

CITY OF WYOMING, MICHIGAN
Minutes of the City Council Work Session
Monday, September 8, 2025

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

ABSENT: None

STAFF: Hofert, Martin, Peña, Shay, Stremers, VandenBerg, Vis, 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

Karen Francois, 4005 Burlingame, noted concerns with the proposed liquor license at the Godwin Mercado.

3. Pinery Park Apartment PILOT Ordinance

Shay introduced this item, noting this was initially presented to council in first reading at the August 18 council meeting and is scheduled for final reading at the September 15 meeting.

Hofert reviewed photos of Pinery Park Apartments and briefly described some of the proposed renovations and new units that would be included in this project. Hofert further provided demographic information on residents of the property, highlighting this property serves elderly and/or disabled residents with very low-income levels.

The property owner is seeking Low Income Housing Tax Credits (LIHTC) issued by the Michigan State Housing Development Authority (MSHDA) and is seeking a property tax exemption to assist with the feasibility of the project. Hofert discussed the proposed PILOT and municipal services agreement, noting these items will be in effect as long as the 45-year MHDSA loan agreement is in place.

This item is scheduled for final reading at the September 15 council meeting. If approved, this timeline supports the October application deadline.

4. Godwin Mercado Liquor Sales and Services

Shay briefly explained staff efforts to research and identify liquor service options at the Godwin Mercado, noting Martin will review staff findings.

Martin mentioned the community feedback and goals collected in the development of this space, noting a farmers' market will be a major feature of this space, but private reservations are another opportunity for community use of the mercado. Community feedback suggests alcohol service would be a value add for private events.

Martin outlined potential alcohol licensing options, highlighting pros and cons of each. After reviewing these options, staff recommends providing alcohol service through a Class-C Civic

Center license owned and operated by the City of Wyoming. This model would require city staffing of events by trained staff. Martin outlined potential service practices (ID checks, wrist bands, etc.) to ensure safe service, limit liability, and ensure legal compliance. Martin discussed financial projections, estimating a liquor license could be in place by the beginning of fiscal year 2027. This proposal creates a stronger financial position for the mercado, expands the appeal of the venue, and aids in meeting community demand for a quality event venue.

Finally, Martin outlined the action steps needed to facilitate licensing of this space, including ordinance amendments and a resolution authorizing the city to apply for the Class-C Civic Center liquor license. Once the application is approved by the City Council, it is anticipated the licensing process with the State of Michigan could take up to 5 months.

Council held lengthy discussion about various aspects of the proposed liquor licensing plan.

Council is supportive of moving the ordinance amendments to the next regular city council meeting for consideration. An action item related to the liquor license application will return at a later date.

5. Ottawa County Water Agreement

Shay noted the current agreement between the City of Wyoming and Ottawa County was last amended in 1988. Over the last several years, staff from both entities have been working to update this agreement.

Vis described the service area and goals that we wish to address in this new agreement. Vis noted some areas of the agreement will have no change, other areas needed minor to significant change. In some cases, new language has been added. Some of the more significant considerations in drafting this agreement is the growth of the communities within the service area and overall demand. Growth of residential and industrial properties in wholesale communities places higher demand on the water system and should be accounted for in rates. This agreement commits the parties to establishing water withdrawal limitations and consequences for exceeding limitations.

Mayor Vanderwood left the meeting at 6:56 p.m.

Vis noted Wyoming is nearly fully developed and many of our wholesale customers still have growth opportunity. This agreement ensures that stable communities' rates are not subsidizing system growth and demand in other communities. Ottawa County is circulating this agreement among the system users there and will seek approval from the Ottawa County Road Commission. Vis noted this agreement will also be used as a template for contract updates with wholesale customers outside Ottawa County, including Grandville, Kentwood, Byron and Gaines Townships and a portion of Georgetown Township. Wyoming staff will initiate conversations with these entities in the coming months. These agreements will also require approval by each unit's governing body and the City of Wyoming.

Council was supportive of moving this item to an upcoming City Council meeting.

6. Communications Department Presentation

Shay introduced Peña to provide an update from the Communications Department.

Peña noted the Communications Department has been in existence for nearly 5 years and currently has two full-time staff. Peña explained communications addresses crisis and reputation management, strategic communications, social media, media relations, and photography and videography for various city purposes. Peña highlighted efforts related to each of these communications service areas, as well as several recent examples.

No council action is required on this item.

7. Any Other Matters

None.

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

None.

The meeting adjourned at 7:52 p.m.

Kelli A. VandenBerg, City Clerk