1. City Council Agenda

   Documents: 05-17-16 FINAL AGENDA.PDF

2. City Council Meeting Packet

   Documents: 5-17-16 COUNCIL PACKET.PDF

CITY OF YPSILANTI
REGULAR/BUDGET COUNCIL MEETING
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
Tuesday, May 17, 2016
6:00 p.m.

I. CALL TO ORDER –

II. ROLL CALL –

Council Member Anne Brown	P A	Council Member Robb	P A
Council Member Nicole Brown	P A	Council Member Vogt	P A
Council Member Murdock	P A	Mayor Edmonds	P A
Mayor Pro-Tem Richardson	P A		

III. INVOCATION –

IV. PLEDGE OF ALLEGIANCE –

"I pledge allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all."

V. INTRODUCTIONS –

VI. AGENDA APPROVAL –

VII. BUDGET SESSION - (6:00 – 7:00 p.m.)

General and Non General Fund Expenditures Review/Questions (FY2015-16, 2016-17)

Joe Meyers, DDA Executive Director
- DDA Depot Town Fund (275) - Pages 71-75
- DDA Downtown Fund (413) – Pages 90-93

Beth Ernat:
- Building Inspection & Ordinance enforcement Revenues – Page 5
- Building Department/Ordinance Enforcement Expenses – Pages 25-26
- Planning and Development – Revenues Page 7 – Expenses 30-31
- Washtenaw County Community challenge (Master Plan) – Revenues Page 9 Expenses Page 34
- Historic District Commission – Revenues Page 10, Expenses Page 34
- CDBG Water Activity Fund (252) – Pages 67-68
- Land Revolving Fund (412) – Pages 88-89
- Motorpool Expenses – Page 136

VIII. PRESENTATIONS –

- Washtenaw Public Health Department – Opiates and Naloxone
- Future Leaders Program- Youth presentation on drug use
- Wear Orange Campaign recognizing June 2, 2016 as Gun Violence Awareness Day

IX. AUDIENCE PARTICIPATION –

X. REMARKS BY THE MAYOR –

XI. PUBLIC HEARING –

Closing of the At-Grade Railroad Crossings at Park Street and Grove Street

1. Resolution No. 2016-105, determination
2. Open public hearing
3. Resolution No. 2016-106, close public hearing

XI. ORDINANCE – SECOND READING

Resolution No. 2016-107, approving Herman & Kittle PILOT Agreement - *(Ordinance No. 1270)*

XII. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. Resolution No. 2016-108, approving appointments to Boards and Commissions

2. Resolution No. 2016-109, opposing State Bill 438.

XIII. BUDGET SESSION –

Frances McMullan, City Clerk
- Clerk Revenues – Pages 2 and 6
- City Council Budget – Page 11
- Clerk's Office – Pages 13-14
- Treasurer – Page 14
- Voter Registration – Page 15
- Administration Hearing Bureau – Pages 26-27
- City Insurances – Page 35

Stan Kirton, DPS Director:
- DPS Administration Revenues – Page 6
- Public Building Maintenance – Page 16
- Energy Efficiency – Page – Peninsular Dam – Page 17
- DPS Administration Page 27
- Parking Lots – Page 28-29
- DPS Parks – Pages 29-30
- CDBG tot Lot – Page 33
- Major Streets Fund – Pages 36-53

- Local Streets Fund – Pages 54-61
- Garbage Fund – Pages 62-66
- Sidewalk Fund (495) – Pages 126-128
- Motorpool DPS & Env. Services Expenses – Pages 133, 135 and 136

XIV. LIASON REPORTS –

A. SEMCOG Update
B. Washtenaw Area Transportation Study
C. Urban County
D. Freight House
E. Parks and Recreation
F. Ypsilanti Downtown Development Authority
G. Eastern Washtenaw Safety Alliance
H. Police-Community Relations/Black Lives Matter Joint Task Force
I. Friends of Rutherford Pool

XV. COUNCIL PROPOSED BUSINESS –

XVI. COMMUNICATIONS FROM THE MAYOR –

XVII. COMMUNICATIONS FROM THE CITY MANAGER –

XVIII. AUDIENCE PARTICIPATION –

XIX. REMARKS FROM THE MAYOR –

XX. CLOSED SESSION –

Closed session to discuss City Clerk evaluation (OMA 15.268, Section 8(a)).

XXI. ADJOURNMENT -

Resolution No. 2016-110, adjourning the City Council meeting.

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City of Ypsilanti
RESOURCE ALLOCATION PLAN

Amended 2016/2016
Projected 2016/2017
Projected 2017/2018

May 17, 2016

Downtown Development Authority (DDA)
Joe Meyers, Director
Pgs 71-75 & 90-93

Ypsilanti
DOWNTOWN
DEVELOPMENT
AUTHORITY

DDA Depot Town Fund (275) – Pgs. 71-75
DDA Downtown Fund (413) – Pgs. 90-93

Downtown Development Authority (DDA)

Highlights FY 15/16

- Funded $30,000 in building rehabilitation grants
- Looking to fund up to $15,000 in façade improvement grants
- Created a special event contribution grant
- Working to transition the downtown dumpster program to a fee for service model
- Transitioned the DDA director position to the Economic and Community Development Department
- Continued streetscape plantings in all districts.

