

CITY OF COOPERSVILLE
REGULAR MEETING OF THE CITY OF COOPERSVILLE CITY COUNCIL
CITY HALL, 289 DANFORTH ST.; COOPERSVILLE, MICHIGAN

October 13, 2025

Present: Council Member Bowman Council Member Poelma
Council Member Degeus Council Member Weise
Council Member Gerard Mayor Bush

Absent: Council Member Gavin

Motion by Council Member Weise with second by Council Member Poelma to excuse the absence of Council Member Gavin. Motion carried unanimously. (2025 – 091)

Additions/Corrections to Agenda

Motion by Council Member Weise with second by Council Member Poelma to add Library Board Representatives to Item 5.B. to Scheduled Guests and Public Hearings. Motion carried unanimously. (2025 – 092)

Scheduled Guests & Public Hearings

Eric VanDop of Brickley DeLong P.C. to Present City Audit as of June 30, 2025

A representative from Brickley DeLong P.C. presented the 2024-2025 Financial Statements and Auditors Report for the City.

Coopersville Area District Library Update

Coopersville Area District Library City Representatives, Norine Fox and Amy Denning presented an update on the current programs and activities that the library currently offers, and the funding sources that support the library.

Citizens Input and Suggestions

Resident Jamie Adams stated that the city should get started on the designation of 561 John Street as a city park, and that there is a rancid smell coming from the Dairies, stating further that there are certain days that the smell is very bad.

Resident Daniel Bowman stated that “smart meters” are going to be discussed during the meeting tonight and people should be allowed to keep their homes safe. Residents should not be penalized for opting out of the installation of a new “smart meter.”

Consent Agenda

Motion by Council Member Weise with second by Council Member Gerard to approve the Consent Agenda which consists of the following: Motion carried unanimously. (2025 – 093)

- *Minutes of the City Council Meeting of September 8, 2025*
- *Superior Asphalt, 2025 Street Improvements: Eagle Ridge Estates and Meadow Green Estates Riser Rings – Change Order No. 1, Increase Totaling \$7,330.00*
- *Superior Asphalt, 2025 Street Improvements: Eagle Ridge and Meadow Green – Final Pay Application, Totaling \$276,402.00*
- *Georgetown Construction, 68th Avenue Water Main Replacement – Change Order No. 1, Decrease \$6,968.32*
- *Georgetown Construction, 68th Avenue Water Main Replacement – Pay Application No. 1, Totaling \$355,838.83*
- *Checks through October 13, 2025, Totaling \$2,037,378.56*
- *Council Information Packet*

Petitions and Communications

Discussion/Action-Request to Rezone 151 N 68th Avenue from I-1 Light Industrial to I-2 Heavy Industrial (PPN: 70-05-22-300-040)

Planning Director Victor Vuong stated that MacAllister Machinery is requesting to rezone the property from I-1 Light Industrial to I-2 Heavy Industrial. The Planning Commission is recommending approval by City Council after the Public Hearing was held on September 15, 2025, and the Planning Commission Members voted unanimously to approve the rezone and recommend approval by the City Council.

Council Member Gerard asked if the adjacent homeowner was satisfied with the site plan and the conditions set forth for MacAllister Machinery? Planning Director Victor Vuong stated that “yes” the property owner was satisfied with the conditions.

Motion by Council Member Bowman with second by Council Member Degeus to approve the Rezoning of 151 N. 68th Avenue, PPN: 70-05-22-300-040 from I-1 Light Industrial to I-2 Heavy Industrial. Motion carried unanimously. (2025 – 094)

Discussion/Action – SERFM Emergency Storage Pond Maintenance and Operations Agreement

City Manager Dennis Luce stated that the city will maintain the lawn, weeds, etc., and Muskegon County will handle all the capital projects. Mr. Luce stated that they are currently looking at options for storm water.

Motion by Council Member Weise with second by Council Member Bowman to approve the SERFM Emergency Storage Pond Maintenance and Operations Agreement. Motion carried unanimously. (2025 – 095)

Discussion/Action – Muskegon County and City of Coopersville Lease Agreement for Emergency Storage Ponds

City Manager Dennis Luce stated that Muskegon County will be performing some upgrades to the banks and areas surrounding the ponds.

