They love downtown Zeeland and bring something to Zeeland that Zeeland has never had. This will provide options for people that are similar to a “food court”. This will allow getting food from Frank’s and a beverage from Tripelroot if people want. It will benefit all the restaurants plus the other stores downtown will be seen and people may decide to go check them out. They will see Zeeland has a lot to offer. Laura also wanted to mention the seating. She said it would be helpful to have it closed from the bump-out from Frank’s all the way down. That way you wouldn’t have people trying to park in that space and that will allow for people to keep going straight. She just wants to work together and make Zeeland a place that people want to come to.

Mayor Klynstra explained Laura has just become a member of the Shopping Area Redevelopment Board which consists of store owners, a resident and a Council liaison. The members of SARB are all for the Social District believing that other businesses will benefit from it.

deRoo wanted to explain logistics and timing. The State will allow local governments to request Social Districts through 11/2024 and if the State chose to extend that, we could apply for the extension at any time. Once a City has a Social District, Council can permanently close their Social District with a Public Hearing if they feel it is not working. deRoo stated Rockford had a lot of the same concerns that we are facing. They started their Social District last winter and it was quite popular and successful for their community.

City Clerk Holmes read correspondence received in regards to the Social District:

**Mary Jo O'Connor** asked “Will the alcoholic beverages consumed in the Social District need to be purchased from businesses within the District? If so, how will this be enforced? What’s to keep someone, or a group, from bringing drinks into the District and using the area?”

**Nick Byma**, 44 S. State, wrote “I was reading through last night’s meeting packet and saw the section about the Social District. I couldn’t gauge whether this was the first time it was discussed or not, but I am in huge favor of this idea. Anything that can be done to increase outdoor seating, open container and promote economic activity is fantastic. I’m not sure if/when this will go to public comment but anything that I can do to help move this forward, please let me know.”

**Doug Vos**, Don’s Flowers wrote “Unfortunately, I will not be able to join the Public Hearing tonight, I just wanted to reach out and once again offer my support as a downtown business owner and property owner for this proposal. With the proper safeguards in place, this will be a benefit not only to our downtown restaurants, but to all downtown merchants.”

Motion was made by Councilmember Broersma and seconded by Councilmember Timmer to close the Public Hearing for a Social District at 7:50 p.m. Motion carried. All voting aye.

21.064 ACT 198 Exemption Certificate for Woodward FST

Motion was made by Councilmember Broersma and seconded by Councilmember VanDorp to approve the ACT 198 Exemption Certificate Application for Woodward FST as presented.

Roll call.

AYES: Timmer, VanDorp, Lam, Broersma, Kass and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.065 Resolution - Notice of Intent to Vacate a Portion of Maple Street and Schedule a Public Hearing

Motion was made by Councilmember VanDorp and seconded by Councilmember Broersma to adopt the Resolution to Vacate a Portion of Maple Street and schedule a Public Hearing for the June 7, 2021 City Council Meeting.

Roll call.

AYES: VanDorp, Lam, Broersma, Kass, Timmer and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.066 Resolution to Approve a Social District

A motion was made by Councilmember Kass and seconded by Councilmember VanDorp to approve the Social District in the City of Zeeland.

Discussion commenced regarding the Social District boundaries that were presented with Main Street going from Centennial to State Street. It was discussed that Main Street from Elm to State could be reserved for special events only that are approved by the City Manager.

An amended motion was made by Councilmember Broersma and seconded by Councilmember VanDorp to adopt the Resolution with the exception of Main Street from Elm to State except for special events.

Roll call.

AYES: Lam, Broersma, Kass, Timmer, VanDorp and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.067 Resolution to Approve Application from Tripelroot for a Social District

Motion was made by Councilmember Timmer and seconded by Councilmember Broersma to adopt the Resolution to approve Tripelroot, LLC as an approved license holder within Zeeland's Social District.

Roll call.

AYES: Broersma, Kass, Timmer, VanDorp, Lam and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.068 Resolution to Approve Application from Public for a Social District

Motion was made by Councilmember Lam and seconded by Councilmember Timmer to adopt the Resolution to approve 1983 Restaurants, LLC dba Public as an approved license holder within Zeeland's Social District.