Ypsilanti DOWNTOWN DEVELOPMENT AUTHORITY

NON-GENERAL FUND

FY 16/17 Changes from FY15/16
Joe Meyers, Director

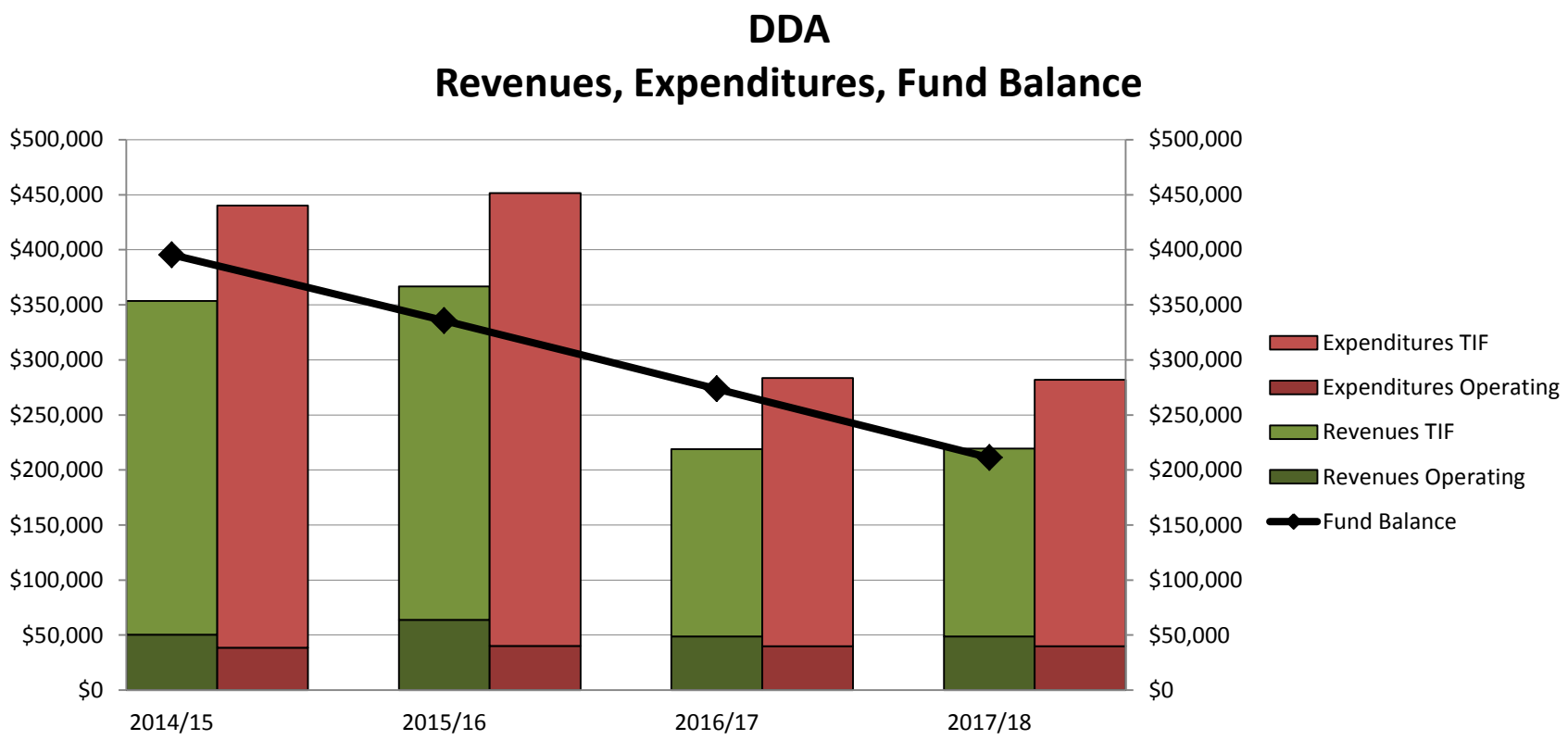
- Wages have been eliminated and moved to Contractual Services due to the agreement with the City for director services.

- Building Rehabilitation and Façade Grants have been reduced due drop in revenue.

- Pedestrian Trash Collection, Holiday Lighting & Maintenance and the DDA officer have been eliminated from the budget due to the Intergovernmental Agreement.

- Waste Management has been reduced to account for the fee for service model with the downtown dumpster program.

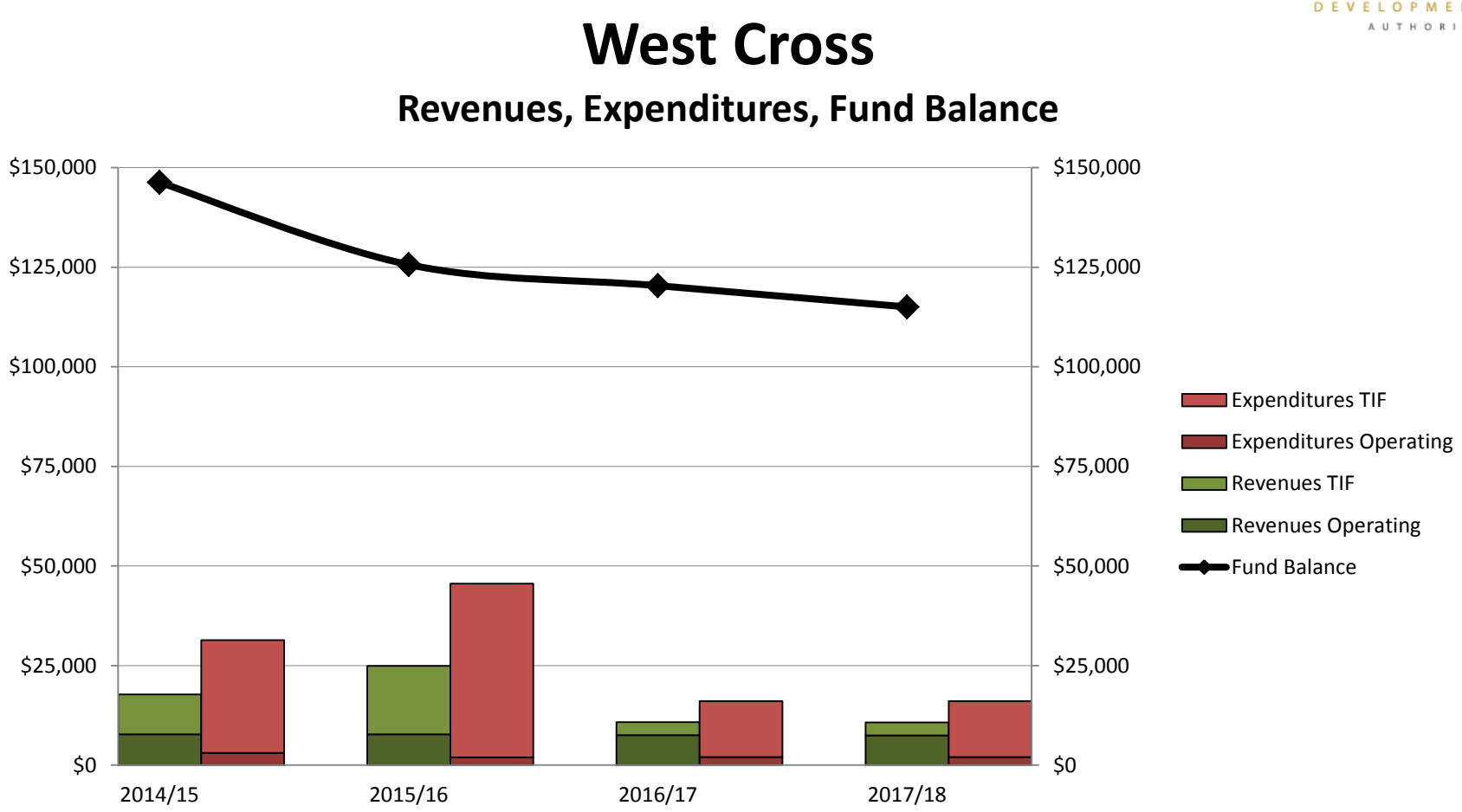
Downtown Development Authority (DDA)



