



**CITY OF YPSILANTI  
COUNCIL MEETING MINUTES  
CITY COUNCIL CHAMBERS, 1 S. HURON  
YPSILANTI, MI 48197  
TUESDAY, FEBRUARY 2, 2016  
7:00 P.M.**

**I. CALL TO ORDER –**

The meeting was called to order at 7:06 p.m.

**II. ROLL CALL –**

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

**III. INVOCATION –**

Mayor Edmonds asked all to stand for a moment of silence.

**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. AGENDA APPROVAL –**

Council Member Nicole Brown moved, seconded by Council Member Anne Brown to approve the agenda.

Council Member Anne Brown moved to add Resolution No. 2016-026, recognizing the contribution and service of Director of EMU Government and Community Relations Ken Dobson II.

On a voice vote, the motion carried, and the agenda was approved.

**VI. INTRODUCTIONS –**

Mayor Edmonds introduced the following individuals: City Attorney John Barr, City Clerk Frances McMullan, City Manager Ralph Lange, Assistant to the City Manager Ericka Savage, Economic Development Director Beth Ernat, former City Council Member Bill Nichols, Associate Planner Cynthia Kochanek, HDC Intern Haley McAplpine, Ann Stevenson, representation for Dedicated to Make a Change, and representation of Mentor 2 Youth.

**VII. PRESENTATIONS –**

Redesigned Website – Ericka Savage, Assistant to City Manager

Assistant to the City Manager Ericka Savage provided a presentation of the City’s new website.

Mayor Edmonds asked if Council will receive a monthly report of what is being accomplished as a result of "Ypsi Connect". Ms. Savage responded staff can provide that information to Council but Council can also find that information by visiting the site itself.

Mayor Edmonds stated since this is a new form of communication if a person signs up for all communications they will be bombarded with emails from the City. Ms. Savage responded she does not see that as a problem and added that an individual can sign up for specific notices rather than general notices. Ms. Edmonds asked what would an individual signing up for notifications of bids click. Ms. Savage replied she is not certain there is an option for bid information.

A speaker from the audience stated Eastern Michigan University does not include anything promoting the City in its press releases. Mayor Edmonds responded she serves with community based leaders at EMU on the Community Engagement Council and that is something EMU has been working on to incorporate. Ms. Edmonds added in the next quarter she expects to see a lot of cross promotion.

Mayor Edmonds stated there is not a link from the City Council page to the Agenda Center. Ms. Savage responded she will look into that.

Council Member Anne Brown stated she has only heard positive feedback about the website.

Council Member Murdock stated when he was navigating through the website the last goal setting meeting was not included. Ms. Savage responded she would have that fixed.

#### **VIII. AUDIENCE PARTICIPATION –**

1. Joe Golder, 1002 Washtenaw Ave, stated for the past 11 years the City of Ypsilanti, Washtenaw County, and the State of Michigan have failed miserably in oversight and due diligence in a 1999 Michigan Institution Road Fund Grant and 2011 Congestion Mitigation Air Quality Grant used and executed by Eastern Michigan University. He said it was clear starting in 1999 the City was going to do anything and everything EMU wanted and any rights or privileges of homeowners were disregarded. He said the responsibility falls with the current and previous City Councils which have ignored indisputable evidence provided. He said there have been no investigation and no accountability to the loss of his property. He said the noise and air quality has become unacceptable and asked Council please do the job you were elected to do and ask for an investigation.
2. Carolyn Harper, 346 Senate Ave, Unbound representative, said Unbound is a faith based antihuman trafficking organization in Washtenaw County. She said her organization works in three areas: prevention, professional training, and survivor advocacy. She said most people know about human trafficking but they are unaware it occurs in Ypsilanti. She says it is her intention to raise awareness which is being done through the "Not in My City Campaign" which is distributing information of who to call if there is someone in need. She said anywhere prostitution exists there is likely sex trafficking and that the age most prostitutes began is 13 or 14 and any minor involved in prostitution constitutes sex trafficking.

Council Member Anne Brown asked where Unbound is based in Washtenaw County. Ms. Harper responded Unbound operates out of her Church on Platt in Ann Arbor.

Council Member Murdock asked if the posters and other informative materials were available in electronic form. Ms. Harper responded in the affirmative.

Mayor Edmonds stated she invited Unbound tonight to connect Council with that organization. Ms. Edmonds asked if Council would like to learn more about the trends in Ypsilanti. Council Member Nicole Brown responded she is interested and this is a topic she is involved in at her place of employment. Ms. Edmonds responded if anyone has information about locations this information should be distributed.

Council Member Nicole Brown asked if Unbound is only operating out of the Church on Platt Rd. Ms. Harper responded in the affirmative. Mayor Edmonds stated Unbound is a national organization that is volunteered based. Council Member Nicole Brown asked for Unbound's contact information and said she is a social worker in Wayne County who works with officers who work with the FBI on this topic in Wayne and Washtenaw Counties.

3. Emmanuel Jones, Mentor 2 Youth, 317 Ecorse, stated based on conversation he has had with individuals he is looking forward to some of the students from his organization sitting on a Youth Commission in the City. He said the Mentor2Youth bowling event is scheduled for April 9<sup>th</sup> located at Lodge Lanes in Belleville. He asked if Council Members could help form teams for the event or if they would join a team themselves. He said this will provide Council the opportunity to meet some of the students in the program as well as help raise money for Mentor2Youth.

Council Member Anne Brown asked what schools is Mentor Youth working with in the City. Mr. Jones replied Ypsilanti High School, New Tech, Estabrook, Erickson, and Adams. Mr. Jones added Mentor Youth works with the majority of the Ypsilanti Community Schools and some Charter Academies.