Roll call.

AYES: Kass, Timmer, VanDorp, Lam, Broersma and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.069 Lease Agreement – CADO, LLC

Motion was made by Councilmember Broersma and seconded by Councilmember Kass to approve the Lease with CADO, LLC, for a portion of their lot at 146 E. Main as presented.

Roll call.

AYES: Timmer, VanDorp, Lam, Broersma, Kass and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.070 Lease Agreement – Lakeshore Investors Group

Motion was made by Councilmember VanDorp and seconded by Councilmember Broersma to approve the Lease with Lakeshore Investors Group, for a portion of their lot at 150 E. Main as presented.

Roll call.

AYES: VanDorp, Lam, Broersma, Kass, Timmer and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.071 MPPA Capacity Purchase Recommendation

Motion was made by Councilmember Kass and seconded by Councilmember Timmer to authorize the BPW General Manager to commit to purchase through the Michigan Public Power Agency, the capacity amounts deliverable to MISO Zone 7 for the planning year stated, subject to formal approval by the BPW Board of Commissioners with a maximum purchase commitment totaling \$4,023,000 over the 10-year term.

Roll call.

AYES: Lam, Broersma, Kass, Timmer, VanDorp and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.072 Approve WEMET Contract

Motion was made by Councilmember Timmer and seconded by Councilmember Broersma to approve the modified agreement with WEMET to provide paymaster services for their Property Room Manager and Administrative Assistants.

Roll call.

AYES: Broersma, Kass, Timmer, VanDorp, Lam and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.073 Budget Resolution – Schedule Hearing and Millage Rate

Motion was made by Councilmember Lam and seconded by Councilmember VanDorp to adopt Resolution to schedule the Public Hearing for Monday, May 3 and a Millage rate levy for 10.2354 mills.

Roll call.

AYES: Kass, Timmer, VanDorp, Lam, Broersma and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.074 Approve SEMCO Right-of-Way Grant for the South Parking Lot

Motion was made by Councilmember Broersma and seconded by Councilmember Kass to approve the SEMCO Right-of-way Grant for the South Parking Lot.

Roll call.

AYES: Timmer, VanDorp, Lam, Broersma, Kass and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.075 Approve SEMCO Right-of-Way Grant for the North Parking Lot

Motion was made by Councilmember VanDorp and seconded by Councilmember Broersma to approve the SEMCO Right-of-way Grant for the North Parking Lot.

Roll call.

AYES: VanDorp, Lam, Broersma, Kass, Timmer and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.076 Arbor Day Proclamation

Motion was made by Councilmember Kass and seconded by Councilmember Timmer to proclaim Friday, April 30, 2021 as Arbor Day in the City of Zeeland.

Roll call.

AYES: Lam, Broersma, Kass, Timmer, VanDorp and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

21.077 Special Events Committee

Motion was made by Councilmember Timmer and seconded by Councilmember Broersma to create a Special Event Committee consisting of Mayor Klynstra, Councilmember Lam, Mayor Klynstra, Abby deRoo and Kerri VanDorp to review special events that have taken place in the past and what we can safely present in the future.

Roll call.

AYES: Broersma, Kass, Timmer, VanDorp, Lam and Mayor Klynstra

No Votes: None

Absent: Mayor ProTem Gruppen

***Public Comment***

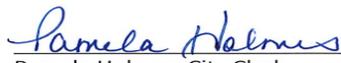
There was no public comment.

Mayor Klynstra announced the MAX Bus is running but only for employment purposes.

Saturday, April 24, is the Grand Opening of the Girls' Softball Complex at Huizenga Park from 9:45 a.m. to 11:00 a.m. Mayor Klynstra will be throwing the first pitch.

There being no further items to discuss, motion was made by Councilmember Broersma and seconded by Councilmember Timmer to adjourn the meeting at 8:12 p.m. Motion carried. All voting aye.

  
Kevin Klynstra, Mayor

  
Pamela Holmes, City Clerk

## MEMORANDUM OF WORK-STUDY SESSION

Electronic Meeting

Zeeland City Hall Council Chambers

Monday, April 19, 2021

6:00 P.M.