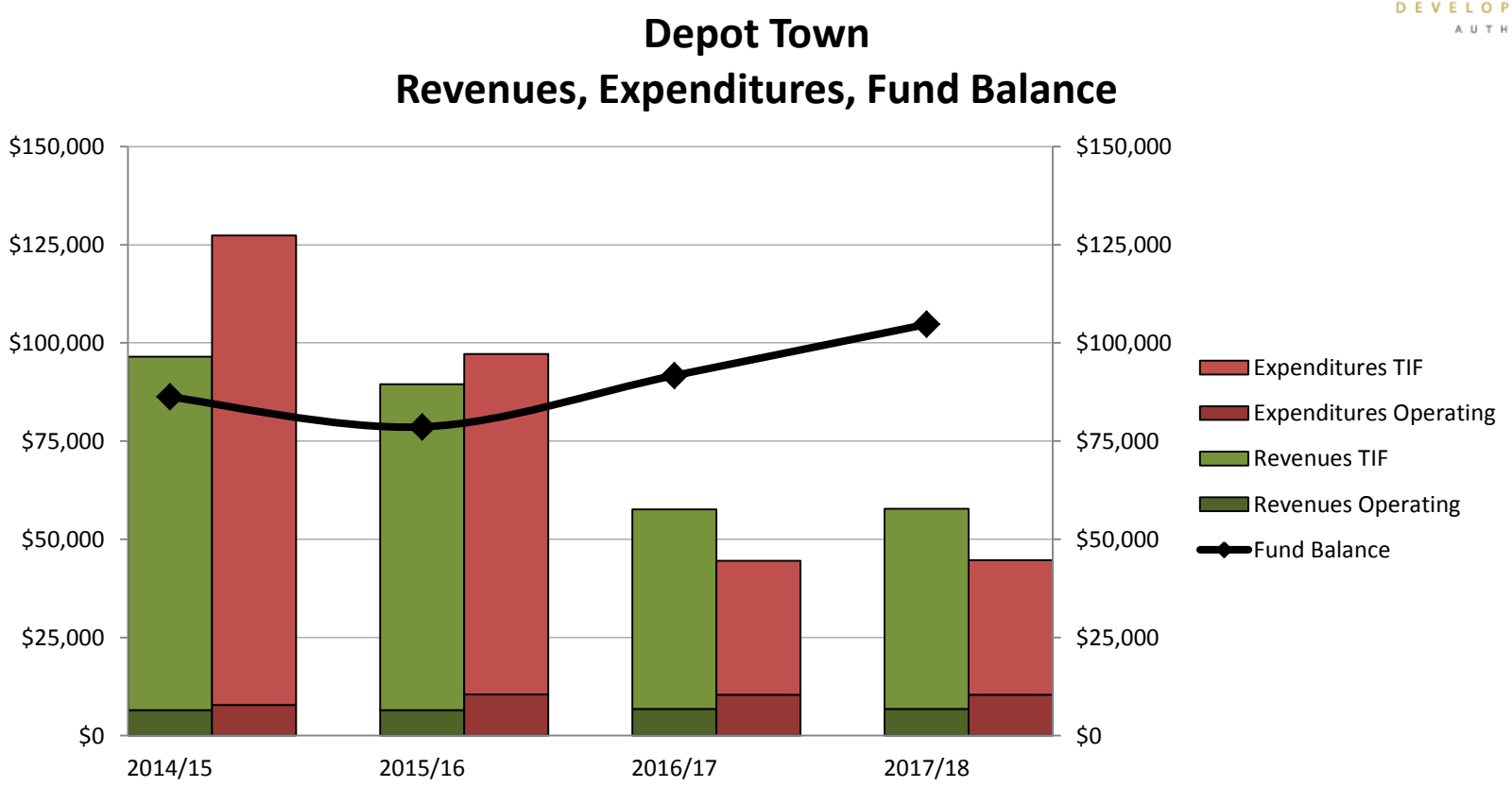
NON-GENERAL FUND

Ypsilanti DOWNTOWN DEVELOPMENT AUTHORITY

West Cross/Campus Town

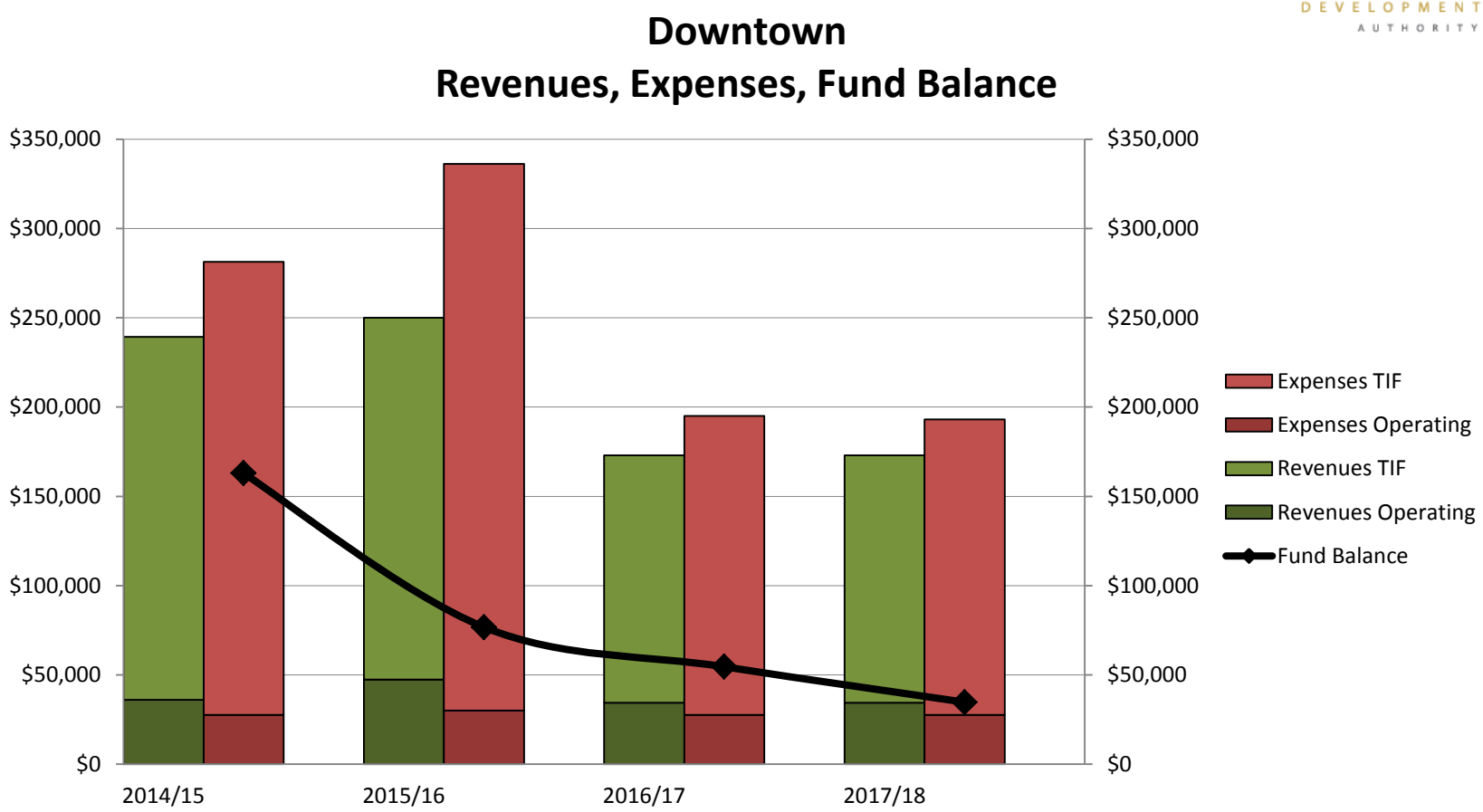


Depot Town



$25,000 in unpaid grants

Downtown



$30,000 in unpaid grants

Downtown Development Authority (DDA)
Joe Meyers, Director

Questions?

NON-GENERAL FUND

Ypsilanti
DOWNTOWN
DEVELOPMENT
AUTHORITY

Economic Development
Beth Ernat, Director

Building Inspection & Ordinance enforcement Revenues – Pg. 5
Building Department/Ordinance Enforcement Expenses – Pgs. 25-26
Planning and Development – Revenues Pg. 7 – Expenses 30-31
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Motorpool Expenses – Pg. 136

Economic Development
Beth Ernat, Director Pages 7,9,30-31,34

- Revenues: decrease slightly from 14/15, new ordinance and processes reduce need for multiple applications and actions.
- Expenditures: Increases proportional with increase in staff; salaries, benefits, office supplies professional development, memberships and dues.

Economic Development
Beth Ernat, Director

Planning Cont.

Grants Awarded

- Blight Elimination Grant ($250,000)
- SPARK Neighborhood Enterprise Grant ($50,000)
- Downriver Community Consortium Grant for Phase II on WS ($10,000)
- Urban County Community Development Block Grant Priority Project for Passenger Rail ($125,000)
- WCVB Community Tourism Action Plan: Historic Markers ($10,000)
- WCVB Community Tourism Action Plan: City Hall Mural ($10,000)
- MEDC Grant Conversion ($2,750,350)
- Building Healthy Communities MPARKs ($34,000)

Economic Development
Beth Ernat, Director Pages 10, 34

- Revenues: Anticipated to remain flat for 16/17 and beyond. State legislation to changes historic districts and authority has died in the House.

- Expenditures: Revenues are covering approximately half of the expenditures. The only expenditures are part-time HDC Intern and Membership dues. The part-time HDC Intern is paid by EMU in May, June, July and August and paid by the City the remainder of the year.