Motion by Council Member Bowman with second by Council Member Poelma to approve the Muskegon County and City of Coopersville Lease Agreement for Emergency Storage Ponds. Motion carried unanimously. (2025 – 096)

Discussion/Action – Repairs to City Hall Dormers, Totaling \$28,918.00

City Manager Dennis Luce informed the Council that the dormers on the front of City Hall are deteriorating and need to be repaired before the roof gets redone. The cost to frame it in and install siding was not much less than repairing the block work and they did not feel it would look right.

Motion by Council Member Degeus with second by Council Member Weise to approve the quote from River Valley Stone Works totaling \$28,918.00. Motion carried unanimously. (2025 – 097)

Discussion/Action – Consideration for Sewer Bond Payoff, Totaling \$2,201,000

Motion by Council Member Gerard with second by Council Member Bowman to pay-off the Sewer Bond totaling \$2,201,000. Motion carried unanimously. (2025 – 098)

Discussion – Water Meter Replacement Project

The city currently provides 1,439 water services. For more than ten years, staff has been transitioning from older Sensus touchpad meters to new Metron-Farnier radio-read meters. These new meters improve efficiency and accuracy, and provide enhanced data for both billing and system protection.

At present, approximately 16 old Sensus meters remain in service, and they are still reliant on obsolete reading technology. After January 1st, the City’s existing Sensus meter reading system will no longer function without purchasing new equipment. Replacement equipment and an annual maintenance fee would cost \$5,889. The annual maintenance fee will cost \$3,700 per year.

Petitions and Communications continued
Discussion – Water Meter Replacement Project

Meter Reading Comparison

Old Sensus Meters:

- Require two DPW staff 3–5 days per cycle to manually read.
- More susceptible to errors and require billing clerk adjustments.
- Limited diagnostic ability to detect leaks and requires physical inspection.
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In the past, it would take two staff members from the Department of Public Works (DPU) 3-5 days to read the old touchpad Sensus Water Meters. This process requires the DPU staff to walk (rain, snow, or shine) from one home/building to the next and make physical contact between the meter reader and the touchpad. Once the data was gathered, the billing clerk had to manually enter or adjust a significant amount of billing information into the system.

Metron-Farnier Meters:

Radio-read technology allows efficient data collection via drive-by routes.

- Provides 90-day data logs for leak detection and unusual usage patterns.
- Includes automated alerts such as High Consumption and Backflow warnings which are important factors for protecting the City's water system.
- Complies fully with FCC standards for radio frequency (RF) exposure. RF emissions are lower than common household devices such as Wi-Fi routers, microwaves, and baby monitors.

Another useful feature of the Metron meters is that during the reading cycle, staff can set up alarms that flag meters for possible concerning issues detected from the read. Some of these flags are "High Consumption" and "Backflow."

Some residents have expressed concern regarding RF emissions from smart meters. Research shows RF levels from smart meters are safe, and many municipalities have successfully deployed these systems. To address concerns, some Michigan communities have created opt-out programs allowing residents to retain a non-radio meter at an additional cost.

The Metron-Farnier metering technology fully complies with the FCC standards and guidelines for environmental exposure to RF, which have been in place since 1985. In 1996, the FCC implemented recommendations from two expert organizations, the National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronics Engineers (IEEE), in respect to the permissible RF exposure limits for field strength and power density for transmitters. The FCC also adopted the specific absorption rate (SAR) limits for human exposure to RF emissions from devices operating within close proximity to the body as specified within the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). The attached chart (figure 1) identifies the Types of Radiation in the Electromagnetic Spectrum.

(Source: Richard Tell Associates, Inc)

Radio waves are used extensively for communications and transmitting information wirelessly. Radio waves surround us and are used in everyday life. Generally speaking, there are a number of existing everyday environmental sources that produce much stronger RF fields than those of a smart metering system. RF energy produced by smart meters is not harmful and is comparable to cellular phone devices, wireless baby monitors, television broadcasts, garage door openers, microwave ovens, cordless home phones, and Wi-Fi networks.

Very few communities offer an Opt-Out Program. The fees vary, with initial setup costs and ongoing monthly surcharges for manual readings.

Petitions and Communications continued

Discussion – Water Meter Replacement Project continued

Council Member Weise presented information on the research he performed on the radio wave out put on the Metron-Farnier meters, through the Vermont Health Study.