PRESENT: Councilmembers – Mayor Klynstra, VanDorp, Broersma, Kass, Timmer and Lam

ABSENT: Councilmembers – Mayor ProTem Gruppen

Staff Present: City Attorney Donkersloot, City Manager Klunder, Finance Director/ACM Plockmeyer, BPW General Manager Boatright, Marketing Director deRoo, Community Development Director Maday and City Clerk Holmes

Mayor Klynstra called the meeting to order at 6:00 p.m.

### ***MPPA Capacity Purchase***

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

The capacity deficiencies for the upcoming planning year (PY2021/22) have already been addressed to satisfy the Midcontinent Independent System Operator's (MISO) planning reserve margin requirements (PRMR), and the compliance requirements of Michigan's Public Act 341 (PA341) are satisfied for three of the next four years. Accordingly, a capacity purchase to achieve 95% of the BPW's forecasted PRMR for PY2025/26 is the only requisite transaction, however, prudent risk management requires a longer-range view.

Based on the long-term forecasted capacity requirements, the BPW has substantial open positions beginning in planning year 2025/26, which become significantly greater in planning years 2028/29 and beyond. This is partially due to the forecasted increase in load growth, but also the anticipated loss of existing capacity resources, including:

- Bilateral capacity purchases reaching term in PY2024/25 (10.7 MW), and PY2029/30 (10.0 MW)
- Anticipated closure of DTE's Belle River Facility in 2029 & 2030, a combined loss of over 11.0 MW
- Anticipated loss of Autumn Hills in 2024 due to the contract reaching term, a loss of 3.4 MW
- Anticipated retirement of the BPW's oldest generating assets, starting around 2030

In November of 2019, a recommendation was made and subsequently approved by the BPW Board and Zeeland City Council for two significant capacity purchase transactions commencing in PY2022/23. These transactions addressed our near-term open positions during a period of anticipated market volatility, and a portion of our long-term needs as part of our portfolio risk management strategy.

- 3-year purchase: PY2022/23: 2,300 kW/mo, PY2023/24: 2,600 kW/mo, PY2024/25: 20,700 kW/mo
- 15-year purchase: PY2025/26 – 2039/40: 8,100 kW/mo for all years

As MPPA and BPW staff continue to update long-term forecasts and assess market conditions, staff recommends that an additional 10-year Zonal Resource Credit (ZRC) capacity transaction be executed at this

time commencing with PY2025/26. The recommended transaction will not completely address the open position in any of these forward years. Rather, it will serve as a portion of the BPW's portfolio to reduce risk, while allowing participation in future projects and developing technologies as they become available.

A review of the BPW's multi-year forward capacity transactions since 2015 indicates that multi-year forward transactions have ranged in price from \$3.40 - \$5.00 per kW-Month, with an increase seen in recent years. Based on a tightening capacity market due to the retirement of existing generating resources in MISO Zone 7, the current cost of constructing and operating a new plant, and the 10-year term of the transaction, staff believes the recommended transaction to be attractive and a good fit for our portfolio.

### ***Notice of Intent to Vacate a Portion of Maple Street***

Community Development Director Maday reported on March 31, the Planning Commission held a public hearing regarding the possible vacating approximately 330' feet to the south of Maple Street in the block between Main Ave and Washington Ave, with a cul-de-sac being constructed mid-block. Following the public hearing, the Commission directed the City Attorney to prepare a resolution for their consideration recommending that this occur and that the City retain an easement the width of the existing Maple Street right-of-way for the utilities that lie under the road.

The resolution came before the Commission for action on April 15<sup>th</sup>, and was unanimously approved by the Commissioners in attendance. This resolution, which includes the Commission's reasoning for making their recommendation, and the related Maple Street Alternatives Analysis report are enclosed with this memo. As are the relevant portion of the draft minutes of that meeting.

On April 9<sup>th</sup>, the owner and developer of the adjacent Sligh Building property at 349 E Main Ave filed a letter formally requesting that the subject portion of Maple Street be vacated. As outlined in a 2011 memo from the City Attorney regarding the City's street vacating process, following the receipt of a request to vacate a street, Council is to consider the request and if it desires, approve a resolution of intent to vacate the street and schedule a public hearing in the matter. If the resolution is adopted, a City Council public hearing would then be scheduled for June 7, 2021.