Economic Development
Beth Ernat, Director pages 5, 25-26

- Revenues: Building Permits, electrical, heating, and pumbling have held level this year due to YHC Strong Housing Permits and anticipated demolition permits for Parkridge Apartments. A total of 385 permits have been issued year to date this fiscal year. Nine Bee permits have been issue. Year to date, there have been 47 new rental properties added for inspection and a total of 136 new rental units added.

- Expenditures: Permanent wages and benefits are proposed to increase next fiscal year. This change reflects the addition of a compliance inspector. The addition of a compliance officer would reduce contractual services and eliminate temporary wages.

Economic Development
Beth Ernat, Director

Building Inspection Cont:

Major Permit Approvals:

- Strong Housing
- Little Bird Café |908 N Congress
- Solar farm at Highland Cemetery
- Strong Housing
- Parkridge Homes
- 602 Emmet (former Arm of Honor)
- 2015/2016 – Vehicle Purchase: Ford CMAX (hybrid), 42 mpg City

Economic Development
Beth Ernat, Director

Proposed Organizational Changes

Hiring one FTE for Compliance Officer.

Eliminate temporary wages for contract inspectors

Increase revenues from additional inspections

Incorporate certificate of compliance inspections/business license inspection and increase revenues.

Economic Development
Beth Ernat, Director

Building Department Accomplishments 2015-2016

	# Permits 14/15	# Permits 15/16 ytd
Building	245	304
Electrical	115	163
Mechanical	241	305
Plumbing	126	141
Sign	36	30

Rental Inspections 15/16 YTD – 2,795
Bee Permits – 7
Chicken Permits – 8

Economic Development
Beth Ernat, Director

Administrative Hearings Bureau Tickets Issued YTD – 70, Circuit Court Violations 4, District Court Violations 2.

Total Building Construction Value YTD - $4,455,612

Economic Development
Beth Ernat, Director

QUESTIONS?

