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

September 14, 2026

Present: Council Member Bowman, Council Member Gavin, Council Member Gerard, Council Member Poelma, Council Member Weise

Absent: Council Member Degeus and Mayor Mooney
Motion by Council Member Gavin with second by Council Member Poelma to excuse the absence of Council Member Degeus and Mayor Mooney. Motion carried unanimously. (2026 – 099)

Additions/Corrections to Agenda Addition to the Regular Agenda
Motion by Council Member Weise with second by Council Member Bowman to approve the addition of Item 8.N., Resolution to Amend the Schedule of Fees, Charges, and Rates for Master Plan Text Amendments and Master Plan Map Amendments. Motion carried unanimously. (2026 – 100)

Scheduled Guests & Public Hearings
Scheduled Guest - Chris Marco of Lakeshore Advantage to Provide Information About PA 198 Tax Abatements and Act 381 for Housing
Chris Marco, Community Development Director for Lakeshore Advantage presented information to Council regarding PA 198 Industrial Facilities Tax Abatements, and Act 381 for Housing, including the purpose of these economic development incentives and how they can be used to encourage private investment, job creation and expansion in the community.

Scheduled Guest - Lindsay Mauz of Lakeshore Advantage to Present the Annual Investor Update
Lindsay Mauz, Senior Manager of Lakeshore Advantage presented Council with the Annual Investor Updates. Ms. Mauz stated that their primary focus is growth.

Citizens Input and Suggestions
City Resident, Robert LaCross addressed Council regarding the traffic issues at Cleveland and East Streets. Mr. LaCross stated that East Street is terrible with speeding traffic and the jake-braking from the semi-trucks coming from the north. Mr. LaCross stated that a traffic study needs to be performed, and if there is a city vehicle parked at the pump station on the corner, you cannot see what's coming if you are turning left off from W. Cleveland. Mr. LaCross suggested to redesignate B35 (East Street) to make it a non-truck route, and designate, Wilson going west to 68th the truck route when coming from the north. Mr. LaCross stated that they need to evaluate the issues. Become the solution, not the problem.

Mr. LaCross also stated that the damaged culverts on East Street by his property were damaged from a car accident quite some time ago and they still have not been repaired or replaced, and if a problem arises with the culverts that drain into them getting clogged or backed up there could be bigger issues.

Paul Peirston, Representative for an upcoming proposed Logistics Company to serve fairlife at the southwest corner of 68th Street and Cleveland presented Council with a brief description of the project which will have one (1) entrance and two (2) exits.

Citizens Input & Suggestions continued

Representative of fairlife, Joe, presented Council with an update on the odors that are coming from fairlife. Joe stated that since they installed their own Waste-water Treatment Plant on their site, one (1) tank is not functioning as it should be. He stated they have added chemicals, a misting system, and they are now adding a lid to the tank. The next step is to add an odor control system to capture any smells coming out of the tank if the lid does not solve the problem. Joe stated that a permanent solution is coming, and the lid should be installed by the end of the first quarter of 2027.

Council Member Weise stated that a lot of people are coming to him about the odor issues, and a better timeline for resolving the issues is needed.

Consent Agenda

Motion by Council Member Weise with second by Council Member Bowman to approve the Consent Agenda which consists of the following: Motion carried unanimously. (2026 – 101)

- ***Minutes of the City Council Meeting of August 10, 2026***
- ***Muskegon County, SERFM Cost Sharing Invoice #0000219737, Totaling $477,625.00***
- ***Bob's Asphalt and Paving, 2026 Street Improvements Mill, Eastmanville, and Heath Mfg. Storm Drain, Final Change Order No. 2, Totaling $76,760.43***
- ***Bob's Asphalt and Paving, 2026 Street Improvements Mill, Eastmanville, and Heath Mfg. Storm***
- ***Drain, Final Pay Application No. 5, Totaling $79,044.75***
- ***Checks through September 14, 2026, Totaling $3,645,109.39***
- ***Council Information Packet***

Petitions and Communications

Discussion/Action – East and Cleveland Intersection-Traffic Control

Motion by Council Member Weise with second by Council Member Bowman to approve Option #2, of the City Manager's memo which is to, Plan for a Future Four-Way Stop. Direct staff to work with OCRC toward the future installation of a four-way stop **after** the intersection has been appropriately widened or otherwise improved to accommodate semi-truck turning movements.
This option would recognize Council's interest in additional traffic control while also addressing OCRC's concern regarding the physical configuration of the intersection before multi-way stop control is implemented. Motion carried unanimously. (2026 – 102)

Discussion – East and Cleveland – Speed Study

Discussion was held on the advantages and disadvantages of having a "Speed Study" performed on East and Cleveland Streets.

Council Member Weise stated that his wife is a Traffic Engineer, and she stated that heavy enforcement would be needed if the speed limits are changed.

City Manager, Dennis Luce stated that if the Michigan State Police performs the "Speed Study" there is a possibility of the speed limit being raised.

Council Member Gavin asked if the "Smart Trailer" could be used to collect data? City Manager Dennis Luce stated that our "Smart Trailer" is about fifteen (15) years old and it no longer can collect data.

Council Member Weise stated that he is not in favor of a "Speed Study."

The consensus of the Council was to leave it "as is" for now.