4. Bill Nichols, stated he is here to address Council regarding Resolution No. 2016-025, opposing House Bill 5232 and Senate Bill 720. He said the Bill essentially requires Historic Districts to expire every ten years. He said at the end of the ten years if the community wishes to keep its historic district it would need to go through the process of documenting the historic district which would be a lengthy process. He said if passed the Bill would make it difficult for a community to keep it's a historic district and easy to abolish them. He said Ypsilanti's Historic District has created a very positive image of the town and the people that live in the historic district because they enjoy living in a historic district. Thanked Council for supporting historic preservation for the last 40 years.
5. Henry Previs, 301 N. Grove, stated he is here in support of Resolution No. 2016-025, which opposes House Bill 5232 and Senate Bill 720. He said he has been a resident of the historic district for 30 years and has been impressed by the changes that have taken place because of the historic district. He urged Council to approve Resolution No. 2016-025 and oppose the State Bills.
6. Anne Stevenson, 707 Collegewood St., said she is the Chair of the Historic District Commission and supports the approval of Resolution No. 2015-025. She stated the continuation of the historic district is instrumental in protecting property values. She explained she would hate to see what would occur if the State Bill is passed.

7. Beverly Washington James, 968 Monroe, stated there has been awhile since she has attended a City Council meeting and she is impressed by the energy of Council.

**IX. REMARKS BY THE MAYOR –**

- Thanked everyone who spoke.
- Thanked Emmanuel Jones for keeping Council informed about the undertakings of Mentor2Youth.
- Stated she enjoys the young people of the community attending meetings and being active in many ways in the community.
- Suggested moving Resolution No. 2016-025, opposing House Bill 5232 and Senate Bill 720 to the top of Section X since a large amount of those in attendance are here regarding that topic.

Mayor Pro-Tem Richardson asked City Attorney John Barr if that were possible since the agenda had already been approved. Mr. Barr responded that it is.

Mayor Pro-Tem Richardson moved, supported by Council Member Vogt to move Resolution No. 2016-025 to the beginning of Section X.

On a voice vote, the motion carried, and Resolution No. 2016-025 was moved.

**X. RESOLUTIONS/MOTIONS/DISCUSSIONS –**

1. Resolution No. 2016-025, opposing House Bill 5232 and Senate Bill 720.

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**WHEREAS, The City of Ypsilanti has a proud and successful historic district that has functioned as an invaluable asset to the community through its efforts to safeguard and preserve local historic resources; and**

**WHEREAS, the City of Ypsilanti has a long history in supporting historic preservation through the designation of the historic district in 1973 and the passing of the historical preservation ordinance in 1978; and**

**WHEREAS, the City actively maintains a historic district and supports the Ypsilanti Historical Society in order to preserve its local history, historic district and features; and**

**WHEREAS, legislation was recently introduced in Lansing in the form of House Bill 5232 and Senate Bill 720 that would amend current legislation in regards to local historic districts and will negatively impact historic resources, local historic districts, and local government processes and budgets; and**

**WHEREAS, these amendments pose an immediate threat to the continued preservation of Ypsilanti's many invaluable historic resources.**

**NOW THEREFORE BE IT RESOLVED THAT, the city council of Ypsilanti, its Historic District Commission and the Ypsilanti Historical Society do not support House Bill 5232 and Senate Bill 720 and offer its support for the current legislation, PA 169 of 1970.**

OFFERED BY: Council Member Nicole Brown  
SECONDED BY: Council Member Vogt

Associate Planner Cynthia Kochanek stated she was the former Historic District Commission intern and said Michigan's current Historical District Act, PA 169 of 1970, has enabled communities throughout the state to safeguard their historic resources. Ms. Kochanek said Ypsilanti City Council approved the Historic District in 1978 and has played a role in the preservation of history in Ypsilanti. Ms. Kochanek said the recently introduced House Bill 5232 and Senate Bill 720 puts what has been preserved at risk. Ms. Kochanek added a majority of the popular vote would be required ten years after the district was enacted and every ten years after it would require a vote at the cost of the City. Ms. Kochanek stated the Bill would increase the cost to local governments to set up or modify historic districts and would make it difficult for a legislative body to act quickly and save a historical landmark. Ms. Kochanek said the bill would allow the dismissal of approved standards and guidelines which are nationally accepted and would move the HDC appeals process from the State Historic Preservation Office to City Council which will add extra strain on City staff and resources. Ms. Kochanek asked for Council to approve the resolution.

Council Member Vogt asked is there any idea that is behind the introduction of this Bill. Ms. Kochanek replied she is aware of the individual that introduced the Bill but not any special interest groups that might have been behind it. Mr. Vogt asked is there an alleged reason supposedly why this is necessary or helpful to justify this bill. Ms. Kochanek responded no.

Council Member Anne Brown stated as of last week this bill was still in committee and Mellissa Pung-Milton called the office last week and is willing to testify but there was not information of any special interest behind the bill.

Mayor Edmonds asked if the idea behind this is simply to have less government. Council Member Murdock responded in the affirmative.

City Manager Lange stated the City has had a long history of HDC interns coming on as full-time staff and also Eastern Michigan has one of the top Historic Preservation Programs in the Country. Mr. Lange added the HDC intern is only partially funded by the City and the university funds the other half. Mr. Lange added this dynamic between EMU and the City has been very positive for both organizations.

Council Member Vogt stated he has no doubt that this is a crass prostitution to a limited number of developers. Mr. Vogt said this is property rights ideology run amuck and this has probably more to do with a couple buildings in Detroit. Mr. Vogt stated he sees no positive reason for this legislation and he believes it is despicable and will support the resolution.

Council Member Murdock stated this legislation in essence would make it very difficult to have a historic district. Mr. Murdock stated Ypsilanti experience is that historic districts have improved neighborhoods and have increased property values. Mr. Murdock said the process is already cumbersome and this bill would make it incredibly difficult to accomplish and it would be a detriment to Ypsilanti.

Council Member Anne Brown encouraged everyone to write the state legislators who are responsible for this bill. Mayor Edmonds asked who the originator of this bill is. Ms. Kochanek responded Chris Afendoulis, a Republican Legislator from Grand Rapids, and State Senator Peter McGregor from Rockford. Council Member Murdock added this bill appears to be on the fast track and it was only introduced recently. Economic Development Director Beth Ernat said she believes the committee will reconvene on Wednesday, February 3, 2016. Ms. Anne Brown responded in the affirmative.