City Clerk's Office
Frances McMullan, City Clerk

Clerk Revenues – Pgs. 2 and 6
City Council Budget – Pg. 11
Clerk's Office – Pgs. 13-14
Treasurer – Pg. 14
Voter Registration – Pg. 15
Administration Hearing Bureau – Pgs. 26-27
City Insurances – Pg. 35

City Council Pg.
Frances McMullan, City Clerk

- No increase in City Council compensation.
- Increase in Office Supplies to accommodate Goal Setting sessions, name plates, business cards, letterhead.
- No increase in Memberships and dues.
- Increase in Conferences and Professional Development.

Clerk Pgs.
Frances McMullan, City Clerk

- Increase in Professional Development – City Clerk to attend MML Annual Convention in September, 2016.

- Increase in FY 17-18 Contractual Services for codification of city code of ordinances and online updates. (Municode)

Treasury Pg.
Frances McMullan, City Clerk

- Increase in staff: Part time position added to help with Treasury Technician duties, parking ticket collections and Parking Bureau functions.

- No changes in Printing and Publishing, Office Supplies or Office Equipment Rental.

Treasury Pg.
Frances McMullan, City Clerk

- Adjustments are being made as ordered by the State for Board of Review and Michigan Tax Tribunal judgments.

- No charge backs are expected for the upcoming fiscal years, so $0.00 is reflected in the FY 2015-2016 and 2016-2017 budget.

Voter Registration Pg.
Frances McMullan, City Clerk

- Increase in Operating Supplies, Contractual Services and Temporary Wages for FY 16-17 and FY 17-18 due to Presidential Primary (reimbursable), Special (reimbursable), State Primary and General elections.

- Temporary wages increased per Minimum Wage Ordinance (Ord. No. 1217), effective 1/15/15 from $10.50 (Inspectors) $11.50 (Chairpersons).

Voter Registration Pg.
Frances McMullan, City Clerk

- Capital Project: Purchase of new election equipment (10 tabulators), per State of Michigan Bureau of Elections.

- $20,000 budgeted ($2,000 per precinct) in fund 414-7-2280-818-03

Administrative Hearings Bureau Pg.
Frances McMullan, City Clerk

- No changes in staff level. An alternate AHB officer was approved by City Council.

- Statement of Work (SOW) received for purchase of case management software. Total project budget was proposed at $38,225.00, however some things will be eliminated that are not needed. A limit of $28,000.00 has been budgeted in Capital Projects fund: 414-7-2280-818-02

City Insurances Pg.
Frances McMullan, City Clerk

- The City's limit of liability was increased from $2,000,000 to $5,000,000 to allow for participation in "Muni-Rent", an inter-governmental equipment program.

- Each year the Michigan Municipal League Liability and Property Pool has anticipated a possible 5% increase in premium costs for service, actual costs are not known at this time.

City Insurances Pg.
Frances McMullan, City Clerk

Dividends History

- 2011 - $65,487
- 2012 - $60,144
- 2013 - $46,254
- 2014 - $50,424
- 2015 - $43,563
- 2016 - $34,793

City Insurances Pg.
Frances McMullan, City Clerk

Policy Year:	8-1-2011/2012	8-1-2012/2013	8-1-2013/2014	8-1-2014/2015	8-1-2015/2016
Dividends History	$65,487	$60,144	$46,254	$50,424	$43,563
Premium	$369,755	$352,417	$342,641	$318,942	$280,972
# of claims	16	14	32	13	9
# of open claims	0	0	3	1	5
# of police claims	0	1	1	0	0
Areas where claims have increased/decreased	Auto – 6 Property – 2 E&O – 1 Gen. Liab. – 7	Auto – 4 Police – 1 Gen. Liab. – 9	Auto – 11 Police – 1 E & O – 2 Gen. Liab. – 18	Auto – 5 E&O – 1 Gen. Liab. – 7	Auto – 6 E&O – 1 Gen. Liab. – 2

City Clerk's Office
Frances McMullan, City Clerk

QUESTIONS?

Department of Public Services
Stan Kirton, Director

DPS Administration Revenues – Page 6
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DPS- Public Building Maintenance Fixed Costs
Stan Kirton, Director page 70

Facility Improvements/Repairs Acct# 101-7-2650-818-00	Amended FY 2015-2016	FY 2016-2017	FY 2017-2018
General Annual Fixed Cost:			
Elevator Maintenance Contract	$6,100	$6,100	$6,100
Alarm System – Monthly	$2,200	$2,300	$2,300
Exterminator Costs	$900	$900	$1,000
Iron Mountain Storage Fees	$10,000	$10,000	$10,000
Shredding Services	$1,000	$1,000	$1,000
Underground Storage Tank	$400	$400	$400
Mat Service	$3,600	$3,600	$3,600
Window Cleaning Services	$1,400	$1,400	$2,200
Boiler Inspection	$1,000	$1,000	$1,000
City Hall Elevator Inspection	$200	$200	$200
Fire Extinguisher Inspection	$1,000	$1,000	$1,000
City Hall Marble Polishing	$1,400	$1,800	$1,800
Plumbing, Electrical, Heating & General Facility Repairs	$15,000	$40,000	$40,000
General Contract Total	**$44,200**	**$69,700**	**$70,600**

DPS- Public Building Maintenance Fixed Costs Stan Kirton, Director page 71

Facility Improvements/Repairs Acct# 101-7-2650-818-03	Amended FY 2015-2016	FY 2016-2017	FY 2017-2018
Aggregate Material Stalls			
DPS Admin Building - Painting		$3,000	
DPS Blinds for Admin Building			
DPS Carpet		$5,000	
DPS Emergency Generator			
DPS Garage Sprinkler			
East Storage Shed Concrete Pad			$15,000
Garage Bay Exhaust System		$25,000	
North Pole Barn Concrete Pad			$20,000
Recycling Site Toilet/Installation			$3,000
Replace Yard Fence			$35,000
Salt Barn Repair			

DPS- Public Building Maintenance Fixed Costs Stan Kirton, Director page 71

Facility Improvements/Repairs Acct# 101-7-2650-818-00	Amended FY 2015-2016	FY 2016-2017	FY 2017-2018
DPS Garage Bay Infrared Heater		$3,000	
Outdoor Cold Patch Storage	$6,000		
Replace DPS Gas Pump	$2,000		
DPS Garage Gable Siding	$4,700		
Repairs and Maintenance	$32,300		
	$45,000	**$36,000**	**$73,000**