Council Member Wesie stated that the Metron-Farnier meters function once per day through Verizon waves and the output is fifty (50) to ninety (90) microwatts per day if touching the meter. Cell phones put out five-hundred micro-watts if held to your ear. Cell phones, laptops, and Wi-Fi are putting out way more radiation than a meter, and everyone, should be required to change to the Metron-Farnier meters.

Council Member Poelma asked if the residents with the old Sensus meters are aware of the costs that will be incurred by them, should they be allowed to opt out of the Metron-Farner meters?

Council Member Bowman asked if this would or could be a two-part (2) process?

City Manager Dennis Luce stated that Staff is seeking direction from Council on an ordinance amendment to either allow the residents with the Sensus meters, to opt out of the meter replacement, or require everyone to upgrade to the Metron-Farnier meters.

Treasurer Keri Rogers stated that if the city opts out of the software upgrades on the Sensus meters and the residents with those meters, are not required to upgrade to the Metron-Farnier meters, the city would not be able to read those meters.

Council Member Poelma stated that she would want to see more than three (3) people that absolutely do not want to change their meters.

Council Member Bowman inquired about getting more testing done on the radio wave out put of the meters on his own?

Council Member's Degeus, Weise, and Poelma stated that they were in favor of an ordinance amendment that would require everyone to upgrade to the Metron-Farnier meters.

Council Member Bowman stated that maybe they could line their floor in their home with something that would block the radio waves from their daughter's bedroom.

City Manager Dennis Luce will present a proposed amended ordinance at the November 2025 Council meeting for the Council to review.

Discussion/Action – Prein and Newhof Water System Preliminary Engineering, Totaling \$27,500

City Manager Dennis Luce stated that Fairlife has expressed plans to expand its operations in Coopersville by adding two additional high-speed production lines, ultimately doubling their production capacity. This expansion will require significant increases in water capacity and system redundancy. Currently, the City has one 16" water main feeding the City's water supply and we are operating at approximately 80% of our firm supply capacity during peak day water demands (3 MGD). Average day demands are typically around 2 MGD.

To support Fairlife's proposed expansion and the City's long-term water needs, additional water infrastructure is being evaluated. The preliminary concept includes approximately seven miles of 20" inch water main from Fillmore Street in Allendale Township north along 68th Avenue to the City, a new booster station, and a new water tower. This project may be implemented, in phases depending on funding and demand.

Discussion/Action – Prein and Newhof Water System Preliminary Engineering, Totaling \$27,500

Prein & Newhof has submitted a proposal for preliminary engineering services to evaluate the impacts of Fairlife's proposed Project Ocho on the City's water system. The scope of services includes:

- *Reviewing current system demands.*
- *Projecting future demand, including an additional one million gallons of average day flow for Fairlife by 2028.*
- *Updating water system modeling to incorporate improvements identified in the 2021 Reliability Study.*
- *Providing budgetary cost estimates of the proposed improvements.*
- *Developing preliminary design and construction schedules.*
- *Conducting meetings with Fairlife to coordinate phasing and improvements.*

Work is anticipated to be completed by the end of October 2025.

The cost of this preliminary engineering study is not to exceed \$27,500 on a time-and-materials basis. Importantly, Fairlife has offered to fully reimburse the city for this engineering cost.

Motion by Council Member Weise with second by Council Member Degeus to approve the quote from Prein and Newhof, totaling \$27,500. Motion carried unanimously. (2025 – 099)

Discussion – 2026 Community Parks and Recreation Plan Update

City Manager Dennis Luce presented an updated draft of the 2026 Community Parks and Recreation Plan. This plan is a required component for municipalities seeking to qualify for Michigan Department of Natural Resources (DNR) grant funding, which supports land acquisition, facility development, and improvements to existing parklands.