Council Member Murdock stated the resolution does not state for it to be sent to all the pertinent parties. Mr. Murdock said it is possible the resolution does not need to include that wording as it seems it needs to be mailed quickly. Mayor Edmonds stated it seems there is great support for the approval of this resolution and to get this to the City's lobbyist as soon as possible in order for it to get to the appropriate people.

On a roll call, the vote to approve Resolution No. 2016-025 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 7                      NO: 0                      ABSENT: 0                      VOTE: Carried

2. Resolution No. 2016-021, approving minutes of January 19, 2016

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**THAT the minutes of January 19, 2016 be approved.**

OFFERED BY: Mayor Pro-Tem Richardson

SECONDED BY: Council Member Nicole Brown

On a voice vote, the motion carried, and the minutes were approved.

3. Resolution No. 2016-022, approving Fiscal Year 2016-2017 organizational values, goals and action strategies.

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**Whereas, the City Charter requires that each year in February, City Council provides the City Manager by resolution the budget priorities for the next fiscal year.**

**NOW THEREFORE BE IT RESOLVED, in accordance with Section 5.02 of the City Charter, the following direction is hereby given:**

**That the City Manager shall present City Council with a balanced Resources Allocation Plan for Fiscal Year 2016-2017 using the following organizational values, goals and action strategies:**

**ORGANIZATIONAL VALUES**

**Three fundamental values continue to underlie our work together on behalf of the citizens of and visitors to the City of Ypsilanti.**

- 1. Open, transparent and accessible decision-making**  
**We are committed to openness and transparency in our decision-making, doing whatever we can to ensure that information is available to the public in a timely fashion and in a manner that is easily understood, and providing opportunities for public engagement and participation in decision-making.**

**2. Fiscal solvency and sustainability**

We are committed ensuring the long-term financial stability of the City. Our budget decisions must reflect a balance between short and long-term considerations, and we will work to reduce the costs of city services to the extent we can while maintaining effective city services and a sound infrastructure.

**3. Customer Friendly Service**

We are committed to providing services to residents and visitors in a customer friendly fashion, ensuring that service processes are effective and understandable, being responsive to requests for service to the extent we can, consistent with procedures and resources, and ensuring that people recognize the limits of our ability to respond.

**CITY COUNCIL GOALS:**

**1. Consensus strategy regarding the major aspects of the near term financial direction for the City was achieved. Without this agreement on the financial direction, the other goals are pointless.**

**2. An essential part of the financial strategy is the sale of the Water Street property.**

**3. A parallel effort is required to help support the financial strategy to sell all other excess, or no longer needed, real property owned by the City.**

**4. Public safety, specifically police, fire and code compliance, is the top City services goal.**

**5. Focus on the utilization of inter-government / agency agreements and cooperative ventures.**

**6. Intertwined in all other City goals is the goal of enhanced outreach to the community.**

**7. Staff wellness and work satisfaction has to permeate the actions of all. That would include clear and consistently applied "policies, rules and administrative directives" and the practical utilization of technology.**

**8. The City is to become a place of sustainability; including maximizing recycling, minimizing the use of conventional electric power while maximizing alternate sources such as solar energy and utilization of the best technology such as LED lights.**

**9. Achieve accountability, or being held responsible, with clear goals and objectives, meaningful and periodic reporting and measuring of results.**

**10. Plan A – as follows:**

- 1) Refinance \$7,745,000 in Water Street debt which would save the city interest costs for this part of the debt.
- 2) The refinance period would be for 14 years.
- 3) The amount of millage to pay off part of the debt would be 2.3 mills; the revenue from this millage is scheduled to increase by 1% per year.
- 4) This would match the amount of millage that would come off the tax roll for the 2001 road bond issue, which will make the Water Street bond millage cost neutral for Ypsilanti citizens.
- 5) This would require a vote of the people; this election is proposed to be held in August of 2016.
- 6) The best estimate of the value of 1 city mill during the first year is \$289,000 x 2.3 mills = \$665,000.
- 7) This would leave the city with \$5,500,000 in bonds that were not refinanced; on March 2016 the city would pay down \$2,255,000 on this part of the Water Street debt. This money would come from non-General fund \$418,000 and General Fund \$1,837,000, which equal \$2,255,000, leaving the city with \$3,245,000 of bonds that were not refinanced to pay on until the money to pay down the principal is found. The sale of surplus city assets (mostly land) is where the city expects to gain this money.
- 8) This would leave the city with a projected spendable General Fund balance of \$4,953,000 as 6-30-2016; if we use up \$1M in General fund, Fund balance in FY 2015-16.
- 9) Allocation of full time employees in several key areas are as follows; 17 fulltime Officers in the Fire Department including the Fire Chief (reduction to occur through attrition), 32 sworn officers in the Police Department including the Police Chief, three in the Economic and Community Development Department or four if a new revenue source can be secured. The rest of the city staff will remain largely at status quo levels and will be adjusted to reflect budget and service demands as time progresses.
- 10) Annually, around the first week in September of each year, the city would know how much the General Fund, Fund Balance was actually reduced versus how much it was projected to be reduced for the previous FY budget year. If the administration and City Council felt that there were surplus funds in the General fund balance, that money would be spent to pay down part of the bonds that were not refinanced.

