

CITY OF WYOMING, MICHIGAN  
Minutes of the City Council Work Session  
Monday, March 10, 2025

PRESENT: Councilmembers Arnoys, Brethauer, DeKryger, Hill, Postler, and Mayor Pro Tem Postema

ABSENT: Mayor Vanderwood

STAFF: Chapman, Erickson, Hofert, Shay, VandenBerg, VanTassell, Waterman and Yenchar

**1. Call to Order**

Mayor Pro Tem Postema called the meeting to order at 5:30 p.m.

**2. Public Comment on Agenda Items**

None.

**3. Personnel Plan**

Shay introduced Yenchar to provide an update on the personnel plan.

Yenchar outlined the process used by staff to develop personnel requests and how these staffing requests contribute to the final budget document. Yenchar noted how contract changes, fringe benefits and other factors are considered when assessing personnel changes. In this budget, there is a request for an additional .5 full-time equivalent position in the Motor Pool Fund. This would change a part-time position to a full-time position.

Council held brief discussion and expressed support of including the requested position in the proposed budget.

**4. Fee Schedule Updates**

Yenchar discussed the fee schedule changes proposed through budget preparation.

Yenchar reviewed proposed water and sewer rates, noting the City's efforts with Stantec to develop a rate model for water and sewer rates. Overall, the proposed changes in this budget would result in residential users seeing a 9% increase in water rates and a 10% increase in sewer rates. For an average residential user, this would calculate to roughly \$15/quarterly bill.

Erickson provided some clarification on retail rates versus wholesales customer rates and on wastewater penalties allocated to industrial users. Industrial users have been informed of the intention to change these wastewater penalties.

Council was supportive of including these fee changes in the proposed budget.

## **5. Capital Improvement Plan**

Shay explained the use of ClearGov software to prepare the capital improvement plan. This plan includes roughly \$60M in projects over a six-year plan. Only the projects identified for fiscal year 2026 will be incorporated for consideration in the budget; projects outside fiscal 2026 will be included in the appropriate future budget request. Staff is available if council has questions about any of the projects listed.

Council held brief discussion about proposed projects.

Postema noted staff will be using this plan as a road map to develop this and future budgets, so it is important to provide feedback or ask questions if you have them.

Shay highlighted staff's interest in purchasing a new fire engine. VanTassell provided additional comments, underscoring the need to expedite this purchase given the high use of existing vehicles.

Council held brief discussion about the request for a new fire engine.

Council expressed support of the capital improvement plan and the continued efforts in exploring options for a new fire engine.

## **6. Housing TIF Discussion**

Hofert indicated the interest and value of economic development tools, especially those that contribute to the development of new housing options. Hofert briefly discussed some of the tools commonly used to encourage economic growth.

Hofert noted staff is eager to get feedback from council on developing a housing TIF policy. Many developers are inquiring about this incentive opportunity. With the findings of our housing needs assessment, the established need for more affordable housing, and this being a goal in the strategic plan, this could be a significant tool in providing affordable housing opportunities.

Hofert explained how the use of brownfield plans changed in 2023 to include housing projects and the development of housing on brownfield and greenfield sites. This incentive can be applied to owner-occupied or rental properties. Hofert also shared how tax-increment financing can be used to reimburse a developer for agreed-upon costs and terms can vary depending on the scope or cost of the project.

These incentives have opportunities and limitations and, in some cases, can be tailored to meet thresholds defined by the community. There was also discussion about TIF collection and which millages the TIF can be applied to.

There was brief discussion about how staff estimates project costs and/or costs of services to support projects; Hofert acknowledged it is difficult to develop estimates. Council also discussed which millages may be eligible for TIF capture, including local, county and state millages. Hofert explained how certain incentives may be used together or may even be required in some cases, especially related to housing projects.

Hofert discussed Wyoming's historic use of industrial facilities tax exemptions to encourage economic development of industrial projects. Waterman noted how different incentives can

complement each other, for example, with some providing employment and some providing housing.

Hofert shared some policy options that council may wish to consider. Council discussed potential elements or considerations toward a policy. Hofert will provide responses to questions asked tonight and will begin development of a policy based on the feedback provided.

#### **7. Proposed Amendments to the PILOT Policy**

Hofert reviewed the opportunities associated with PILOT plans and some of the considerations when granting these requests. Municipal service agreements are often used in conjunction with PILOTs. Hofert provided proposed ordinance changes that would provide an application procedure for PILOTs and standards of review.

Council discussed some of the review standards and how exceptions might be addressed by council.

Council was supportive of moving this item to the next regular council meeting with some of the clarifications noted.

#### **8. Any Other Matters**

None.

#### **9. Acknowledgement of Visitors/Public Comment (3-minute limit per person)**

None.

The meeting adjourned at 7:33 p.m.

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Kelli A. VandenBerg, City Clerk