

CITY OF WYOMING, MICHIGAN
Minutes of City Council Work Session
Monday, August 8, 2016

PRESENT: Councilmembers Bolt, Burrill, Pastoor, Vanderwood, VerHulst, Voorhees and Mayor Poll

ABSENT: None

STAFF: Bennett, Carmody, Dooley, Holt, Isakson, Lark, Oostindie, Rynbrandt, Sluiter and VandenBerg

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

None.

4. Proposed Park Capital Improvement Funding

Holt introduced this item and reminded Council of conversation held in the spring exploring a potential change in the library maintenance millage to allow the use of those funds for parks capital improvements. Holt noted timing is not ideal for a November election and he would prefer if Council wishes to move this question to the ballot that it go to the May 2017 ballot. Regardless, Holt wanted to present this to Council again to determine timing and interest. If Council wished to move this forward, it would be a question to expand the allowable uses of an existing millage, it would not be an increase of the millage.

Rynbrandt reviewed the history of the Parks and Recreation Department, noting the dedicated millage was passed in 1995 and implemented in 1996. Rynbrandt detailed changes in facilities, programming and cooperative agreements, explaining there is continual evaluation of operations and facilities to ensure maximization of funding and resources to meet the needs of our residents. Despite this careful monitoring and evaluation, there is still a continuing need to address capital investments. Rynbrandt referenced a handout that details nearly \$23 million in capital improvement needs throughout our park system. Rynbrandt reviewed plans for Ferrand, Jackson, Gezon and Ideal Parks, noting significant community engagement through the master planning process in advising on future development of these parks and maintaining investments. Total cost for these parks exceeds \$16 million and would need to be completed in a phased process.

Rynbrandt noted as we continue to invest capital dollars that are available to us, we also consider the needs of the library. The library is now in excess of 10 years old and has increasing reinvestment needs. Rynbrandt noted between last year and this year, Council has granted authorization of nearly \$650,000 in investments in the library. These improvements included restroom renovations, security updates and major roof repairs, among others. With the completion of these improvements, we anticipate it will be another 10 years before a significant investment will be necessary at the library.

Holt reviewed the funding needed for these projects noting the current millage for library maintenance is .37 mils, and to maintain library maintenance we believe we need .18 mils. A total of \$4.4 million would be needed for the first phase of park improvements. Nearly \$2 million would be available from the special assessment fund, reducing the overall bond needs to \$2.4 million. Holt reviewed the bonding options. If Council is open to asking this question of incorporating parks capital improvement funding with library maintenance funding, it would be ideal to consider bonding at a 10- or 15-year level to ensure there is adequate funding. The 20-year bonding option exceeds the useful life of many of the investments, meaning we would continue to pay for items already needing replacement. Initial investment would be the first phase of the four parks Rynbrandt outlined. Taking this to the voters in May of 2017 would allow for collection in the 2017-2018 fiscal year and allow us to get started on these projects.

Vanderwood restated the proposal and inquired if this would combine the two millages in the future. Holt clarified it would not combine the millages, it would simply expand allowable uses of the remaining .19 mils from the library maintenance fund.

Burrill voiced concern in maintaining enough existing parks funding to ensure we have funds available should we need a match for grants. Holt noted this would allow retention of parks funds for that purpose. Burrill stressed the importance of our parks and their value to the community and indicated his support of this investment.

Holt stressed this is not an additional cost, this simply helps us address some of the projects that are important to our residents with existing millages.

Ver Hulst noted we have historically only levied what we need, regardless of the amount we were authorized to levy. VerHulst asked for further clarification of the use of the special assessment fund. Holt explained when we pay off bonds early, we build reserves because the interest costs are lower and people continue to pay for the special assessment for a set term regardless of when we pay off the bond. This is an allowable use of these funds.

Vanderwood confirmed the total cost of the parks capital improvements is approximately \$22 million and inquired about the timing of project completion once approved. Holt noted timing and staff ability to manage several projects will guide which projects are completed and when.

Council supports moving this item forward. Holt inquired if May 2017 was the preferred time. Council supports bringing this forward for consideration in May. Sluiter will draft language. This will also allow time for public education.

Vanderwood would like to see what this looks like with a reduction to the library millage and what that amount would be to the average homeowner. Holt noted citywide it would equal

\$350,000 and \$400,000. For an individual taxpayer it would be approximately \$18.00 per year with a reduction to the library millage.

5. Replacement of Fire Fighting Apparatus

Carmody spoke briefly on the need to replace two of our firefighting apparatus and introduced Lark and Bennett to present their recommendation for replacement of these units.