OFFERED BY: Mayor Pro-Tem Richardson  
SECONDED BY: Council Member Anne Brown

Council Member Robb stated the goals were adopted at the last meeting and now Council is about to vote on the goals a second time. Mr. Robb stated the proper way to move forward with this item is to adopt the new goal, number 10, or a Council Member motion to reconsider. Mr. Robb stated if Council were to vote this down two resolutions would exist one supporting the goals and one against the goals. Mr. Robb stated the way to approve this is to remove goals one through nine and simply vote on the tenth goal. City Attorney Barr stated at the goal setting meeting a list of goals were submitted by Peter Letzmann and the City Manager submitted Plan A for Water Street. Mr. Barr said Council approved of Plan A in principal and advised the City Manager to continue the development of that plan. Mr. Barr stated it would be proper to approve of this resolution as submitted. Mr. Robb said goals one through nine is exactly the same as what was voted on and approved during the January 26<sup>th</sup> goal setting meeting. Mr. Robb stated this could set a precedent that two members of Council could bring back a defeated resolution over and over. Mr. Barr stated Council approved the goals in principal not the resolution that would adopt the goals also this adds Plan A to the goals. Mr. Robb stated when he spoke with the City Clerk she informed him that the goals were adopted during the goal session meeting on January 26<sup>th</sup>. Mr. Barr responded that is correct. Mr. Robb stated Council would be reaffirming faith in the goals. Council Member Murdock stated as the creator of that resolution Council approved of the goals as well as directed the City Manager to move forward with Plan A. Mr. Murdock added this resolution provides greater detail to what was submitted and approved during goal setting and adopting this would reaffirm what Council already adopted as well as provide more specificity to the goals. Mayor Edmonds agreed with Council Member Murdock.

On a roll call, the vote to approve Resolution No. 2016-022 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 7                      NO: 0                      ABSENT: 0                      VOTE: Carried

4. Resolution No. 2016-023, authorizing parameters regarding sale of limited tax general obligation refunding bonds, Series 2016 (Taxable).

**RESOLUTION AUTHORIZING PARAMETERS REGARDING SALE  
OF  
LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS,  
SERIES 2016 (TAXABLE)**

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**CITY OF YPSILANTI  
County of Washtenaw, State of Michigan**

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**Minutes of a regular meeting of the City Council of the  
City of Ypsilanti, County of Washtenaw, Michigan, held in the  
City, on the 2nd day of February, 2016 at 7:00 p.m., prevailing  
Eastern Time.**

**PRESENT:      Members:      Anne Brown, Nicole Brown,**

**Peter Murdock, Lois Richardson, Brian Robb, Daniel Vogt, and**

**Amanda**

**Edmonds**

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**ABSENT: Members: None**

The following preamble and resolution were offered by Council Member Murdock and supported by Mayor Pro-Tem Richardson.

**WHEREAS, on January 5, 2016, the City authorized the issuance of its Limited Tax General Obligation Refunding Bonds, Series 2016 (Taxable) in an amount not to exceed \$8,250,000 to refinance its 2006 General Obligation Limited Tax Capital Improvement Refunding Bonds (Taxable), dated June 8, 2006, in the original principal amount of \$15,740,000 (the "Prior Bonds") relating to the City's Water Street redevelopment project; and**

**WHEREAS, the City desires to issue the Bonds in an amount so that the annual debt service is approximately equal to the amount of funds that could be generated by an ad valorem property tax debt millage levy of 2.3 mills per annum beginning with the July 1, 2017 tax levy; and**

**WHEREAS, the City estimates that 1 mill currently generates approximately \$289,000 per year and 2.3 mills currently generates approximately \$665,000 per year that would be available for debt service; and**

**WHEREAS, the City desires to authorize the City Manager and Director of Fiscal Services (the "Authorized Officers") to finalize the size, structure and sale of the Bonds within the parameters established by this Resolution.**

**NOW, THEREFORE, BE IT RESOLVED THAT:**

**1. Delegation to Authorized Officers; Bond Purchase Agreement; Sale Order. Each Authorized Officer is hereby authorized to finalize the size, structure and sale of the Bonds and execute and deliver a Bond Purchase Agreement and Sale Order within the parameters described in this Resolution.**

**2. Bond Debt Service Parameters. The Bonds shall be sized so that the annual debt service is no more than \$665,000 per year beginning with the July 1, 2016 to July 1, 2017 fiscal year, with the maximum annual debt service thereafter increased by a property value growth factor assumption of 1% per year.**

**3. Rescission. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution be and the same hereby are rescinded.**

OFFERED BY: Council Member Murdock  
SECONDED BY: Mayor Pro-Tem Richardson

Mr. Lange introduced Brian Lufkin, Miller Canfield, to answer any question Council might have.

Council Member Murdock asked what the next step is in this process. Mr. Lufkin responded the City has already established the underwriter as Hutchinson, Shockey, Erley, and Company. Mr. Lufkin said it will be a negotiated sale and will be sold to Hutchinson, Shockey, Erley, and Company investors. Mr. Lufkin said Council is authorizing the sale of the bonds tonight by the parameters set in the resolution. Mr. Murdock asked when the bonds will be sold. Mr. Lufkin responded the anticipated pricing date is the end of February and closing three to four weeks after that. Mr. Murdock asked if that will include the schedule of payments. Mr. Lufkin responded in the affirmative.

Council Member Murdock stated this is part of a whole restructuring of the debt the City has been examining over this past year. Mr. Murdock said the plan is to pay down some of the debt with approximately \$2.2 million in fund reserves, refinancing the amount that 2.3 mils will cover, or around \$7.8 million, and the amount not refinanced the City hopes to pay for through the sale of land, tax increment financing, or out of General Fund. Mr. Murdock said by doing this the City hopes to reduce its debt payments over the next 15 years from \$1.4 million to just over \$1 million. Mr. Murdock stated the City hopes to support the debt with a continuance of the City's debt bond that will end in 2016. Mr. Murdock stated once the 2.3 mil road millage ends the City hopes to replace it with a Water Street Debt millage this would provide for no net increase in City taxes.

Council Member Vogt asked what the most recent projection is for the bond interest rates. Mr. Lufkin responded that would be an issue the City's financial advisor should be asked. Mr. Lange responded the interest rates are slightly fewer than 4%. Mr. Vogt asked if the projection is that this process will save the City \$5 million over the remaining fourteen years. Mr. Lange responded in the affirmative.