DPS – Motor Pool
Stan Kirton, Director pages 73-74

Description	Amended FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021
One Ton Dump Truck w/plow (Replacement)	$42,436		$41,690			
Bobcat Brush Hog (Replacement)	$5,251					
Volvo L90G Wheel Loader (Lease Payment)	$24,647	$24,647	$24,647	$24,647	$24,647	$24,647
New Holland Tractor Loader (Replacement)	$64,000					
Broom Attachment for New Wacker Loader/Tractor	$7,800					
Cement Mixer		$5,000				
Pick-up Truck Ford F-150 (Replacement)			$26,250			

DPS – Motor Pool cont.
Stan Kirton, Director pages 73-74

Description	Amended FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021
Sterling L8500 Dump Truck (Replacement)			$145,000	$110,000	$110,000	$110,000
John Deere 2320 Tractor (Replacement)			$45,000			
Ferris Mower (Replacement)			$15,000			
John Deere Wide Area Mower (Replacement)			$48,500			
Pick-up truck GMC Sierra 1500 (Replacement)				$26,750		
Bobcat w/ Loader Bucket (Replacement)				$69,000		
Grapple Truck (Replacement)				$120,000		
High Ranger Bucket Truck (Replacement)					$200,000	

DPS – Environmental Services Motor Pool
Stan Kirton, Director pages 73-74

Description	Amended FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021
Freightliner 4900 Packer Truck (Replacement)			$150,000			
Pick-up Truck Ford Ranger (Replacement)	$24,896					
Freightliner Leach Rear Load Packer Truck (Replacement)					$160,000	
Toyota Forklift (Replacement)					$30,000	
10 Cubic yard Rear Load Packer Truck (Replacement)				$95,000		

CDBG Projects
Stan Kirton, Director

- The City of Ypsilanti has secured CDBG funding for infrastructure/facility improvements in the following amounts.

- $50,000 for ADA Ramp Replacements

- $35,000 for Carrie Mattingly & Edith Hefley Tot Lot improvements.

Energy Efficiency
Stan Kirton, Director page 17

LED Conversions

- Converted two High Pressure Sodium (HPS) wall pack fixtures to LED wall packs in the Depot Town Pedestrian Alley.
- Retro-fitted the three goose neck lights in the Depot Town Pedestrian Alley with LED Bulbs.
- Converted two HPS Wall Pack Fixtures on the exterior of the Police station to LED Wall Pack fixtures.
- Retrofitted two goose neck style HPS light fixtures located at the rear of the Police Station (ramp) with LED bulbs.
- Converted the exterior HPS light fixture located at the front entrance to PCC to a LED fixture with a photo sensor.

Energy Efficiency cont.
Stan Kirton, Director page 17

- Retrofitted all incandescent and compact fluorescent light bulbs in City Hall with LED bulbs.
- Retrofitted Flood Light for the flag at Police Station
- Added four LED Fixtures to the interior of DPS Truck Port
- Added two LED Fixtures to the exterior of DPS Truck Port
- T-12 Fluorescent Fixtures in the City Hall basement are in the process of being converted to LEDs.
- The HPS Fixtures in the DPS Pole Barn will be converted to T-5 Fluorescent Fixtures pending installation.

DPS – Public Major Street Revenues
Stan Kirton, Director page 157-158

Major Road Revenues		Amended FY 2015-2015	FY 2016-2017	FY 2017-2018
Act 51 & Misc. Revenue		$1,360,822	$1,564,664	$1,397,309
MDOT – PRIP Grant Prospect Road		$870,670	-	-
Adams – Pearl to Cross		$375,322	-	-
Rail Platform & Approach		$150,000	$150,000	$1,425,000
Urgent Road Repair			$148,000	
		$2,756814	$1,862,664	$2,822,309

DPS – Major Streets
Stan Kirton, Director pages 171-173

Projects	Amended FY 2015-2015	FY 2016-2017	FY 2017-2018
Prospect/Michigan Ave Signal Upgrade 202-7-9056-975-00			
Design Engineering			
Construction Engineering		$40,000	
Construction MDOT		$135,000	
Adams Pearl to W. Cross 202-7-9057-975-00			
Design Engineering			
Construction Engineering	$85,000		
Construction MDOT	$135,000	$10,000	
Rail Platform & Approach 202-7-9059-975-00			
Design Engineering	$150,000	$150,000	
Construction Engineering			$200,000
Construction			$1,300,000

DPS – Major Streets cont.
Stan Kirton, Director pages 171-173

Projects	Amended FY 2015-2016	FY 2016-2017	FY 2017-2018
Urgent Road Repairs II 202-7-9050-975-00			
Design Engineering	$15,000		
Construction Engineering		$20,000	
Construction		$290,000	
Railroad @ Grade Closure 202-7-9061-975-00			
Design Engineering			
Construction Engineering		$30,000	
Construction		$180,000	
Cornell Washtenaw to Mayhew 202-7-9060-975-00			
Design Engineering		$100,000	
Construction Engineering			$150,000
Construction			$200,000

DPS –Garbage & Rubbish; Stan Kirton, Director pages 183-187

- We continue to use the Western Washtenaw Recycling Authority site in Chelsea 4 times a week. The WWRA in Chelsea currently charges $15.00/ton.
- The Re-Community Drop Center in Ann Arbor has limited access to their drop-off site strictly to entities that hold contracts with them. The City currently doe not have a contract in place with Re-Community.

Department of Public Services
Stan Kirton, Director

QUESTIONS?

REQUEST FOR LEGISLATION
May 17, 2016

From: Ralph A. Lange

Subject: Closing of the at-grade railroad crossings at Park Street and Grove Street

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Summary Background:

The City of Ypsilanti has been attempting to secure inter-city rail service since said service was eliminated by Amtrak in 1984.

In December of 2015, after decades of saying "no", MDOT officially notified the City that they would support re-establishing Amtrak service for the City of Ypsilanti in Depot Town if the city met three criteria. The three criteria are as follows:

1. Close the at-grade railroad crossing at Grove Street
2. Close the at-grade railroad crossing at Park Street
3. Building a platform, approved by all affected entities in Depot Town that will accommodate train service.

On May 2, 2016, the City Manager provided the members of city council with an executive summary including several attachments in support of the closing of the at-grade railroad crossings at Grove Street and Park Street.

On Monday, May 9, 2016, the City Manager provided the members of city council with an Addendum to the Executive Summary provided previously in support of the closing of the at-grade railroad crossings at Grove Street and Park Street.

