

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

March 13, 2023

Present: Council Member Bush Council Member Lampe
Council Member Degeus Council Member Weise
Council Member Gavin Mayor Young
Council Member Gerard

Absent: NONE

Additions/Corrections to Agenda NONE

Scheduled Guests and Public Hearings

Public Hearing – Application for Industrial Facilities Tax Abatement (IFT) Requested By fairlife, LLC.

Motion by Council Member Weise with second by Council Member Lampe to open the Public Hearing at 7:01 P.M.
Motion carried unanimously. (2023 – 022)

Josh Zondervan of fairlife, LLC. spoke on behalf of fairlife’s request for an IFT which is estimated to cost \$52,480,214.00 and create forty-nine (49) jobs with an average wage of \$20 - \$36.00 per hour.

Amanda Murray of Lakeshore Advantage stated that the jobs created, and the existing jobs are high skill jobs.

Council Member Gerard asked what the average revenue per employee is? Mr. Zondervan of fairlife stated that he was not sure on that as all production is on allocation.

Keri Rogers, City Treasurer asked why this new line is numbered as Line 7 but is considered the fifth (5th) production line. Mr. Zondervan explained that there are production lines and bottling lines.

Council Member Gerard asked if the new fairlife facility in China was given tax incentives? Mr. Zondervan stated that the facility in China is a Coca Cola operation.

Mr. Zondervan stated that percentage of revenue for the Coopersville fairlife facility is north of sixty-five (65) percent.

City Treasurer, Keri Rogers asked if the new Line 7 was a brand new line or is it a line they are moving here from another location? Mr. Zondervan stated that the line is being here from Waco, Texas, and it is just a portion of their entire project.

Council Member Gavin asked what all the upgrades were. Mr. Zondervan stated the following:
Processing Department – Raw Milk Intake, Packaging Line, Warehouse, Utilities, Receiving Bay, Raw Milk Receiving Bays.

Mr. Zondervan stated that they shuffle product lines around to other locations.

Council Member Weise asked how far away is milk coming from into the Coopersville location? Mr. Zondervan stated they get most of their milk from Michigan, and some from Indiana and Ohio.

Mayor Young stated that fairlife should do more community outreach and offer more donations.

Mr. Zondervan stated that they are currently donating product to the Coopersville VFW, Ottawa County Sheriff's Department and they have donated both product and monetary donations to Coopersville Area Public Schools.

Mayor Young stated that residents complain about their taxes then they see tax abatements being approved and they really get upset. Duane stated that we do have a large percentage of poverty level income in the city.

Mr. Zondervan stated that they just recently donated a large amount of product to Feeding America, and they are more than willing to partner with people for donations. People just need to contact them.

Council Member Gavin asked the fairlife representatives where they reside at and why?

Council Member Gerard asked if they foresee any unionization issues going forward. Fairlife representatives both stated that they do not foresee any as they treat their people right and constantly have unfiltered forums with their employees.

Mayor Young stated they he was trying to find a wage for the jobs that fairlife has posted, on indeed but he could not find a wage listed. Mr. Zondervan stated that they just held a job fair in February. They had 170 candidates and they hired 20. Mayor Young again added that they need to do more community outreach.

Council Member Gavin asked how they were mitigating Safety and Response issues. Mr. Zondervan stated that they are expanding their internal safety group and they also provide CPR and First Aid Training, and every day, they hold a meeting on safety at 8:00 A.M. Mr. Zondervan stated that safety is their top priority.

Council Member Gerard stated that he was going to backup Mayor Youngs comments and stated further that the residents of the City Coopersville have the perception that "Continental Dairy and fairlife don't care about Coopersville." Council Member Gerard suggested that Continental Dairy/fairlife make it better known what they really do for Coopersville, and suggested that they better educate the community and get them involved.

Resident, Robert LaCross suggested that Continental Dairy/fairlife hold an open house on a weekend.

Council Member Bush suggested they partner with the Fire Department on safety first aid training and do more with our Fire Department.

Mayor Young stated again that more partnerships are needed.

Council Member Gerard inquired about what the Investors Structure is, and how board members are selected for Lakeshore Advantage? Amanda Murray of Lakeshore Advantage stated that board members are chosen by equal representation. Phil LaMothe of fairlife, LLC., is now on the Lakeshore Advantage Board as they needed someone in the food service.

Motion by Council Member Bush with second by Council Member Gavin to close the Public Hearing at 7:36 P.M. Motion carried unanimously. (2023 – 023)

Scheduled Guest Amanda Murray of Lakeshore Advantage, Industrial Trends Report

Amanda Murray of Lakeshore Advantage presented the Industry Trends Report.

Council Member Gavin asked if Lakeshore Advantage only deals with businesses?

Ms. Murray stated they also deal with housing and childcare.

Special Guest-Jose Gomez, Chairperson for the Local Officers Compensation Committee

Jose Gomez, Chairperson for the Local Officers Compensation Committee presented Council Members and the Mayor with the results of the recent meeting held on March 7, 2023. The Local Officers Compensation Committee voted unanimously to give the Council Members and the Mayor a five (5) percent wage increase effective July 1, 2023.

