

**APPROVED MINUTES OF THE  
COMMITTEE OF THE WHOLE  
STRATEGIC PLANNING**

September 26, 2023  
Library Community Room  
7:15 a.m.

Present: Commissioners: Mayor Pro-Tem Robert Coughlin, Betsy Artz, Ron Draayer, Maurice Groce, Clarkston Morgan, Jessica Ann Tyson, and Mayor Stephen Kepley.

Staff present: Finance Director Emeritus Tom Chase, Executive Assistant Stephanie Fox, Deputy City Administrator Shay Gallagher, Finance Director Keyla Garcia, City Clerk Dan Kasunic, Police Chief Bryan Litwin, Fire Chief Brent Looman, Parks & Recreation Director Val Romeo, Sabo Representative Anna Kendall, and City Attorney Dave Eberle.

**POLICE AND FIRE MILLAGE PROJECTIONS:**

Mayor Kepley opened the meeting with information pertaining to options for a proposed Police and Fire Millage. Finance Director Garcia and Finance Director Emeritus Chase provided breakdowns of the options available, with Mayor Kepley speaking on if they decided on a millage proposal on a May 2024 ballot and how that could reduce the amount of increase needed. The committee discussed various scenarios and other options on staffing issues that may be changed. Staff clarified or responded to suggested modifications. They also discussed timeframes on when to propose a millage question to provide time to provide information to the public along with the amount to request, with a discussion on how the amount the public specifically people on fixed incomes would be affected. This topic will have continued discussion at the October 3<sup>rd</sup> Committee of the Whole.

**COMMUNITY CENTER FINANCING OPTIONS WITH PARKS & RECREATION MILLAGE PROJECTIONS.**

Mayor Kepley and staff provided information on options to fund projects until the funds from the approved millage become available. This included internal funding from other funds to be paid back or if the city wanted to bond for those projects and the interest that would be incurred. Staff requested direction on how to proceed. The committee was in favor of internal funding and directed staff to proceed along that line.

**ANNEX HOUSING DISCUSSION.**

Deputy City Administrator Gallagher explained the proposed project and the options regarding this PILOT Project. The Police and Fire Chiefs provided information on similar PILOT housing along Division Avenue and the drain on resources. City Attorney Eberle explained some points of law regarding the PILOT program along with options available to the city. The committee discussed this project noting the company per the discussion at the September 19<sup>th</sup> Committee of the Whole meeting needs to provide additional information at the October 3<sup>rd</sup> meeting prior to any decision being made.

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**CLOSING COMMENTS.**

Commissioner Draayer displayed a mailer from KDL on their millage request and asked if the city could show the proposed millage in the same positive way.

Mayor Kepley informed the committee of the plan to hire a Construction Manager At-Risk for the Community Center Project.

The meeting was adjourned at 9:54 A.M.

Dan Kasunic  
City Clerk

Robert Coughlin  
Mayor Pro-Tem