On a roll call, the vote to approve Resolution No. 2016-023 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6                      NO: 0                      ABSENT: 1 (Edmonds)                      VOTE: Carried

5. Resolution No. 2015-276, approving the City Manager and City Clerk Evaluation Policy. *(Tabled December 15, 2015)*

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**WHEREAS, City Council is the governing body of the City of Ypsilanti charged by law with certain powers and duties to conduct the affairs of the City;**

**WHEREAS, there is a desire to codify an evaluation process for the City Manager and City Clerk;**

**NOW, THEREFORE, BE IT RESOLVED the Ypsilanti City Council hereby adopts the City Manager Evaluation Policy and Procedure.**

**BE IT FURTHER RESOLVED the Ypsilanti City Council hereby adopts the City Clerk Evaluation Policy and Procedure.**

OFFERED BY: Council Member Anne Brown  
SECONDED BY: Council Member Nicole Brown

Council Member Murdock moved, seconded by Council Member Anne Brown to remove Resolution No. 2015-276 from the table.

On a voice vote, the motion carried, and Resolution No. 2015-276 was removed from the table.

Council Member Robb stated when this resolution was initially before Council Mayor Edmonds stated she had comments before approval which he has not yet received. Mr. Robb asked if Mayor Edmonds would like to make those comments or changes to the policy. Mayor Edmonds responded she made recommendations at the meeting but she is willing to adopt this resolution.

Mr. Lange stated he would hope that this would be completed as soon as possible because the next evaluation is scheduled for July for both he and the Clerk.

Council Member Anne Brown asked for the status of the evaluation. Council Member Robb responded he has the evaluations ready to distribute to Council. Mayor Edmonds asked what the deadline is for the current round of evaluations. Mr. Robb responded he would like them returned in a week and said it is not a long process.

Mayor Edmonds asked if there needs to be a change in the language of the resolution to indicate the policy begins with the next round of evaluations. Mr. Barr responded if Council wanted to make it clear the resolution could be effective upon the completion of the current process but no later than May 5, 2016.

Council Member Anne Brown moved, seconded by Council Member Nicole Brown to amend the resolution to state "the policy will become effective upon the completion of the current process but no later than May 5, 2016".

On a roll call, the vote to amend Resolution No. 2015-276 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 7                      NO: 0                      ABSENT: 0                      VOTE: Carried

On a roll call, the vote to approve Resolution No. 2015-276 as amended was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 7                      NO: 0                      ABSENT: 0                      VOTE: Carried

6. Resolution No. 2016-026, recognizing the contribution and service of Director of EMU Government and Community Relations Ken Dobson II **(Added)**

**Resolution Recognizing the Contributions of Ken Dobson, II**

**Whereas, Eastern Michigan University serves as a landmark and is a key partner in Ypsilanti, Michigan; and**

**Whereas, the Office of Government and Community Relations works to ensure Eastern Michigan University develops and maintains an effective local legislative network for the advancement of EMU and community initiatives and priorities; and**

**Whereas, Mr. Kenneth Dobson, II is a seasoned and dynamic government relations executive with more than 20 years-experience; and**

**Whereas, Mr. Dobson as Executive Director of Government and Community Relations served on the City of Ypsilanti Downtown Development Authority Board and several community boards; and**

**Whereas, he contributed to the advancement of the community through serving as Co-Chair of the Eastern Leaders Group, Chairperson of EMU 2015 United Way, Chairperson of EMU My Brother's Keeper Initiative, Co-Chair of Eastern Washtenaw Safety Alliance, Co-Chair of EMU MLK Jr., Presidents Luncheon and was the 2015 NAACP Ypsilanti Willow Run Branch Public Service Award Recipient.**

**NOW THEREFORE BE IT RESOLVED, That Mr. Kenneth Dobson, II will be recognized and remembered for his great contributions and service toward the advancement of the Ypsilanti Area Community and building a stronger relationship between the City of Ypsilanti and Eastern Michigan University.**

OFFERED BY: Council Member Anne Brown

SECONDED BY: Council Member Nicole Brown

Council Member Anne Brown stated she understands Council finds issue with receiving resolutions on the same day as a regularly scheduled meeting but Mr. Dobson is leaving Eastern Michigan University on February 12, 2016 to pursue other avenues. Ms. Anne Brown added Mr. Dobson is looking forward to his new role but will still be able to assist the City at some capacity. Council Member Vogt asked what Mr. Dobson's new position is. Ms. Anne Brown responded he will be working for the Airport Authority.

Mayor Edmonds stated she came to know Mr. Dobson through working on the Downtown Development Authority and he was very helpful through strategy development and appreciates his leadership in many other endeavors in the City.

Mr. Lange stated Mr. Dobson contacted him to inform him that EMU will have an interim person who will be introduced to the City.

On a roll call, the vote to approve Resolution No. 2016-026 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 7                      NO: 0                      ABSENT: 0                      VOTE: Carried

~~7. Resolution No. 2016-025, opposing House Bill 5232 and Senate Bill 720. (Moved and heard at the beginning of Section X)~~

**XI. LIASON REPORTS –**

- A. SEMCOG Update - None
- B. Washtenaw Area Transportation Study - None
- C. Urban County – Mayor Edmonds stated Urban County will be considering priority projects next month. She stated Economic Development Director Beth Ernat is beginning to focus more on Urban County and how the City can maximize its ability to gain resources. Ms. Ernat added the City has applied for \$125,000 grant for any expenses garnered by Amtrak Rail. Ms. Edmonds stated that grant is very much in-line with priority projects set by Urban County.
- D. Freight House – Council Member Murdock stated the heat is now working in the whole building. He said the estimated project completion date is sometime in March.
- E. Parks and Recreation – Council Member Anne Brown stated she met with Parks Commissioner Evan Sweet who informed her that the Parks and Recreation Commission is looking to redo the Adopt a Park application. She said there was also discussions about MPARK Conference that will be attended by the City's Associate Planner. She said she met with the Department of Natural Resources who provided information on their Adopt a Park process and about grant possibilities that could possibly help the City.
- F. Millennial Mayors Conference - None
- G. Ypsilanti Downtown Development Authority – Mayor Edmonds stated DDA Director Tim Colbeck has stepped down and February 12<sup>th</sup> will be his last day. She said the DDA is currently considering a proposal for the City to provide director services for the DDA. She said that proposal will first go through approval of the DDA Board and then to Council. She said other communities do split time between DDA Director and actual City Staff. She said Community Development Director Joe Meyers will provide the majority of staff time to the DDA.