Petitions and Communications continued

Discussion/Action – Resolution to Adopt Master Plan

Motion by Council Member Weise with second by Council Member Bowman to approve the Resolution for the Master Plan with one change to the number of stories for apartment buildings, by changing it from four (4) stories to three (3) stories. Motion carried unanimously. (2026 – 103)

Discussion/Action – Approval of $17 Million Michigan Technology, Management, and Budget Competitive Grant Agreement – Water Transmission Main and Water Storage Tank Project

Motion by Council Member Gavin with second by Council Member Weise to approve the Competitive Grant Agreement for the Water Transmission Main and Water Storage Tank Project. Motion carried unanimously. (2026 – 104)

Discussion/Action – Memorandum of Understanding with Polkton Charter Township for the Water Transmission Main Project

Motion by Council Member Bowman with second by Council Member Poelma to approve the Memorandum of Understanding with Polkton Charter Township for the Water Transmission Main Project. Motion carried unanimously. (2026 – 105)

Discussion/Action – Purchase of Metron Water Meters and Antenna Equipment, Totaling $21,085.00

Motion by Council Member Bowman with second by Council Member Gavin to approve the purchase of the Metron meters and Antenna Equipment, totaling $21,085.00. Motion carried unanimously. (2026 – 106)

Discussion/Action – PK Contracting, Annual Pavement Markings, Totaling $10,065

Motion by Council Member Gavin with second by Council Member Poelma to approve the Annual Pavement Markings performed by PK Contracting totaling $10,065.00. Motion carried unanimously. (2026 – 107)

Discussion – Proposed North Bank Trail Route Alignment-Danforth Street/City Hall

Discussion was held on the possibility of putting the bike path for the North Bank Trail on Danforth on the north side of the road which would run along the front of City Hall. City Manager Dennis Luce stated that Danforth Street is going to get redone in 2027 and the city needs to know before the start of construction.

Council Member Gerard asked if this would be funded by the North Bank Trail or the City.

City Manager Dennis Luce stated that it can be done either way but if the City funds it, it will be deducted from our contribution amount.

Discussion/Action – Memorandum of Understanding with fairlife, LLC for the Water Transmission Main and Water Storage Tank Project

Motion by Council Member Weise with second by Council Member Poelma to approve the Memorandum of Understanding with fairlife LLC, for the Water Transmission and Water Storage Tank Project. Motion carried unanimously. (2026 – 108)

Discussion/Action – Reserves of Coopersville – Phase 4 Site Plan

Motion by Council Member Weise with second by Council Member Poelma to approve the Reserves of Coopersville's Phase 4 Site Plan. Motion carried with Council Members Bowman and Gerard opposing. (2026 – 109)

Discussion/Action Proposal to Remove Aerators by Northwest Kent Mechanical, Totaling $52,389

Motion by Council Member Bowman with second by Council Member Gavin to approve the proposal from Northwest Kent Mechanical to remove the aerators, totaling $52,389. Motion carried unanimously. (2026 – 110)

Petitions and Communications continued

Discussion/Action – Lakeshore Advantage – Annual Financial Contribution, Totaling $10,000

Motion by Council Member Gavin with second by Council Member Bowman to approve the Annual Financial Contribution to Lakeshore Advantage totaling $10,000. Motion carried unanimously. (2026 – 111)

Discussion/Action – Proposal from Bio Tech Agronomics for Biosolids Removal, Not to Exceed $500,000

Motion by Council Member Bowman with second by Council Member Gerard to approve the Proposal for Bio Tech Agronomics for Biosolids Removal not to exceed $500,000. Motion carried unanimously. (2026 – 112)

Discussion/Action – Resolution to Amend the Schedule of Fees, Charges, and Rates for Master Plan Text and Map Amendments

Motion by Council Member Weise with second by Council Member Poelma to approve the Resolution to Amend the Schedule of Fees, Charges, and Rates for Master Plan Text and Map Amendments. Master Plan Text Amendments - $350.00, Master Plan Map Amendments – $500.00. Motion carried unanimously. (2026 – 113)

Citizens Input/Suggestions

City Resident of Deer Creek, Heather, addressed the Council on the odor issues from fairlife, LLC. She has contacted EGLE. Cannot open their house windows or even sit outside. The quality of life here is bad. Heather suggested that fairlife hold Town Meetings periodically to keep everyone informed of the processes and timelines to resolve the issues. Heather also requested that the City Council hold fairlife accountable for their actions and to protect the residents.

City Manager's Report

City Manager Dennis Luce reported on the following:

- *Open House & Ribbon Cutting at CAPS for the FFA Barn 6p-8p, September 9th*
- *Historic Museum Open House on September 17 at 6:30p-8:30p*
- *Secretary of State Mobile Office visit Monday, October 5th, 10a-3p*
- *All wastewater flows, officially diverted through SERFM. Ending the contract w/ IAI (30-day notice). May bring a consulting contract w/ IAI (based on time & materials) to council in October. Bringing $72M project to a close*
- *Staff had a pre-bid meeting for the watermain project last Wednesday, appeared to be a lot of interest from contractors. Bid opening on 9/24.*
- *Joint Board Meeting w/ DDA, PC and City Council 12/14 at 6p. Possibly in the newly renovated Community Center here at City Hall.*
- *I've been in contact with EGLE regarding the odor complaints. Provided contacts for residents to make a formal complaint or they can report to the City.*

City Clerk Kimberly Borgman NONE

City Treasurer Keri Rogers NONE

Mayor Brian Mooney's Comments NONE – (On Vacation)

Adjournment

Motion by Council Member Gavin with second by Council Member Weise to adjourn the meeting at 7:53 P.M. Motion carried unanimously. (2026 – 114)

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Brian Mooney, Mayor Kimberly Borgman, City Clerk