Chairperson Gomez also stated that all members of the Compensation Commission offered their gratitude to the Mayor and Council Members and thanked them for their dedication and service to the City, stating further that their work is greatly appreciated.

Citizens Input and Suggestions

County Commissioner, Allison Miedema presented an update on the County:

John Gibbs-New County Administrator

New Public Health Officer

New Legal Counsel

Dissolved the Diversity Department

Changed the County Motto

Boards She Is Serving On: Finance & Administration Board, Health Board, Agriculture Board MSU Extension Board

Ms. Miedema also reported on the possible purchase of three (3) trailers for chemical fires and the recent Gold Recognition Award the Ottawa County Sheriff's Department recently received.

Ms. Miedema will be at, Delly Belly Bakery on Saturday March 18th for a Round Table Discussion.

Resident, Larry Crandle stated that Coopersville used to be financially ragged. Now the City has a lot of money to do a lot of projects and the Dairy pays more taxes than Gm ever paid. The Dairy does like to donate to the community on their own terms.

Mr. Crandle encouraged the Council to work on getting the pistol permitting back here at our local police department. Mr. Crandle stated that there is no reason why we can't get these done here.

Consent Agenda

Motion by Council Member Weise with second by Council Member Bush to approve the Consent Agenda as presented. Motion carried unanimously. (2023 - 024)

- **Minutes of the City Council Meeting of February 13, 2023**
- **Northwest Kent Mechanical Pay Application No. 9, Totaling \$93,321.00**
- **Checks Through 03/13/2023, Totaling \$2,041,809.59**
- **Council Information Packet**

Petitions and Communications

Motion by Council Member Weise with second by Council Member Degeus to approve the fairlife, LLC. Industrial Facilities Tax Abatement Request for twelve (12) years as requested. Motion carried unanimously. (2023 – 025)

Motion by Council Member Lampe with second by Council Member Gavin to approve the Elected and Appointed Officials Code of Conduct as presented. Motion carried unanimously. (2023 – 026)

Motion by Council Member Lampe with second by Council Member Degeus to approve the AAA Lawn Care Proposal totaling \$21,922.00. Motion carried unanimously. (2023 – 027)

Motion by Council Member Degeus with second by Council Member Gerard to approve the purchase of a 2024 Ford F150 through MiDeal totaling \$40,518.00. Motion carried unanimously. (2023 – 028)

Motion by Council Member Gavin with second by Council Member Degeus to approve the bid received from E & L Contractors, Inc. for the repairs and repainting of the West Water Tower totaling \$274,850.00. Motion carried unanimously. (2023 – 029)

Motion by Council Member Gerard with second by Council Member Weise to approve the Service Line Replacement by McDonald Plumbing totaling \$75,000.00. Motion carried unanimously. (2023 – 030)

Motion by Council Member Gerard with second by Council Member Weise to approve the appointment of Brodie Orent to the DDA Board to replace Teresa Kelly. Motion carried unanimously. (2023 – 031)

Motion by Council Member Gerard with second by Council Member Weise to approve the appointment of Travis Datema to the DDA Board to replace Donna Dykstra. Motion carried with council Member Gavin opposing. (2023 – 032)

Motion by Council Member Degeus with second by Council Member Lampe to approve the appointment of Steve Cooper to the DDA Board to replace Sue Buth. Mr. Cooper will start in April. Motion carried unanimously. (2023 – 033)

Motion by Council Member Gerard with second by Council Member Degeus to approve the reappointment of Randy Hoolsema to the Board of Review. Motion carried unanimously. (2023 – 034)

Motion by Council Member Gavin with second by Council Member Weise to approve the Watson Street Repairs by Kuperus Excavating totaling \$18,837.50. Motion carried unanimously. (2023 – 035)

Citizens Input & Suggestions NONE

City Manager's Report

City Manager, Dennis Luce reported on the following:

- *Senior Recreation Department PROM is April 13, 2023, 3:00 – 5:30 P.M. Rotary is Sponsoring this event.*
- *Celebrate Coopersville is March 16, 2023*
- *Laug Drain Repair on W. Randall – Eighty-four (84) percent of the cost is the responsibility of the City. Plans are to extend the culvert out twenty (20) feet and add a cement sidewalk to replace the current walking bridge.*
- *Planning Commission meeting on March 20, 2023*
- *Informed everyone of the new picture of all the past and present Mayor's on the wall in Council Chambers*
- *Thanked AAA Lawn Care for going above and beyond and donating several services to the City.*

City Clerk's Report NONE

City Treasurer's Report NONE

Mayor Young's Comments

Mayor Young held a Youth Summit. Had seven (7) attendees that have volunteered to do some cleanup around the City.

Attended a Memorial Day Parade meeting. Jason Karell will oversee the parade.

Adjournment

Motion by Council Member Degeus with second by Council Member Weise to adjourn the meeting at 8:30 P.M.
Motion carried unanimously. (2023 - 036)

Duane Young, Mayor

Kimberly Borgman, City Clerk