Council Member Vogt stated it sounds like this could be a win for both the City and the DDA. Mr. Vogt asked if staff have full confidence to do what is needed and he assumes there will be a financial gain for the City. Ms. Ernat responded in the affirmative and said there will be a savings of around \$50,000 for the DDA while netting the City an extra \$10,000 to be used as a stipend for Community Development staff that will be asked to work longer hours. Ms. Ernat said she absolutely feels that staff will be able to perform the task needed in order for the DDA to be successful. Ms. Ernat said staff will execute the vision of the DDA and is not looking to usurp power from the DDA. Ms. Ernat said one of the current interns in the Community Development Department will become temporary part-time.

Mayor Pro-Tem Richardson asked if the only financial gain for the City would be \$10,000. Ms. Ernat responded in the affirmative and said the City is already receiving \$100,000 a year from the DDA. Mayor Edmonds stated the contract amount is the DDA would pay the City \$58,000. Ms. Ernat responded in the

affirmative and added \$48,000 of those funds she will propose to be allocated to the Community Development Department to compensate the employees for the extra work required.

Mayor Edmonds stated she has spoken with Ms. Ernat regarding concerns that she has had and the duration of the contract. Ms. Edmonds said those concerns were smoothed because the contract is an "at will" contract.

Council Member Anne Brown asked if there will be any training of the DDA Board possibly using some of the extra \$10,000 for that training. Ms. Ernat responded that is something that has been discussed. Ms. Anne Brown asked the City to begin looking at the diversity of the DDA Board. Ms. Ernat responded staff would provide advice to ensure that DDA abides by state statute but selecting and vetting members is the duty of the Mayor and Council.

Council Member Murdock stated this arrangement can bring forth a lot of good possibilities, however, there are certain things that cause for concern. Mr. Murdock said if this arrangement will modify or negate the agreement that was made with the DDA then there is an issue. Ms. Ernat responded this will not affect the intergovernmental agreement already in place. Mr. Murdock said basically it is cost sharing between the City and the DDA for staff and added the DDA is renting space at City Hall and will no longer need to do that. Ms. Ernat responded the DDA offices will be used as dedicated meeting room. Mr. Murdock stated something like this was performed years ago simply because the DDA did not have much revenue.

Mr. Lange stated this situation keeps the City from having to lay-off staff in the Community Development Department as was discussed during goal setting.

- H. Eastern Washtenaw Safety Alliance - None
- I. Police-Community Relations/Black Lives Matter Joint Task Force – Council Member Nicole Brown stated the meeting is scheduled for Monday, February 8, 2016. She said the Task Force is finishing a memo and will send it to the Human Relations Commission once completed.

## **XII. COUNCIL PROPOSED BUSINESS –**

### Robb

- Stated state law allows the City to hold back 25% in escrow for someone's fire insurance and asked if the state participates in that.

Mr. Lange responded he would need to follow-up with Chief Anthouard. Mr. Barr responded the City does follow that procedure but he is not certain if the amount is 25%. Council Member Robb asked if the City did that for 169 N. Washington. Mr. Barr responded he would need to follow up to be certain. Mr. Robb asked if that is on a selective basis or is it always applied. Ms. Ernat responded there was a fire at 169 N. Washington but there was never any insurance money claimed. Council Member Murdock asked if that was the case for 314 Washtenaw. Ms. Ernat responded she has not researched that building. Mr. Robb asked if it is listed under the City's vacant and dangerous buildings. Ms. Ernat responded it is not on the dangerous buildings list. Mr. Robb asked if a fire would trigger a building to be added to the vacant and dangerous buildings list. Ms. Ernat responded it can trigger that but not in this circumstance. Mr. Robb stated things happen very slowly here and two years to fix a building in the downtown is embarrassing.

- Asked for an update on Water Street and if AKT Peerless has provided the deliverables.

Ms. Ernat responded they have not. Mr. Robb asked if they were in violation of the contract. Ms. Ernat responded there are new developments which will be discussed later.

#### Nicole Brown

- Asked if the email versions of the evaluations are fillable forms.

Council Member Robb responded in the affirmative.

#### Anne Brown

- Stated there will be a reception for the two finalists for the Washtenaw County administrator position which will be held on Thursday, February 11<sup>th</sup> at 5:30 p.m.

#### Murdock

- Stated there was an article in MLive regarding Joe Golder's property issue that referenced litigation between Mr. Golder and the City and he was not aware of any litigation that is occurring.

Mr. Barr responded there is no litigation between Mr. Golder and the City. Council Member Murdock asked the City Attorney to see if he is able to get that article corrected.

- Stated Beal Properties has purchased two fairly large apartment buildings in the City and several properties in Toledo. Mr. Murdock stated it is very frustrating watching this happen while the Thompson Block sits without construction occurring over the past seven months.
- Stated Council has not been informed about Water Street in sometime and it is aware there are issues. He said Council provided the Recreation Center an extension of 120 days in 60 day increments and the end of the first increment is next week. Mr. Murdock asked is the Recreation Center planning on asking for the next 60 day increment.
- Asked what is the status of Herman Kittles and if that project is still going to happen.
- Stated there was a lot of discussion about the train stop in December but there has been no discussion about it recently.
- Stated he and Council Member Robb will be holding a Town Hall meeting on Wednesday, February 3, 2016 between 6:00 and 7:30 p.m. at the Lampshade at 206 W. Michigan.