### ***Social District***

With increased enthusiasm for outdoor dining and downtown vibrancy and leveraging the tools established last summer by Governor Whitmer - House Bill 5781 - staff has prepared a formal request to establish a social district within the City of Zeeland.

The proposed Social District and its identical Commons Area, would allow customers to purchase an alcoholic beverage from the two recommended license holders - Tripelroot and Public -- and consume the beverage on public property within the footprint of the Commons Area. deRoo reviewed a map that showed where the regular Social District would be and explained the City Manager has the authority to adjust hours or boundaries and City Council has the authority to close down the District.

It is the desire of City staff and the Shopping Area Redevelopment Board to request a forthcoming budget amendment to purchase outdoor furniture for the public to use at a new on-street patio within the Commons Area. We foresee sturdy, temporary fencing to surround this on-street patio, additional waste receptacles will also be requested. Staff is currently gathering pricing for these items and will return to City Council with a formal request. If there is opportunity to submit these expenses to be covered within the American Recovery Act, staff will pursue this in lieu of requesting the budget amendment. However, given the time sensitivity of ordering product in time to be used this spring, while still dealing with delays and shortages, it is quite possible that the relief grant will not be a good fit for these expenditures.

***Lease Agreement – CADO, LLC and Lakeshore Investors Group***

The City is in the process of improving the library alley and common walkway between Tripelroot and Drip Coffee/Get Togethers with grade improvements, new sidewalk, patio, landscaping, and the installation of snowmelt. While we have existing lease agreements with CADO, LLC (dba Tripelroot) at 146 E. Main and Lakeshore Investor Group (location of Drip and Get Togethers) at 150 E. Main to utilize a portion of their property for public walkways, landscaping and a patio (150 E. Main property), those leases are currently on a year-to-year basis. Given the investment the city will make with snowmelt, we felt it was important to update the leases to reference snowmelt and create a new 30-year fixed term on the leases.

We are thankful that both parties have agreed to these updated lease terms and we are seeking City Council approval of the leases. We are still working on a separate agreement with Tripelroot which will cover snowmelt in their private patio area. Additionally, we are still working with the owners of 154 E. Main to obtain a lease for a portion of the alley behind the library so that we can create an expanded public snowmelt area in that location. We are hopeful that we may have those ready for your May 3rd City Council meeting.

***SEMCO Right-of-Way Grant for South Parking Lot and North Parking Lot***

Donkersloot explained that Semco has been improving and replacing gas lines so we need to have a written easement for that. It is important that these gas lines are updated. The easements will last indefinitely.

***Act 198 Exemption Certificate for Woodward FST, Inc.***

Community Development Director Maday explained Woodward at 200 E. Riley is proposing a \$1,003,955 capital investment project in their current facility in the City of Zeeland. This project will allow them to convert current existing storage space into manufacturing dedicated operations, superficially metal 3D printing and turbine engine nozzle repair and overhaul activities. We expect that this project will allow them to significantly expand their manufacturing operations.

***WMET Contract***

Since 2014, the City of Zeeland has been serving as a paymaster of sorts for WEMET's property room manager and since 2015 the administrative assistant of the property room manager. Overall, this arrangement has been working very well, and has proved to result in very little burden for the City of Zeeland's Finance Department. In a review of our current contract with WEMET, we realized that our contract was written specifically for one person. Over the course of time, this person has transitioned from their role with WEMET and has been replaced. Also, since the adoption of this contract, WEMET has added an additional employee. Because of these scenarios, we saw the need to modify our contract to be more ambiguous and allow for these types of transitions. Attorney Donkersloot updated the contract and it was approved in concept by WEMET. While the concept of the agreement does not change, it does allow a bit more flexibility to account for the transitional nature of employees.

***Budget Resolution – Schedule Hearing and Millage Rate***

By State law and the Charter, we must schedule a Public Hearing for the Budget and to establish the millage rate. The proposed date is Monday, May 3, 2021 for the Public Hearing.

***Public Comment***

There was no public comment.

*Being no further information to discuss, Mayor Klynstra adjourned the meeting at 6:45 p.m.*

Pamela Holmes  
City Clerk