In order for the city to meet two of the three criteria required by MDOT to secure rail service for the city, the attached resolution must be passed by city council. Please see attached Traffic Control Order 2016-04. I am strongly urging city council support for the passage of the resolution No. 2016-105 so this process can continue to move forward.

CITY MANAGER APPROVAL:_____ AGENDA DATE: May 17, 2016_

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

Resolution No. 2016 - 105
May, 2016

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti has surveyed railroad crossings within the City with respect to the safety of said crossings; and

WHEREAS, the Michigan Department of Transportation has assured the City of Ypsilanti certain funds, conditioned upon the closing of certain railroad crossings; and

WHEREAS, it appears the closing the crossings at Park Street and Grove Road right-of-way is indicated to be in the interest of the safety and welfare of the inhabitants of the City of Ypsilanti; and

RESOLVED that Park Street and Grove Road be permanently closed to vehicular traffic at the railroad right-of-way on both sides of the intersections, the City of Ypsilanti reserving all utility easements and right-of-way appurtenant thereto; and

NOW, THEREFORE BE IT RESOLVED, that this closure be contingent upon the execution of a contract to obtain certain funding from the Michigan Department of Transportation, which can be used for the costs of performing the closure and other transportation purposes within the City of Ypsilanti's jurisdiction.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

CITY OF YPSILANTI
TRAFFIC CONTROL ORDER

DATE: 12 May 2016 **ORDER NO:** 2016-04

LOCATION: North Park Street and North Grove Street at the railroad crossings.

ORDER: Traffic, including pedestrian traffic, is prohibited from crossing the railroad right-of-way on North Grove Street, between the 100 and 200 blocks, and North Park Street, midway through the 200 block.

REASON: In support of Council resolution 2016-105

The City of Ypsilanti has surveyed railroad crossings within the city with respect to the safety of said crossings, and finds that it is in the best interest of the health, safety, and welfare of the inhabitants of the City of Ypsilanti to close the aforementioned at-grade rail crossings.

Additionally, if the City acts to close said crossings prior to July 1, 2016; the Michigan Department of Transportation has assured the City of certain funds, conditioned upon the completion of the aforementioned closings that will more than offset the cost to perform the closings.

Approved by: [redacted] 5-12-2016
Ralph A. Lange., City Manager

Date Completed:_____ By:_____

Resolution No. 2016-106
May 17, 2016

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing on the "Closing of the At-Grad Railroad Crossings at Park Street and Grove Street" be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Resolution No. 2016-107
May 17, 2016

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled "Herman & Kittle Tax Exemption (PILOT) Agreement" be approved on Second and Final Reading.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

NOTICE OF ADOPTED ORDINANCE
CITY OF YPSILANTI
Ordinance No. 1270

An Ordinance to provide for a service charge in lieu of taxes for a housing project for low income persons and families to be financed with an Authority-aided Mortgage Loan or an advance or grant from the Authority pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401, et seq) (the "Act").

THE CITY OF YPSILANTI ORDAINS:

SECTION 1. This Ordinance shall be known and cited as the "Ypsilanti Tax Exemption Ordinance-Riverwalk Commons."

SECTION 2. Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for low income persons and families is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all ad valorem taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of the housing projects that is constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City acknowledges that the Sponsor (as defined below) has offered, subject to receipt of a Mortgage Loan from the Michigan State Housing Development Authority, to construct, own and operate a housing project identified as Riverwalk Commons on certain property located at the future intersection of River Street and Michigan Avenue in the City of Ypsilanti, County of Washtenaw, State of Michigan, and legally described as (the "Project"):

> A 3.60 ACRE PARCEL IN THE NE 1/4 OF SECTION 9, OF CITY OF YPSILANTI, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.
>
> Commencing at the East 1/4 corner of Section 9, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence N02°19'08"W 554.44

feet along the East line of said Section 9 and the Centerline of Prospect Road (66.00 feet wide); thence the following four (4) courses along the Centerline of Michigan Avenue (99 feet wide): 1) 111.24 feet along the arc of a 999.34 foot radius circular curve to the right, with a central angle of 06°22'39", having a chord which bears S88°47'02"W 111.18 feet, 2) thence N88°01'38"W 382.04 feet, 3) thence N87°56'38"W 597.06 feet and 4) thence N88°03'38"W 33.00 feet; thence S02°12'20"W 209.50 feet along the West Right of Way line of Park Street (66.00 feet wide) to the PLACE OF BEGINNING; thence continuing S02°12'20"W 86.82 feet; thence N88°04'15"W 282.50 feet; thence S02°29'28"W 167.28 feet; thence N88°04'02"W 299.00 feet; thence N02°22'02"E 414.18 feet; thence S88°03'47"E 350.41 feet along the South Right of Way line of said Michigan Avenue; thence S01°56'22"W 160.00 feet; thence S88°03'38"E 230.01 feet to the Place of Beginning, being a part of the NE 1/4 of said Section 9, containing 3.60 acres of land, more or less, and subject to easements and restrictions of record, if any.

The Project will serve low income persons and families, and that the Sponsor has offered to pay the City on account of this housing project an annual service charge for public services in lieu of all ad valorem property taxes.

SECTION 3. Definitions.

A. Authority means the Michigan State Housing Development Authority.

B. Annual Shelter Rent means the total collections during an agreed annual period from or paid on behalf of all occupants of a housing project representing rent or occupancy charges, exclusive of Utilities.

C. Low Income Persons and Families means persons and families eligible to move into a housing project.

D. Mortgage Loan means a loan or grant made or to be made by the Authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of the housing project, and secured by a mortgage on the housing project.

E. Sponsor means Herman & Kittle Properties, Inc. and any entity that receives or assumes a Mortgage Loan.

F. Utilities means charges for gas, electric, water, sanitary sewer and other utilities furnished to the occupants that are paid by the housing project. Phone, cable, internet, and television services are specifically not considered utilities.

SECTION 4. Class of Housing Projects.

It is determined that the class of housing projects to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing projects for Low Income Persons and Families that are financed with a Mortgage Loan by the Authority. It is further determined that Riverwalk Commons is of this class.

SECTION 5. Establishment of Annual Service Charge.