#### Richardson

- Stated she was on a conference call with staff from the MML to discuss aiding the people of Flint. Ms. Richardson stated through the discussion it was realized that many things are water related and not necessarily water itself. She said some of the things that were listed were hand sanitizer, baby formula, baby wipes, and other things that are needed for daily hygiene and other nutritional items. She said the final logistics are being prepared. She requested Council get behind this and requests the public to do so as well.

- Stated the Saginaw News Paper did a seven page report regarding the municipalities in Michigan of what the lead content is in the water supply and Ypsilanti. Ms. Richardson asked what would have been the results of that test if done before the pipes were changed.

Council Member Anne Brown stated there were a few children that tested positive for lead poison in Washtenaw County.

Council Member Murdock stated he asked Jeff Castro of Ypsilanti Community Utilities Authority to prepare a presentation on Ypsilanti's water supply and Water lines.

Mayor Edmonds stated she wrote Ypsilanti YCUA Representation Michael Bodary to ask what the contingency plans are for YCUA if contamination is found. Council Member Murdock stated there are two connections hooking up to the Detroit River so it is a duplicate system.

- Stated when initially discussing displaying art at City Hall as a part of First Fridays there were concerns raised about possible damage to the walls. Ms. Richardson said as a result of the art being hung there is in fact damage to the walls.

Mayor Edmonds responded that is why after the first installation the City did not participate further. Ms. Edmonds added the pictures currently hanging are from the High School

- Stated she received a call from a resident that received a ticket during the last snow fall and received a \$50 bill for snow removal and they were concerned about that.

### **XIII. COMMUNICATIONS FROM THE MAYOR –**

- Stated during communications she will be adding additional nominations.

### **XIV. COMMUNICATIONS FROM THE CITY MANAGER –**

- Stated he understands City Council's frustration with many of these items and will try to relieve as much as that as possible without harming possible future prospects.

Ms. Ernat distributed a memo and stated the City has been working with Washtenaw County Parks and Recreation for a very long time. Ms. Ernat said at this point the circumstances have become very difficult for the development over the past year. Ms. Ernat stated City staff has suggested the County to bring a private developer which they seemed interested in exploring this possibility. Ms. Ernat stated an additional positive to this scenario is a public private partnership creates a taxable development. Ms. Ernat stated she is asking for the patience from Council to see this scenario through.

Mayor Pro-Tem Richardson asked who both parties involved are. Ms. Ernat responded the Washtenaw County Parks and Recreation and a private developer. Ms. Richardson stated when this first began Robert Teten told Council the recreation center would be completed in 18 months which was 6 years ago and now he is one of the finalists for the County Administrator. Ms. Richardson stated this is a very frustrating situation that now they are talking about private development. Mr. Lange stated this is a three party project, the City provides

the land, the County provides the building, and a third party runs the operation. Mr. Lange stated at one point the operating party was the YMCA which is no longer the case. Mr. Lange stated staff is working very hard to save this program and this allows the ability to move forward.

Council Member Vogt stated the reality is there is nothing there now and nothing is going to happen right now. Mr. Vogt stated if this was brand new today it would have a more positive reaction and implored staff to move forward.

Council Member Robb asked if the City is going to pay for the infrastructure needed for this building. Mr. Lange responded the plan for the infrastructure was aligned around what we expected to happen on the site. Mr. Lange said he has made no bad deals for the City regarding the infrastructure and the City could not handle constructing the infrastructure on its own.

Council Member Anne Brown stated in the Recreation Center was brought before Council in December to ask for more time to seek additional funding. Ms. Ernat responded in the affirmative. Ms. Anne Brown stated what has evolved in terms of a new partnership that would develop the fitness center and becomes a lease holder and asked why they would need to do that. Ms. Ernat responded in December it was getting to the point of realization that this relationship between the developer and the County would not work. Ms. Ernat added the two entities needed that time to negotiate, fact find, and come to financial terms.

Mayor Pro-Tem Richardson stated she spoke with a County Commissioner who shares concern with the progress of this project. Ms. Richardson stated she needs to have clear understanding of what will be the cost to the residents to use the recreation center if it is opened as a private public partnership. Ms. Ernat replied the private developer is aware of that concern and understands the context of what they would bring in. Ms. Ernat added this scenario could also result in a purchase price rather than selling the land for \$1.

Council Member Murdock stated a fitness center has a different image to him than a public recreation center. Mr. Murdock stated it seems that the scope of the project is changing, or the County is looking for some way to get out of the deal. Ms. Ernat stated the difference between a recreation center and a fitness center as Council reads the memo is semantics. Ms. Ernat added what was told to the private developer, in very specific terms, is exactly what is expected.

Council Member Anne Brown stated if the public/private partnership moves forward what will happen to the dollars allocated with the recreation center. Ms. Ernat responded that is currently being examined. Ms. Anne Brown said the memo states "if the private/public partnership fails then the City and the County Parks and Rec Department will be in the exact place as it was in December..." and if that is the case the City might want to discuss in closed session if it should move forward with this project. Ms. Ernat agreed. Ms. Anne Brown stated in the memo it says the County has already hired a contractor and asked why that has happened already. Ms. Ernat responded the contractor was hired before this setback.

Mayor Pro-Tem Richardson stated in the past six years all construction costs have risen and if this was completed then this project could have completed at a much lower price.

Council Member Robb asked the name of the developer. Ms. Ernat responded at this point it is not the City's negotiation. Mr. Robb asked Ms. Ernat who she

visited in Ohio. Ms. Ernat responded she visited several different developments in Ohio. Ms. Ernat added she does not feel the City should reveal the developers name before the negotiations are complete with the County.

