

CITY OF WYOMING, MICHIGAN
Minutes of City Council Work Session
Monday, September 10, 2018

PRESENT: Councilmembers Bolt, Burrill, DeKryger, Postema, Postler, Vanderwood and Mayor Poll

ABSENT: None

STAFF: Bennett, Dooley, Holt, Koster, Oostindie, Sall, Smith, VandenBerg and VanTassell

1. Call to Order

Mayor Pro Tem Bolt called the meeting to order at 7:00 p.m. in the Council Chambers.

2. Student Recognition

None.

3. Public Comment on Agenda Items

The following individuals spoke on the Pinery Park Little League item:

Terry Morris, 3145 Quincy Street, Hudsonville
Robert Dabakey, 1655 Federal Avenue SW, Wyoming
Dennis Groendyke, 2057 Huizen Avenue SW, Wyoming
Ty Emelander, 2484 Cedar Lake Drive, Jenison
Shellie Neuhaus, 2139 Oregon Avenue SW, Wyoming

4. Grace Christian University Expansion Update

Vice President Stephen Gowdy shared the history of Grace Christian University in the City of Wyoming, as well as recent growth in enrollment, academic opportunity and other campus highlights. Gowdy noted the most significant issue facing the university is a lack of housing. Gowdy noted GCU's long-term includes a master planning process that will result in a total investment of \$25 million. In the short term, GCU is launching an initial campaign to raise \$4 million to support the housing plans. Gowdy asked for the City's endorsement of GCU's efforts as GCU launches this effort.

Several councilmembers indicated support of this effort.

5. Franklin Partners, Site 36 Update

Don Shoemaker commented on the history of Franklin Partners and the City of Wyoming, noting the various projects between the two. Shoemaker shared details on the history of Site 36 and

some of the site plans and consultations Franklin Partners and the city team have had with potential companies. Shoemaker noted many people have difficulty envisioning a facility on this site. Shoemaker stressed the value of this site as a manufacturing site and noted recent conversations suggest a speculative building might be helpful in starting development on the site.

Council had a brief discussion about potential development of the site and various opportunities to initiate development. Shoemaker encouraged Council to have an open mind about a spec building or allowing warehousing to initiate activity on the site. Franklin Partners representative Gary Tamminga echoed Shoemaker's comments, noting the key is getting this site started.

Holt noted it is necessary to renew the contract between the City and Franklin Partners and the Council will have the opportunity to consider that in early October.

6. AirBnB Ordinance Review

Smith referenced his memo and asked Council for direction in regard to short term rentals. Smith encouraged Council to identify the issues and modify regulation (existing or new) to fit the need. Smith noted his experiences with other communities in addressing short term rentals.

Several councilmembers expressed concern with overregulation and the ability to enforce existing or new regulation. There was also discussion about interpretation and application of existing ordinances.

Holt reminded Council that there has been one known incident involving a short term rental. The incident occurred on the weekend, in the evening and was a potential police issue, but the Police Department was not contacted.

Bolt asked if there was an estimate on the amount of staff time needed to fully enforce the existing ordinances. Staff did not have an estimate. Poll cautioned against reactionary ordinances.

Holt encouraged Council to continue consideration of this topic and to communicate ideas or concerns to the City Manager.

7. Pinery Park Little League Contract Review

Holt noted the contract renewal with Pinery Park Little League (PPLL) is pending, by October 1. This information was sent to PPLL a month ago and had discussions with several board members. Holt received an email this afternoon that included the 990 form and information about unemployment taxes. Holt noted this contract was approved nearly 3 years ago when the City was concerned with the financial management of the league and was considering shutting. At all times, it has been the intent to maintain little league opportunities at Pinery Park. At this time league financial management still is not what it should be and City liability is better, but not good.

Holt outlined three options for continuing, including: 1) terminating the agreement with PPLL and identifying a new non-profit to provide little league opportunities; 2) allowing PPLL to be released from the fiduciary agreement and operate without City oversight, and finally; 3)

expanding the City role in oversight of the league, including the addition of a recreation programmer to assist the league.

Holt noted Council will need to consider these options and a resolution will be prepared for next steps at the next regular City Council meeting.

Burrill asked what other communities do. Holt noted there is variety among other communities from those who work with the little league to those who operate independently.

Poll expressed concern with change in finances, as it seems finances are in much better shape with the assistance of the City. There are good people involved who know how to run a baseball league, but they may not know how to handle the finances. Bolt noted he is uncomfortable turning this over completely because the administration is lacking.

Holt noted the board is holding an election tomorrow night and he would like to provide direction to that board from the Council tomorrow night. Based on tonight's conversation, Holt would like to be able ask PPLL to extend the agreement one month. In that month, we can identify a solution.

Smith offered the idea of a transitional agreement that gradually decreases City involvement while creating systems to support the league in fulfilling its obligations.

This information will be presented to Council for consideration at a future meeting.

8. Fire Grant Review

Chief Koster shared information on potential grant funding for the fire services area and introduced Chief Bennett and Deputy Chief Van Tassel to provide more information. Bennett noted a recent vehicle purchase where the vehicle purchased did not possess all of the features desired by the department. A FEMA grant has been identified that could cover the cost of purchasing these additional items. Bennett noted efforts by Deputy Chief Van Tassel and other staff in completing the documentation for this grant. FEMA recently contacted the department with notice that the grant will be awarded with verification that the City will provide the required matching funds. Staff has worked to locate the 10% matching funds for the \$135,000 grant.

Council supported moving this item forward to the next regular city council meeting.

9. Any Other Matters

None.

10. Acknowledgement of Visitors/Public Comment

The following individuals spoke on Pinery Park Little League:

Robert Dabakey, 1655 Federal Avenue SW, Wyoming
Shellie Neuhaus, 2139 Oregon Avenue SW, Wyoming
Dennis Groendyke, 2057 Huizen Avenue SW, Wyoming

Terry Morris, 3145 Quincy Street, Hudsonville
Ty Emelander, 2484 Cedar Lake Drive, Jenison

The meeting adjourned at 9:05 p.m.

Kelli A. VandenBerg, City Clerk