Lark described the historic approach to firefighting equipment and how changes to our community, technology and insurance requirements helped guide our recommendation for a replacement. Lark noted there are two ladder trucks that will be replaced. Bennett, Equipment Operator Brian Ilbrink and Fleet Services Supervisor Ted Seil attended a national firefighting conference in the spring and came back with a recommendation of a single axle ladder truck based on their review of equipment. Lark further explained his and Bennett's experience with the purchase of stock or demo apparatus and the confidence that these vehicles have the ability to address the needs and goals of the future of the Wyoming Fire Department. These stock vehicles tend to move quickly, so Lark proposes bringing this to Council for approval to purchase. Based on the vehicles that are currently available, total cost is expected to be \$1,400,000.00 for the two vehicles. Bennett explained some of the nuances of fire fighting in the City, noting the ability of these units to access narrow areas such as those in some of our residential areas and apartment complexes. These vehicles are very similar, allowing staff to move between the two vehicles with ease.

Holt explained several years ago Wyoming moved from buying custom fire equipment to buying "off the rack" trucks or demo models. These are Pierce units and are not available through our local provider, HME. These would be a sole source purchase. Holt explained Lark and Bennett are seeking approval to go out and secure these demo models and at the next regular meeting, bring a resolution to purchase these trucks.

The second piece of this is the sale of the old trucks. When sold, these trucks could bring in excess of \$100,000. We have charter provisions that guide a sale of this amount and would require sealed bids. There are several companies around the country that refurbish fire trucks.

Holt stressed these proposed trucks fit a specific purpose and HME cannot fulfill the request. We are not giving up on our local supplier, we have purchased the QRVs and we foresee that we will have additional needs in the future.

Poll asked what a demo unit is. Bennett explained they tend to be show vehicles that have 3,000 – 5,000 miles. Voorhees inquired about the charter provision. Sluiter explained the charter requires a bid process.

Council supports moving this forward to the next regular City Council meeting.

6a. Distributed Antenna System (DAS)

Dooley provided a photo of a DAS unit and explained these are often used in areas where cell coverage is limited. These individual antennas can be placed throughout the community in lieu of larger cell towers. About one year ago, the Engineering Department received an inquiry for

placement of six of these DAS units but we have no way of guiding placement. A collective group of area communities, led by the Grand Valley Metro Council, drafted an ordinance to help local municipalities implement controls on these antennas. The draft ordinance has been provided. The ordinance is very simple and authorizes a fee schedule and a licensing agreement that is very lengthy and works in conjunction with the ordinance to address broader issues. Additional work is needed on the ordinance and the fee schedule has yet to be determined, but we are working to determine what those fees should be.

Holt noted this will not be ready to for Council consideration next Monday. We do not know when we will need to bring this back, but we brought this forward for discussion now to avoid delays should we need to bring this back quickly.

Burrill asked if these would appear on existing poles or is there opportunity to replace poles or place new. Dooley explained all of the above would likely apply. Dooley explained the ordinance allows the City to have reasonable placement standards. Holt acknowledged that placement was some of the concern and the reason behind the collaborative effort to draft an ordinance.

Dooley explained the fee schedule includes an application fee and ongoing monthly payments, similar to a franchise fee.

Council supports moving this item forward when it is ready.

6b. Storm Water Ordinances

Dooley explained Wyoming is part of the Lower Grand River Watershed and is currently in the process of jointly applying to the Michigan Department of Environmental Quality for a new storm water permit with other communities in the metro area. Dooley explained this will require an update to our existing ordinance. We do not have to adopt a new ordinance now, but we need to be ready when the State approves that permit.

Vis gave a presentation detailing the City's storm water program history and the control measures covered by our current storm water permit. Vis further explained the approach in the new storm water permit application, noting this future permit was done on a regional basis and includes significant changes to post-construction storm water runoff. Some of the other MDEQ required changes include more restrictive water quantity and quality calculations and regional design standards. These changes will require a modification to the existing ordinance. In addition to the model ordinance, this collaborative group developed a model ordinance, a design standards manual, as well as a storm water calculator and tutorial. The design standards manual allows for minor changes to the standards without changing the ordinance. Vis explained the timing of the approval will be unique because Council cannot fully adopt this new ordinance until the new permit is issued.

Dooley explained how this regional approach ensures uniform restrictions for those communities that are classified as a required community. Due to population differences, some smaller jurisdictions are not yet subject to these new requirements. They will ultimately be held to the same standards, but not yet. A number of the requirements noted will have an impact on developers.

Sluiter clarified a procedural point, noting each community is adopting this ordinance using their own formatting and numbering.

Council supports bringing this item forward when it is appropriate.

7. Any Other Matters

Holt wished to clarify conversation from the Committee of the Whole meeting on August 1, 2016. Holt asked Council to verify they were interested in larger developments on the site and were not concerned with whether another broker was used or another approach was taken. Council confirmed that was true.

8. Acknowledgement of Visitors/Public Comment

The meeting adjourned at 8:16 p.m.

Kelli A. VandenBerg, City Clerk