Council Member Robb asked for an answer to Council Member Murdock's question regarding the Thompson Block. Council Member Murdock clarified Beal Properties have purchased two apartment buildings in Ypsilanti and several properties in Toledo and asked why he hasn't completed the Thompson Block Project. Ms. Ernat responded a development group is being formed that does not include Beal Properties to complete the project. Ms. Ernat said the original development group consisted of approximately 30 investors and those investors are currently attempting to buy out Beal Properties' share. Ms. Ernat stated the MEDC has informed the investment group that Beal's involvement in the Thompson Block will not result in any additional funding. Ms. Ernat responded she understands at this point Tyler Weston is leading that group and she is awaiting information regarding the hiring of a general contractor. Mr. Robb stated there is \$2 million in state historic tax credits that are set to expire on December 31, 2016, which means the Thompson Block will need to have a certificate of occupancy by that date. Mr. Robb added at the next meeting if he has support he would like to move forward with a resolution that will invoke the Dangerous Building's Ordinance on the Thompson Block to demolish the building. Mr. Robb said this is a \$5.8 million project and without the \$2 million in tax credits this project has no chance. Mr. Robb said approving the Thompson Block OPRA was the first thing that he did in November of 2006 and still the project is not completed and these projects languish because the City allows them to languish. Mr. Robb said the City needs to begin litigation to demolish the building now rather than wait until the end of the year. Ms. Ernat responded if that is the will of Council she will prepare that resolution.

Mr. Lange advised Council to not move forward with demolishing the Thompson Block at this time. Mr. Lange said while Beal Properties is involved with that project it will not be completed, so the City can either kill the project or find a credible developer. Mr. Lange added it falls in the same line as the recreation center the project can end or a developer can be solicited to complete the project. Council Member Robb stated it is a vacant space right now and it is an eyesore and a dangerous building. Mr. Robb asked in your discussions with Tyler Weston did he inform you that the \$2 million in tax credits are about to expire. Mr. Lange responded in the affirmative. Mr. Robb asked when will the City be submitted a plan for the development and said the development group is trying to raise funds for the project and now it will have to raise an additional \$2 million. Mr. Robb asked in Mr. Lange's professional opinion how long should this project be allowed to continue. Mr. Lange responded no project should be allowed to continue indefinitely. Mr. Robb stated this project has gone on for ten years and asked how much longer than ten years this will be allowed to continue. Mr. Lange responded he would be able to provide Council with that information after a small amount of research.

Mayor Edmonds stated she realizes that some members of Council have been on Council longer but this Council includes new members and there is new staff and she would like to award time to press Mr. Tyler about this project.

Council Member Murdock asked if the City and the Washtenaw County Parks and Recreation Department are at square one regarding the recreation center. Mr. Murdock stated it is unknown who will operate the recreation center and who will own the recreation center. Mr. Murdock stated it seems this project is worse off than when it was first introduced six years ago. Ms. Ernat responded she is

trying to describe candidly how this project is moving forward, but if it is the will of Council to not move forward with the project tell her and she will ask the developer to step away. Mr. Murdock asked when the drop dead date is planned for April. Ms. Ernat responded that would not be her recommendation. Mr. Murdock stated the agreement ends in April. Ms. Ernat responded she understands that but at this point what is being proposed is not an agreement with the County Parks and Recreation Department. Ms. Ernat said what is being proposed is an agreement with the developer and if they submit a Letter of Intent (LOI) the City will take back control of the situation and set timeframes. Ms. Ernat said at that time Council would be able to fully vet the developer and ensure how this project will unfold. Ms. Ernat added the City can either go down this path or it is back at stage one with Water Street. Mr. Murdock responded he is willing to continue with this project but he is not willing to extend it for another decade. Ms. Ernat agreed. Mr. Murdock said at some point staff will meet with these individuals for negotiations and it will either make sense or it won't. Mr. Murdock asked for a framework of when the decision for the project will be made.

— Stated the City will be receiving funding from EMU for the Heritage Bridge.

**XV. COMMUNICATIONS –**

**The next scheduled election is March 8, 2016 – Presidential Primary**

Dates to Remember:

Last day to register – February 8, 2016

Last day to receive AV ballot by mail – March 5, 2016

Last day to obtain an AV ballot in person – March 7, 2016 at 4:00 p.m.

Ballots are available daily from 8:00 a.m. to 5:00 p.m. for pick-up

For mail, please allow 2-3 days for U.S. mail delivery

The Clerk's Office is open Saturday, March 5, 2016 from 8 a.m. - 2 p.m. for electors who wish to receive an AV ballot.

**XVI. AUDIENCE PARTICIPATION –**

None

**XVII. REMARKS FROM THE MAYOR -**

Nominations:

**Human Relations Commission**

Tanasia Morton (replacing Martha Valadez)

1000 N. Huron River Dr.

Ypsilanti, MI 48197

Term Expiration: 11/1/2018

**Planning Commission**

Jared Talaga (new appointment)

329 Worden

Ypsilanti, MI 48197

Term: Expiration: 2/2/2019

***Added:* Ypsilanti Community Utilities Authority**

Michael Bodary (Reappointment)

1206 Westmoorland  
Ypsilanti, MI 48197

**Human Relations Commission**

Tanasia Morton (replacing Martha Valadez)  
1000 N. Huron River Dr.  
Ypsilanti, MI 48197  
Term Expiration: 11/1/2018

**Planning Commission**

Jared Talaga (new appointment)  
329 Worden  
Ypsilanti, MI 48197  
Term: Expiration: 2/2/2019

**Historic District Commission**

Jane Schmiedeke (Reappointment)  
313 High St.  
Ypsilanti, MI 48197

Alex Pettit (Reappointment)  
945 Sheridan  
Ypsilanti, MI 48197

**XVIII. CLOSED SESSION –**

Closed Session to discuss attorney opinion - OMA Section 15.268(h)

Council Member Vogt moved, seconded by Council Member Nicole Brown to adjourn to closed session at 9:34 p.m.

On a roll call, the vote to approve Closed Session was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 7                      NO: 0                      ABSENT: 0                      VOTE: Carried

**XIX. ADJOURNMENT –**

Resolution No. 2016-024, adjourning the Council meeting.

**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:  
SECONDED BY:

On a voice vote, the motion carried, and the meeting adjourned at 10:45 p.m.