

CITY OF WYOMING, MICHIGAN
Minutes of the City Council Work Session
Monday, January 13, 2025

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

ABSENT: DeKryger

STAFF: Chapman, Erickson, Hofert, Smith, VandenBerg, 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. Pension Plan Actuarial Valuation

Waterman noted GRS recently completed their annual actuarial valuation of the city's retirement system. Tonight, Yenchar will present a summary of their findings.

Yenchar noted the pension plan valuation is completed annually and the OPEB plan is reviewed every two years. Tonight's presentation only addresses the pension plan valuation as no OPEB valuation was due this year. Furthermore, this presentation is intended to demonstrate how the valuation assists in determining annual budget contributions to maintain appropriate funding levels sufficient to provide the assets necessary to provide funding for current and future beneficiaries of the pension plan. Beyond the pension plan and OPEB review, there is also an experience study performed every 5 years to determine the accuracy of the assumptions used to guide these plans. The experience study is currently underway and will be presented to the Retirement Board in the spring. Depending on the outcome of that study, GRS may suggest changes to the assumptions used to guide the plan for the Retirement Board's consideration.

The results of this year's pension valuation are good, as both the market value and funding ratio are almost 90%. These findings indicate the pension plan is 89.4% funded. As a comparison, the State of Michigan considers a plan to be under funded if it falls below a funding level of 60%.

Yenchar reviewed how these items are addressed in the budget to ensure appropriate contributions are made for both normal costs and unfunded liabilities. For fiscal year 2026, this amount is \$3M, of which, \$2M goes toward unfunded liabilities. This plan currently covers 467 retirees and beneficiaries and just over \$15M in annual payments. This plan is now closed, and new employees are enrolled in the defined contribution plan.

Council briefly discussed aspects of the pension plan and the defined contribution plan. No council action is required on this item.

4. Renaming of the Clean Water Plant

Erickson noted the recent discussion regarding the renaming of the Clean Water Plant and the desire to proceed with this process. At the time of that discussion, there was concern expressed with the proposed word “reclamation” in the new recommended plant name. Staff considered this perspective and is now proposing “wastewater treatment plant” as the new recommendation. Erickson is further recommending the water treatment plant be renamed to the “drinking water plant”. This is what many staff already call the water treatment plant and will help differentiate the two plants.

A resolution will be presented to council in February for council’s consideration of these changes.

Waterman noted the timing of this is good in order to incorporate the branding initiative and have new signs developed with these naming conventions.

Council supports moving this item to an upcoming city council meeting.

5. Council Retreat

Waterman shared that plans are underway to host a city council retreat, which will be planned to ensure the new council appointee can participate. There was brief discussion about potential dates and locations and Waterman will follow up once confirmed. Councilmembers should plan on a half-day program that will likely be facilitated by Waterman and Shay. The agenda will include an overview of the strategic plan, with time for council to review and affirm the goals and objectives. There is also a plan to provide historical information and a discussion about perceptions. It is hoped this conversation can help in the development of a community survey.

Waterman welcomes council’s feedback toward the continued development of the retreat program.

6. Accessory Dwelling Units

Hofert shared a presentation outlining efforts to develop an ordinance to guide accessory dwelling units (ADUs). This effort began with a Planning Commission recommendation to Council in June 2024. Council had concerns with the initial ordinance and through an ad hoc committee incorporated changes that were then presented to Council for first reading in December. This ordinance is scheduled to come to Council for final reading at the January 21 meeting. Council asked that the ordinance changes be reviewed at this meeting.

Hofert provided a summary of changes made between the June and December versions of the ADU ordinance.

Postema served on the ad hoc committee and noted the goal was to address the questions council posed in June and develop an ordinance that preserved property right, but also limited widespread issues. Arnoys also served on the ad hoc committee and noted an effort to provide more clarity and to launch the concept of ADUs from a more conservative position.

Council discussed various elements of the revised ordinance.

Hofert noted experience and community feedback may allow for expansion of this ordinance in the future.

This item will be presented for council's consideration at the next regular city council meeting.

7. Short Term Rentals

Hofert presented information to council on STRs, noting various regulatory proposals that were presented at the state level in 2024. To date, no legislation has been approved related to STRs, but staff continues to monitor this issue. Hofert also reviewed the City's STR ordinance and indicated staff's interest in council feedback on proposed changes to the ordinance.

Council discussed possible components of a new ordinance and asked Hofert questions about the current ordinance.

Of the councilmembers present, most support modifying the existing ordinance.

Postema encouraged council to provide staff with feedback on what elements should be prioritized in a new ordinance.

8. Any Other Matters

None.

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

None.

The meeting adjourned at 6:47 p.m.

Kelli A. VandenBerg, City Clerk