The City's most recent plan was completed in 2021 by MCSA Group, which provided an in-depth, comprehensive analysis of the City's parks, recreation, and open space needs. Many of the findings and recommendations remain valid today and continue to guide the City's goals. This 2026 update builds upon that foundation and reflects improvements made through 2025, ensuring the plan remains current and aligned with DNR requirements. The updated plan serves as a five-year guide (2026–2030) for the development and maintenance of recreation opportunities in Coopersville. It includes:

- *An assessment of current recreation issues.*
- *Identification of future needs and strategies to address them.*
- *Both short- and long-range goals and objectives.*
- *An action and capital improvement program to achieve implementation.*
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A very, in depth public input integration, using survey results and engagement activities conducted in 2020 by MCSA Group, with updates to reflect progress made through 2025.

The plan will be updated with existing conditions, community input, and anticipated community needs. The following schedule outlines the remaining steps leading to final adoption:

- *Parks and Recreation Review – October 2025*
- *Presentation to City Council – October 13, 2025*
- *Draft Available for 30-Day Public Review – Beginning October 13, 2025*
- *Updated Presentation to City Council – November 10, 2025*
- *Public Hearing & Adoption of Plan by City Council – December 8, 2025*
- *Plan Completion and DNR Submittal – December 2025*

The updated draft of the plan has been provided to the City Council for review. The entire plan is not attached to the packet due to the size of the file, but it will be sent in a separate email. There will be a copy of the proposed 2026 Community Parks and recreation Plan available for review at City Hall. Following the council meeting there will be a public review period, and a public hearing and final draft will be presented and adopted by resolution at the December 8, 2025, City Council meeting.

Council Member Weise stated that it would be nice to have walking accessibility through Deer Creek Subdivision.

Discussion – Consideration to Form a Historic Museum Advisory Board

City Manager Dennis Luce stated that the Coopersville Historical Museum continues to be a valuable asset for our community, preserving and showcasing our history. The current curators have done an outstanding job with passion and dedication, but there is a growing need for volunteer support. With the Merlin Enclosure addition nearing completion, new demands for setup, display design, and ongoing operations will arise.

To address these needs, I would like the Council's input on whether a Historical Museum Advisory Board should be established. This board could help recruit and coordinate volunteers, assist with planning, and provide guidance on exhibit presentations, and some of the more physically demanding aspects involving the museum.

Discussion and recommendations will continue at the November 2025 Council meeting.

Discussion/Action – Receive and File the City Audit as of June 30, 2025

Motion by Council Member Degeus with second by Council Member Gerard to Receive and File the City Audit as of June 30, 2025. Motion carried unanimously. (2025 – 100)

Discussion/Action – Randall Street and 64th Avenue Four-Way Stop Signing

Motion by Council Member Weise with second by Council Member Degeus to approve the quote from Give Em' a Brake totaling \$12,390 to proceed with the proposed signage and markings required to convert the intersection of Randall Street and 64th Avenue into a four-way stop. Motion carried unanimously. (2025 – 101)

Discussion/Action – Resolution Authorizing Consumers Energy to Install or Replace Streetlights

Motion by Council Member Weise with second by Council Member Poelma to approve the resolution authorizing Consumers Energy to install new streetlights within the Reserve of Coopersville residential development. Motion carried unanimously. (2025 – 102)

Citizens Input/Suggestions NONE

City Manager's Report

City Manager Dennis Luce reported on the following:

- *Applied for an MDOT Grant for the Railroad Crossing on Eastmanville Street*
- *Working with Lakeshore Advantage on the Second Water Crossing Project*
- *Presenting the Main Street Bridge Proposal to the MDOT Bridge Authority on October 23, 2025. This project has scored as the second highest.*
- *October 17, 2025, is the Family Fare Ribbon Cutting Ceremony*
- *State Revenue Sharing has been cut by 6%.*
- *Great job to Keri Rogers on the Audit*
- *Kate Terpstra is working with the library on activities and programs for the Senior Citizens as part of the Senior Recreation Program*

City Clerk Kimberly Borgman

City Clerk Kimberly Borgman reported that the Nov 4th Election is twenty-two (22) days away.

City Treasurer Keri Rogers

The Audit Report will be available on the website, or a copy can be obtained at City Hall.

Mayor Bush's report on the following:

- *The city is in good shape*
- *Things have been quiet on the internet*
- *Will always encourage people to be involved*

Adjournment

Motion by Council Member Weise with second by Council Member Poelma to adjourn the meeting at 8:38 P.M.

Motion carried unanimously. (2025 – 103)

Kenneth Bush, Mayor

Kimberly Borgman, City Clerk