The housing project identified as Riverwalk Commons and the property on which it will be located is subject to the Water Street Redevelopment Area Brownfield Plan, approved by the City of Ypsilanti City Council on December 16, 2014 with final adoption by the Washtenaw County Board of Commissioners on February 18, 2015. As authorized by the Brownfield Redevelopment Financing Act, P.A. 381 of the State of Michigan, as amended, and under the approved Brownfield Plan referenced above, an Act 381 Work Plan will be developed jointly between the City of Ypsilanti, the Sponsor, and the Washtenaw County Brownfield Authority, which will include all eligible brownfield activities to be reimbursed to the Sponsor. In addition, the Act 381 Work Plan will specify the total amount of Administrative Fees and Local Site Revolving Remediation Fund deposits to be paid to the Washtenaw County Brownfield Authority. This Act 381 Work Plan will then be approved by the State of Michigan. Following the completion of the reimbursement of all certified eligible brownfield expenses to the Sponsor by the Washtenaw County Brownfield Authority, and payment of any and all Administrative Fees and Local Site Revolving Remediation Fund deposits to the Washtenaw County Brownfield Authority, as specified in the above-referenced and approved Act 381 Work Plan, the Project shall be exempt from all ad valorem property taxes. The City acknowledges that the Sponsor and the Authority have established the economic feasibility of the housing project in reliance upon the enactment and continuing effect of this Ordinance, and the qualification of the housing project for exemption from all ad valorem property taxes and a payment in lieu of taxes as established in this Ordinance. Therefore, in consideration of the Sponsor's offer to construct and operate the housing project, the City agrees to accept payment of an annual service charge for public services in lieu of all ad valorem property taxes. Subject to receipt of a Mortgage Loan, the annual service charge shall be equal to ten percent (10%) of the Annual Shelter Rents actually collected by the housing project during each operating year.

SECTION 6. Contractual Effect of Ordinance.

Notwithstanding the provisions of section 15(a)(5) of the Act to the contrary, a contract between the City and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this Ordinance.

SECTION 7. Limitation on the Payment of Annual Service Charge.

Notwithstanding Section 5, the service charge to be paid each year in lieu of taxes for the part of the housing project that is tax exempt but which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing project if the housing project were not tax exempt.

Additionally, it is anticipated that a portion of the Project will be commercial space. This portion is not tax-exempt. This non-exempt portion of the Project may receive a separate tax identification number that will be different than that portion that is exempt. This ordinance will only apply to that portion of the Project that is exempt, and will not apply to that portion of the Project that is not tax-exempt.

SECTION 8. Payment of Service Charge.

The annual service charge in lieu of taxes as determined under this Ordinance shall be payable in the same manner as general property taxes are payable to the City and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be paid on or before April 15th of the following year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, et seq).

SECTION 9. Duration.

This Ordinance shall remain in effect and shall not terminate so long as a Mortgage Loan remains outstanding and unpaid and the housing project remains subject to income and rent restrictions under the Low Income Housing Tax Credit Program or HOME Investments Partnership Program. The exemption from all ad valorem property taxes established by this Ordinance shall terminate upon the re-financing or payoff of the Authority mortgage loan(s) or upon the sale of the Development.

SECTION 10. Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

SECTION 11. Inconsistent Ordinances.

All ordinances, resolutions, or parts of ordinances or resolutions inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

SECTION 12. Copies to be available

Copies of the Ordinance are available at the office of the City Clerk for inspection by, and distribution to, the public during normal office hours.

SECTION 13. Publication and Effective Date.

The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published according to Section 11.13 of the City Charter. This Ordinance shall become effective after publication at the expiration of 30 days after adoption.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS _____ DAY OF _____, 2016.

_____
Frances McMullan, City Clerk

Attest

I do hereby confirm that the above Ordinance No. _____ was published according to Section 11.13 of the City Charter on the _____ day of _____, 2016.

_____
Frances McMullan, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the _____ day of _____, 2016.

_____
Frances McMullan, City Clerk

Notice Published: _____

First Reading: _____

Second Reading: _____

Published: _____

Effective Date: _____

Resolution No. 2016 – 108
May 17, 2016

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following individuals be appointed to the City of Ypsilanti Boards and Commissions as indicated below:

NAME	**BOARD**	**TERM EXPIRATION**
Toi Dennis 427 S. Adams St. Ypsilanti, MI 48197	Planning Commission	5/1/2019

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

From: noreply@civicplus.com [mailto:noreply@civicplus.com]
Sent: Sunday, May 08, 2016 9:18 PM
To: Frances McMullan; Andrew Hellenga
Subject: Online Form Submittal: Citizen Advisory Boards and Commissions Participation Resume

Citizen Advisory Boards and Commissions Participation Resume

The people of Ypsilanti are involved in their City government and are an important part of the community's achievements. Individuals interested in receiving more information in regards to serving on an advisory board or commission are invited to contact the City Clerk's Office at 734-483-1100. Alternatively, citizens who would like to participate can submit their information in the form below.

Name	Toi Dennis
Email Address	t[redacted]
Address	427 S. Adams St.
City	YPSILANTI
State	MI
Zip Code	48197-5405
Phone Number	[redacted]
Fax Number	*Field not completed.*
Number of Years in the Community	4
Ward You Live In	One
Education	Juris Doctorate, Masters
Occupation	Attorney
Employer	Law & Mediation Office of Toi Dennis
I would like to be considered and could devote sufficient time to serve on the following	Board of Review, Planning Commission

board or commission:	
Why are you interested in serving on these boards/commissions?	Because, I am relatively new to the area and I wish to become more involved and serve my community.
Work/volunteer experience related to the board or commission:	As an attorney, I am trained to be able to analyze, interpret and make informed decisions regarding numerous disciplines which would help me serve the community well as a member of the Planning Commission. As a trained and experienced mediator, I am also able to help groups with competing or opposing interests come to mutually agreeable solutions. I also have experience serving my community as a former Girl Scout Leader, Block Club President, and Precinct Delegate. I am also a member of numerous Bar Associations including the Washtenaw Bar Association, Washtenaw Women Lawyers Association and the Vanzettie Hamilton Bar Association.
I understand that appointment to a City of Ypsilanti board or commission requires regular attendance at board meetings.	Yes
I hereby certify that all of the information above is true.	Yes

Email not displaying correctly? View it in your browser.

Resolution No. 2016-110
May 17, 2016

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council Meeting be adjourned, on call, by the Mayor or two (2) members of Council.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE: