



**CITY OF YPSILANTI  
COUNCIL MEETING MINUTES  
CITY COUNCIL CHAMBERS, 1 S. HURON  
YPSILANTI, MI 48197  
TUESDAY, MARCH 15, 2016  
7:00 P.M.**

**I. CALL TO ORDER –**

The meeting was called to order at 7:03 p.m.

**II. ROLL CALL –**

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

Mayor Pro-Tem Richardson moved, seconded by Council Member Vogt, to excuse the absences of Council Members Murdock & Robb.

On a voice vote, the motion carried, and the absences were excused.

**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 motioned, seconded by Council Member Ann Brown, to approve the agenda.

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

**VI. INTRODUCTIONS –**

Mayor Edmonds introduced the following individuals: City Clerk Frances McMullan, City Attorney John Barr, Fire Chief Max Anthouard, Assistant to the City Manager Ericka Savage, City Planner Bonnie Wessler, OHM Engineer Kent Early, Fiscal Service Director Marilou Uy, Human Resources Manager Kevin Welch, Human Relations Commissioner Jennifer Symanns, and Sidewalk Review Board Member Lena Reeves.

**VII. PRESENTATIONS –**

Water Street Update – City Manager Ralph Lange

City Manager Lange provided a Water Street update presentation. **(See Attached)**

Mayor Edmonds asked if the estimated annual draw from the millage would be \$665,000. Mr. Lange responded the amount is \$665,000 in the beginning and increases over the 14 year period to \$775,000.

Council Member Vogt asked what criteria would allow the City to pay \$700,000 to the debt in September. Mr. Lange responded the plan is to prepare the budget to see what level the fund balance is, and if able the \$700,000 would come from the fund balance. Mr. Vogt stated if the millage is approved by the voters it makes budget planning easier and provides the City with a lot more opportunity to save on costs. Mr. Lange added if the \$700,000 is applied to the debt it would save the City around \$400,000 in interest. Mr. Vogt stated in addition the City hopes to sell property allowing the debt to be paid down further while decreasing the repayment period. Mr. Lange responded the debt language must meet the debt obligation but the City does not have to do all of what is stated. Mr. Vogt said passing the millage plus the sale of land would benefit the tax payers tremendously. Mr. Lange agreed. Mr. Vogt stated if the millage does not pass the City will have substantial deficits and it will be detrimental to the future of the City. Mr. Lange responded it will become very challenging.

Mayor Edmonds asked if Council will be updated on the water and sewer refinancing next month. Mr. Lange responded in the affirmative.

Mr. Lange stated there is \$3.6 million available in Community Development Block Grant (CDGB) Funds. Mr. Lange stated the City has made a request to the Michigan Economic Development Corporation (MEDC) for funding, and will have an answer by March 22<sup>nd</sup>.

#### **VIII. PUBLIC HEARING –**

1. Approval of Obsolete Property Rehabilitation Exemption Certificate (OPRA) for Ypsilanti Property Alliance, LLC, parcel #11-11-40-484-002, known as 209 Pearl.
  - A. Resolution No. 2016-041, determination

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

**WHEREAS, the Obsolete Property Rehabilitation Act, Public Act 146 of 2000 (the "Act"), provides for a tax incentive to encourage the redevelopment of obsolete buildings through the establishment of an Obsolete Property Rehabilitation District; and**

**WHEREAS, pursuant to PA 146 of 2000, the City of Ypsilanti is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and**

**WHEREAS, the Council of the City of Ypsilanti legally established an Obsolete Property Rehabilitation District that includes parcel #11-11-40-484-002 (209 Pearl) as part of a broader district including the three DDA districts on June 5, 2012 after a public hearing held on the same date as provided by section 3 of Public Act 146 of 2000; and**

**WHEREAS, the combined parcel at 209 Pearl has been certified functionally obsolete by the City Assessor per P.A. 146 in February, 2016; and**

**WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete**

**Property Rehabilitation District established in the City of Ypsilanti eligible under Public Act 146 of 2000 to establish such a district; and**

**WHEREAS, the contract owners of the above referenced parcels, Ypsilanti Property Alliance, LLC, have submitted an application for an obsolete property as defined in section 2(h) of Public Act 146 of 2000 requesting an exemption for a period of 12 years as a function of the Act; and**

**WHEREAS, the application included all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate; and**

**WHEREAS, Ypsilanti Property Alliance, LLC are not delinquent in any taxes related to the facility; and**

**WHEREAS, the owners of the above referenced parcel have proposed to rehabilitate currently vacant, blighted, and functionally obsolete structure into commercial space; and**

**WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and**

**WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Ypsilanti; and**

**WHEREAS the rehabilitation includes improvements aggregating approximately 100% of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.**

**WHEREAS the completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, increase commercial activity, and revitalize urban areas in the community in which the facility is situated.**

**WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on March 15, 2016 ; and**

**WHEREAS, the DDA has not opposed the issuance of OPRA certificate; and**

**WHEREAS, the following conditions are placed on the OPRA certificate, a Certificate of Occupancy for the building within 24 months of approval, fail to complete Phase III within 36 months of approval, and/or become tax delinquent within any time during the 12 years**

**NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council hereby grants an Obsolete Property Rehabilitation Exemption for a period of 12 years for the real property, excluding land, located in the Obsolete Property Rehabilitation District which include parcel #11-11-**

**40-484-002 (209 Pearl) pursuant to the provisions of PA 146 of 2000, as amended, subject to conditions above.**

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

Economic Development Director Beth Ernat stated this portion satisfies the public hearing requirement and there will be a more robust explanation for final approval. Ms. Ernat stated the owners Mark Maynard and Jesse Kranyak are present to answer questions. Ms. Ernat stated the property is addressed 209 Pearl and is directly across the street from the transit center. Ms. Ernat said Frank D's Barber Shop is located on the first floor and is the only tenant in that building after a fire last September. Ms. Ernat explained it is a historic building and at one time was Michigan Bell Telephone Company. Ms. Ernat stated the property has been assessed as obsolete and falls within the OPRA District meeting the criteria. Ms. Ernat said the petitioners are strategizing construction in different phases. Ms. Ernat explained the first phase includes building 11 creative studios, something missed in Ypsilanti, and an entertainment establishment. Ms. Ernat added an apartment will also be constructed on the second floor. Ms. Ernat stated the project estimates at \$500,000 in development in the property.

B. Open public hearing

None

C. Resolution No. 2016-042, close public hearing.

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

**THAT the public hearing for approval of Obsolete Property Rehabilitation Exemption Certificate (OPRA) for Ypsilanti Property Alliance, LLC, parcel #11-11-40-484-002 be officially closed.**

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

On a voice vote, the motion carried and the public hearing was closed.

Ms. Ernat stated work costs and estimates for phase 1 and 3 were included in the packet provided to Council. Ms. Ernat stated the first phase is estimated to cost around \$140,000 and the third phase is estimated at \$290,000. Ms. Ernat stated a 12 year OPRA would save the petitioners around \$104,000 in property taxes. Ms. Ernat said the projected job increase is included in the packet as well as the increase in residential units, commercial units, and offices in downtown. Ms. Ernat added this block has not had much activation in the past couple years.

Mark Maynard stated the upstairs had to be gutted after the fire and there is smoke damage through 60% of the building. Mr. Maynard stated because of the damage a lot of work needs to be completed to bring the building up to code.

Jesse Karnyak stated a purchase agreement to buy the building is in place. Mr. Karnyak said he has spoken with the Bank of Ann Arbor to secure a loan in the amount of \$280,000, which will cover the purchase price and put \$200,000 worth of renovations to the upper floor. Mr. Karnyak stated they are confident the building can be brought back to usable fashion. Mr. Karnyak explained "creative professionals" would include graphic design, web design, and video. Mr. Kranyak stated there are already three interested parties and he hopes to fill the additional 8 spaces in the next few months. Mr. Karnyak stated one loft apartment located on the top floor, and eventually the downstairs will include a restaurant.

Ms. Ernat stated she recommends approval of this OPRA with conditions. She explained the petitioner most close on the property, DDA must approve, and Phase 1 of the redevelopment must be completed in 24 months.

Mayor Edmonds stated she supports this project and feels it will be a great use for the space. Ms. Edmonds asked how many jobs will be created excluding business relocation. Mr. Maynard responded most likely it would act as a pull factor attracting professionals from Ann Arbor. Mr. Karnyak added it will be both a mix of home businesses and Ann Arbor based businesses moving into the location. Mr. Karnyak stated it is difficult to project how many new jobs will be created but people will be brought in as well as their clients. Mr. Karnyak stated along with the 11 independent offices there is also a conference room for the offices to share. Mr. Karnyak stated once the word gets out about the space he believes there will be more interested in renting space. Ms. Ernat added the job estimate includes the entertainment/restaurant space on the ground floor.

Mayor Edmonds asked if there is any consideration to the Davis-Bacon Act, unions, or any other labor processes the City should be considering for OPRAs. Ms. Ernat responded no and explained the City already has a living wage ordinance. Ms. Ernat stated in this specific circumstance much of the work will be done by Mr. Kranyak. Ms. Edmonds said the City does not require a living wage from independent contracts. Mayor Pro-Tem Richardson stated she would like to look into passing that policy for OPRAs.

City Manager Lange stated he was very impressed with this OPRA application and said it will coincide with the incubator located at the former Pub13.

Mr. Kranyak stated the City has been trying to attract tech professionals with little success, and he thinks the City is more likely to succeed attracting creative professionals. Mayor Edmonds stated Ypsilanti will now be able to access a piece of the Local Development Financing Authority (LDFA) funding which could be used to help professionals moving to the area.

Mayor Edmonds stated a section of the application lists additional energy efficiency improvements, and asked if that is OPRA qualified. Mr. Maynard responded the problem was more the budget. Ms. Edmonds stated moving forward the City might want to include adding energy efficient improvements, and if done possibly the OPRA could be extended.

Mr. Maynard stated he has had a business in the City for the past five years and is excited to grow in the business.

On a roll call, the vote to approve Resolution No. 2016-041 was as follows:

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

VOTE:

YES: 5                      NO: 0                      ABSENT: 2 (Murdock, Robb)                      VOTE: Carried

#### **IX. ORDINANCE – FIRST READING –**

*Ordinance No. 1261*

1. Amendment to Chapter 122, Article VII, Division 6 of the Ypsilanti City Code to add "Solar Farm" as a Special Use in the P, Park District; allow "Alternative Energy" to remain as an accessory use; and add standard setbacks for buildings in the Park district.

- A. Resolution No. 2016-034, determination

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

**Whereas, The City of Ypsilanti is a leader in alternative energy production in Michigan; and**

**Whereas, the City has seen success with solar installations throughout the City wishes to encourage future successes; and**

**Whereas, the amendment to the Zoning Ordinance will help to implement the Master Plan goals of encouraging environmental sustainability and green business in Ypsilanti;**

**Now therefore be it resolved that the Ypsilanti City Council approve the amendments to Chapter 122, Article VII, Division 6 of the City’s Code of Ordinances on FIRST READING.**

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

City Planner Bonnie Wessler stated this resolution would allow a solar farm to be located in the parks district of Ypsilanti at Highland Cemetery. Ms. Wessler stated solar energy is something that came up many times during the Master Plan process and the land is not currently committed to the park system.

- B. Open public hearing

None

- C. Resolution No. 2016-035, closing public hearing

**THAT, the public hearing on *Ordinance No. 1261: Amendment to Chapter 122, Article VII, Division 6 of the Ypsilanti City Code to add “Solar Farm” as a Special Us in the P, Park District; allow “Alternative Energy” to remain as an accessory use; and add standard setbacks for buildings in the Park district be official closed.***

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

On a voice vote, the motion carried and the public hearing was closed.

Mayor Edmonds asked what the timeline is for installation. Ms. Wessler responded first there will need to be a special use hearing to permit this particular development to move forward. Ms. Wessler deferred to the DTE Nova Consultants Jeff Eckhout.

Nova Consultants Project Manager Jeff Eckhout stated if the ordinance passes on First Reading the Second Reading will be held on April 5<sup>th</sup>. Mr. Eckhout stated the ordinance would then take effect on May 6<sup>th</sup> and construction would mobilize shortly thereafter. Mr. Eckhout added hopeful the solar farm would be energized by the end of June.

On a roll call, the vote to approve Resolution No. 2016-034 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Absent
Council Member Murdock	Absent	Mayor Edmonds	Yes

Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 5                      NO: 0                      ABSENT: 2 (Murdock, Robb)                      VOTE: Carried

**X. AUDIENCE PARTICIPATION –**

1. Lena Reeves, 717 N. Congress, stated members of the Non-Motorized Committee support the passenger rail stop in Ypsilanti as it is another mode of transportation allowing allow many City residents greater access to services. She stated the Committee understands as a result of construction there would be a need to increase public parking in DepotTown just west of Rice St. She asked when this takes place staff consult with Washtenaw County Parks and Recreation Commission because the Border to Border Trail.
2. Tom Leone, 7924 Breezewood Ct., stated he is the Treasurer of the Friends of the Border to Border Trail. He said much of this trail is already in place and is a great resource for recreation and off-road transportation. He said the proposed train stop in Ypsilanti is exciting news but the changes to the rice street parking lot could have an effect on the Border to Border Trail. He requested the Washtenaw County Parks and Recreation Commission be involved in the planning process in order avoid decisions detrimental to the trail.

**XI. REMARKS BY THE MAYOR –**

- Thanked Ms. Reeves and Mr. Leone for their comments and said during the Master Plan process there were discussions on the resulting parking lot if the train does stop in Ypsilanti. She said the passenger rail is a phased approach and will not all happen immediately and through the development of short and long term plans will be able to solve these issues.

**XII. RESOLUTIONS/MOTIONS/DISCUSSIONS –**

1. Resolution No. 2016-036, approving minutes of February 2 and February 16, 2016.

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

**THAT the minutes of February 2 and February 16, 2016 be approved.**

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

On a roll call, the vote to approve Resolution No. 2016-036 was as follows:

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

VOTE:

YES: 5                      NO: 0                      ABSENT: 2 (Murdock, Robb)                      VOTE: Carried

2. Resolution No. 2016-037, approving Shared Proceeds Agreement with Highland Cemetery Association of Ypsilanti.

**IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that:**

**Whereas, through City efforts a suitable site for the installation of solar panels was determined on property of Highland Cemetery, and;**

**Whereas, through the efforts of City, Highland Cemetery and DTE have agreed on the installation of solar panels on Highland Cemetery property and payment by DTE for electricity produced, and:**

**Whereas, The City and Highland Cemetery have agreed on an equitable sharing of the revenue of the solar panels, 75% to Highland Cemetery and 25% to the City, and:**

**Whereas, the City may receive tax revenues from the installation,**

**NOW THEREFORE, the proposed agreement between the City and Highland Cemetery for revenue sharing of DTE payments is hereby approved and the Mayor and City Clerk are authorized to sign the agreement for and on behalf of the City.**

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

Mr. Lange stated negotiations began some time ago and asked Council for their support.

Mayor Pro-Tem Richardson asked how the revenue sharing portions were developed and if the 25% going to the City includes tax increases. Mr. Lange responded the City would acquire both the tax revenue plus 25%.

On a roll call, the vote to approve Resolution No. 2016-037 was as follows:

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

VOTE:

YES: 5                      NO: 0                      ABSENT: 2 (Murdock, Robb)                      VOTE: Carried

3. Resolution No. 2016-038, approving budget amendments to include down payment on the 2016 Limited Tax General Obligation Refunding Bonds, Series 2016.

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

**WHEREAS, the City of Ypsilanti Council on February 16, 2016 approved Resolution # 2016-030 amending the previous resolution authorizing issuance of Limited Tax General Obligation bonds, series 2016, and**

**WHEREAS, the City of Ypsilanti Council approved reducing the principal amount of the bonds to be refunded by making a down payment of \$2,255,000; and**

**WHEREAS, the sources of down payment of \$1,837,000 will be coming from the General fund, \$242,303.66 from the Land Revolving Fund, and \$175,696.34 from the 2006 General Obligation Limited Tax Capital Refunding Fund; and**

**WHEREAS, as the result of making the down payment, budget amendments for FY 2015-16 in account # 101-7-9670-999-23 will be amended from \$1,377,603 to \$3,214,603, account # 412-7-9670-999-23 will be amended from \$0 to \$242,303.66, and account # 477-7-9000-991-00 will be amended from \$535,000 to \$2,790,000; and**

**NOW, THEREFORE, BE IT RESOLVED that the City Council approves the budget amendments of \$3,214,603.00 in account # 101-7-9670-999-23, \$242,303.66 in account # 412-7-9670-999-23 and \$2,790,000 in account # 477-7-9000-991-00 for FY 2015-2016 for the bond closing on March 28, 2016.**

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

Mr. Lange said during that budget preparation staff forecasted a deficit of \$1.3 million and at the moment the City is only at \$1 million. Mr. Lange added the approval of this resolution would authorize the capacity for a worst case scenario but he does not feel the City will get to that threshold.

On a roll call, the vote to approve Resolution No. 2016-038 was as follows:

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

VOTE:

YES: 5                      NO: 0                      ABSENT: 2 (Murdock, Robb)                      VOTE: Carried

4. Resolution No. 2016-039, approving two-year contract extension of audit services by Abraham & Gaffney, P.C.

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

**WHEREAS, the City of Ypsilanti Council under the Ypsilanti City Code requires a change in auditing firm after a five-year continuous annual auditing of the City; and,**

**WHEREAS, Abraham & Gaffney has served the City of Ypsilanti for three years providing auditing services at year; and,**

**WHEREAS, the City of Ypsilanti requests the extension of Abraham & Gaffney's contract to two more years for a total of five-years continuous; and,**

**WHEREAS, Abraham & Gaffney's on their letter dated March 7, 2013 included their proposed Auditing Services fees for the fiscal years ending 2016 and 2017 totaling to \$87,225; and,**

**NOW, BE IT HEREBY RESOLVED, that the Ypsilanti City Council approve a two-year contract extension with Abraham & Gaffney for the amount**

**of \$87,225 for Auditing Services beginning with fiscal years ending June 30, 2016, through June 30, 2017.**

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

Fiscal Services Director Marilou Uy stated in the past the City used one auditor to perform all needed work. Ms. Uy stated starting in FY 2012-2013 the work was divided between two companies one to prepare the audit and the other to check the work. Ms. Uy said this arrangement provides separation and checks and balances.

On a roll call, the vote to approve Resolution No. 2016-039 was as follows:

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

VOTE:

YES: 5                      NO: 0                      ABSENT: 2 (Murdock, Robb)                      VOTE: Carried

5. Resolution No. 2016-040, approving two-year contract extension with Rehmann Robson for financial outsourcing services.

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

**WHEREAS, in April 2013, the City contracted with Rehmann Robson by providing financial outsourcing service, and**

**WHEREAS, Rehmann Robson has served the City of Ypsilanti for three years providing accounting assistance at year end and preparing camera ready financial statements for the auditors, Abraham & Gaffney; and,**

**WHEREAS, the City of Ypsilanti requests the extension of Rehmann Robson's contract to two more years for a total of five-years continuous; and,**

**WHEREAS, Rehmann Robson in their letter dated February 15, 2016, included their proposed Financial Outsourcing Services fees for the fiscal years ending 2016 and 2017 totaling \$69,000; and,**

**NOW, BE IT HEREBY RESOLVED, that the Ypsilanti City Council approve a two-year contract extension with Rehmann Robson for the amount of \$69,000 for Financial Outsourcing Services beginning with fiscal years ending June 30, 2016, through June 30, 2017.**

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

Fiscal Service Director responded approval of this resolution would authorize is the second stage of the audit process in which Abraham and Gaffney complete the audit and Rehmann Robson checks the work.

On a roll call, the vote to approve Resolution No. 2016-040 was as follows:

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

VOTE:

YES: 5                      NO: 0                      ABSENT: 2 (Murdock, Robb)                      VOTE: Carried

6. Resolution No. 2016-043, supporting the creation of the Amtrak rail stop in Ypsilanti.

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

**WHEREAS, The City of Ypsilanti through its Council and constituents fully support the creation of an additional stop on Amtrak’s Wolverine Line in Ypsilanti; and**

**WHEREAS, the City of Ypsilanti received over 10 letters of support to pursue the Amtrak stop from key community partners; and**

**WHEREAS, the City of Ypsilanti realizes the economic development benefits to the City and region of having a stop of the Amtrak Wolverine line; and**

**WHEREAS, the City of Ypsilanti takes great pride in providing and encouraging multi-modal transportation and non-motorized transportation within the City; and**

**WHEREAS, the City of Ypsilanti understands it needs to design an accessible platform that will require the approval of multiple jurisdictions and agencies; and**

**WHEREAS, the City of Ypsilanti commits to financially support the development of a platform and train stop in Depot Town by pledging \$2,000,000 of support.**

**NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council is willing to incur the costs of building an approved platform and will contribute to both the initial construction and long-term maintenance and operating costs.**

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

Council Member Vogt stated the Depot Town TIF agreement provides a substantial amount of funding for this project. Mayor Edmonds responded it is part of the funding mechanism. Mr. Vogt asked what other sources of funding are. Mr. Lange responded possible partners would see significant benefit for the rail stop. Mr. Lange stated he and Economic Development Director Beth Ernat will solicit these individuals for possible contributions. Mr. Lange said there have been contributions through Community Development Block Grants (CDBG) and closings but this will be an ongoing process but it is premature until solid numbers are available. Mr. Vogt asked when Mr. Lange referenced “closing” he was referring to the two closed streets. Mr. Lange responded in the affirmative. Mr. Vogt said a rough estimate of around \$1 million has been raised and asked if funding will come from the General Fund. Mr. Lange responded in the affirmative. Mr. Vogt asked if the bulk of the \$2 million will come from the City’s reserves. Economic Development Director Beth Ernat stated there have been questions about the goal and the capacity

matched and if every funding source dries up the City would put up the \$2 million to move forward with this project. Ms. Ernat stated staff will continue to work diligently to raise grants and soliciting partnerships.

Council Member Anne Brown asked how many public hearings will be scheduled during this process. Ms. Ernat responded there is a Planning Commissioner Meeting tomorrow night, March 16th, which will include a public hearing. Ms. Ernat explained that matter will go to Council for approval which will include a public hearing. Ms. Ernat said a public hearing will also be needed when Council votes to close the roads. Ms. Anne Brown asked if a meeting will be held in the community. Ms. Ernat responded if necessary, but she would like to gage the reaction at the Planning Commission meeting to assess if additional meetings are held. Mayor Pro-Tem Richardson asked if the meeting tomorrow night has been published. Ms. Ernat responded in the affirmative and asked City Planner Bonnie Wessler if everyone within a 300ft. radius of the project was notified. Ms. Wessler responded closer to 500ft. Ms. Anne Brown asked if Council should be present for that meeting. Ms. Ernat responded Council attendance is always welcome.

Council Member Anne Brown asked if the Planning Commission meeting was posted on the City's webpage and Facebook. City Planner Bonnie Wessler responded it was not posted because the information was not made public until Friday, March 11<sup>th</sup> at 2:00 p.m.

Mr. Lange stated he secured approval from Police and Fire services, Planning, and the Department of Public Service. Ms. Ernat added staff has also reached out to the Ann Arbor Area Transit Authority (AAATA) and the school bus system both had no objections.

Ms. Ernat responded in the affirmative. Mr. Vogt stated the improvement to the parking lot will benefit that area regardless of the rail stop. Ms. Ernat responded in the affirmative.

Mayor Edmonds stated there are funds pending the Washtenaw County Commission approval, CDBG Funds, and Urban County Funds.

Council Member Anne Brown stated the press conference held on Friday was a great event. Mayor Edmonds stated this project has taken a long time and a lot of staff hours to accomplish. Mayor Pro-Tem Richardson stated this has been a long time coming and hats off to everyone involved in making it happen.

Mayor Pro-Tem Richardson stated asked if the parking lot being discussed is near Aubree's and north of the Freight House. Mr. Early responded in the affirmative.

Mayor Edmonds stated part of the parking lot design is a possible relocation of the recycling center, which are listed goals in both the Master Plan and the DDA TIF Plan.

Mr. Lange stated because the funding developed from the road closure is Act 51 eligible funding would come from Major Streets Fund. Mayor Edmonds added the funding coming from the closures is the amount left after MDOT pays to close the roads.

Council Member Anne Brown asked if MDOT was paying for the closure. Mr. Lange responded in the affirmative and through a rail safety program.

On a roll call, the vote to approve Resolution No. 2016-043 was as follows:

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

VOTE:

YES: 5                      NO: 0                      ABSENT: 2 (Murdock, Robb)                      VOTE: Carried

- 7. Resolution No. 2016-044, approving contract with OHM for conceptual design engineering services to develop a rail platform and parking lot improvements.

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

**WHEREAS, The City of Ypsilanti desires OHM Advisors to provide Conceptual Design Engineering Services over and above their professional services contract with the City of Ypsilanti; and**

**WHEREAS, The City of Ypsilanti desires have conceptual alternatives with cost estimates in order to develop a rail platform and associated parking lot improvements; and**

**WHEREAS, the City of Ypsilanti desires to have Its Mayor and City Clerk enter in to a contract with OHM Advisors in an amount not to exceed \$144,800.**

**NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council directs the Mayor and City Clerk to enter into an engineering services contract with OHM Advisors with the City Manager authorized to approve minor changes to the contract.**

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

Ms. Ernat stated staff is asking for a contract with OHM to not exceed \$144,800 to provide the base engineering and the cost estimates to move forward with the project. Ms. Ernat responded this work goes above and beyond the contract the City holds with OHM for engineering services. Ms. Ernat added OHM has acquired Bergman and Associates to assist with rail road engineering.

Kent Early, OHM Engineering, provided edits to the contract draft provided to the City. Mr. Early stated the scope of this contract is to provide the base plans for the overall site, plans and specifications for the two road closures, parking lot improvements, and conceptual rail platform designs.

On a roll call, the vote to approve Resolution No. 2016-044 was as follows:

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

VOTE:

YES: 5                      NO: 0                      ABSENT: 2 (Murdock, Robb)                      VOTE: Carried

- 8. Resolution No. 2016-045, approving Building Healthy Communities (BHC) grant and contract from the Michigan Recreation and Parks Association (MParks) for park

enhancements and summer park programs.

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

**THAT the contract with Michigan Recreation and Parks Association for a grant of \$34,000 plus expenses for park enhancements and summer park programs be approved and Beth Ernat, Ypsilanti Community Development Director is authorized to sign the contract and any other necessary grant documents for and on behalf of the City with the approval of the City Attorney.**

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

Ms. Ernat stated MPARKs approached the City with a pilot program opportunity which includes two subprograms. Ms. Ernat stated one program is for seniors called "Walk with Ease" encouraging individuals 55 and older to walk in neighborhood parks and the second program is "Come Out and Play" which encourages youth to get outside for 60 minutes each day. Ms. Ernat explained if the City pilots both programs MPARKs will pay \$10,000 for a temporary employee to implement the programs and \$24,000 to make improvements to the parks. Ms. Ernat suggested, if approved, the funds be used to repair the planking on the Water Parks bridge. Ms. Ernat added funding cannot be used for equipment.

Mayor Pro-Tem Richardson asked if the funding can only be used in one park. Ms. Ernat responded no and the city is examining Water Works Park for the "Come Out and Play" program and Riverside for the "Walk with Ease". Council Member Anne Brown asked if another park might be added. Ms. Ernat responded Riverside Park was selected because its proximity to Cross Street Village.

On a roll call, the vote to approve Resolution No. 2016-045 was as follows:

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

VOTE:

YES: 5                      NO: 0                      ABSENT: 2 (Murdock, Robb)                      VOTE: Carried

**XI. LIASON REPORTS –**

- A. SEMCOG Update – Mayor Pro-Tem Richardson stated there will be a general meeting held next week and invited Council to attend.
- B. Washtenaw Area Transportation Study - None
- C. Urban County – Mayor Edmonds stated the majority of funding will be going to Ypsilanti for the train stop.
- D. Freight House – Council Member Anne Brown stated she took a tour of the Freight House on March 11<sup>th</sup> and there was no timeline for project completion.

Ms. Ernat responded the open date is proposed for May 30<sup>th</sup>. Ms. Ernat stated there was an issue with the floor and the project is \$8,000 over budget. Ms. Ernat said at the beginning of this project a major issue developed costing \$8,000 but the contractor made concessions and did the repairs for \$4,000. Ms. Ernat said the issues with the floor will add to the project cost. Mayor Edmonds asked if the budget had contingencies. Ms. Ernat responded yes, but fortunately the bids came in lower than what was budgeted. Ms. Ernat added the project is still 10% under overage. Ms. Edmonds asked if there are overages would they automatically fall to the City.

Mr. Lange responded it would probably be a combination of the City and the Friends of the Freight House.

- E. Parks and Recreation – Council Member Anne Brown stated she has spoken with the Mayor regarding vacancies and reappointments. She said Riverside Park Play Scape Task Force had a meeting to discuss equipment at the park. She said this group has been meeting for over a year and staff was not informed. She stated the group is discussing moving the play line closer to the parking area and further from the gazebo. She said the City will need to speak with the vendors of the festivals in the City to ensure it is conducive to what they need.

Mayor Edmonds asked the meeting to be posted on the Ypsilanti Website and the Facebook page.

Council Member Anne Brown stated the Parks and Recreation Capital Fund has \$17,000 and DPS Director Stan Kirton indicated replacement equipment for Carrie Mattingly Park is waiting on CDBG Funds. Ms. Anne Brown stated the equipment replacement for the tot lot in Ward 3 came from the Parks and Recreation Capital Fund. Ms. Anne Brown asked if the Commission should be solicited for the funding or wait for an update from Mr. Kirton. Ms. Ernat responded Mr. Kirton is working on that issue and the City should wait for his update.

- F. Ypsilanti Downtown Development Authority – Mayor Edmonds said the DDA meeting is Thursday, March 17<sup>th</sup> at 8:00 a.m. and will be discussing the approval of the OPRA.

Council Member Anne Brown asked for a list of the current membership and what their relationship is to the City. Ms. Ernat responded staff is compiling that list.

Mayor Edmonds stated the DDA owns the Maple St. lot and asked what approval will be needed for the train stop and use of the lot. Ms. Ernat responded is the City moves into the site improvements the DDA will be brought to the table. Ms. Ernat said things will begin to happen very rapidly and surface type projects revolving around the train stop will be partly financed by the DDA. Mayor Edmonds asked that decisions the DDA will need to make be identified.

- G. Eastern Washtenaw Safety Alliance – No meeting
- H. Police-Community Relations/Black Lives Matter Joint Task Force – Council Member Anne Brown stated the March 14<sup>th</sup> meeting productive. She said it was decided to form a sub-committee to analyze a Citizen Oversight Committee. She said the Task Force will be inviting Chief DeGiusti to attend the next meeting to discuss training and other items.

Mayor Edmonds asked that Council be notified when the meeting with the Chief occurs. Council Member Nicole Brown stated the meeting will be held the second Monday in April.

Mayor Pro-Tem Richardson asked if there is anyone from the Black Lives Matter on the Task Force. Council Member Anne Brown responded the Human Relations Commission met with the Black Lives Matter Movement and representatives have attended the Task Force meetings. Ms. Richardson said when a Task Force was first recommended her thought was someone from Black Lives Matter would be included making it easier to work with the group moving in the future. Ms. Anne Brown said they attend almost every meeting. Ms. Richardson replied there is a difference between attending the meeting and actually have a seat at the table. Council Member Nicole Brown stated the structure of the meeting allows everyone in attendance to be a part of the discussion. Ms. Anne Brown added the audience is very engaged in the conversation. Ms. Richardson responded it is still different than being a member of the Task Force. Ms. Anne Brown stated there was conversation

early on about asking the NAACP and other groups to attend the meetings. Ms. Richardson said it would be helpful to assign a member of the Black Lives Matter movement to the Task Force. Mayor Edmonds asked if there is a local Black Lives Matter chapter. Ms. Nicole Brown responded no. Ms. Edmonds stated Radical Washtenaw (RAW) is a group located within the County but there is no other formalized group.

Mayor Edmonds asked what the timeline for completion. Council Member Nicole Brown stated many of the most pressing items have been accomplished and recommendations have been sent to the Human Relations Commission (HRC). Ms. Nicole Brown said the HRC now must approve what has been sent and send to Council for final approval. Ms. Nicole Brown said there has been discussion about what the Task Force should accomplish moving forward but have tried to accomplish its goal in the timely fashion.

Mayor Edmonds stated she understands the validity of what Mayor Pro-Tem Richardson was speaking toward and there is one Human Relations Commission seat available. Ms. Edmonds stated she is not sure any members of Radical Washtenaw live in the City.

Council Member Anne Brown stated Radical Washtenaw has been attending each meeting to gain a response to the report they created regarding bench warrants.

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

### Ann Brown

- The Packard Community Health Clinic is opening a site in Ypsilanti. She said it is their third site, and the Ypsilanti branch will be considered the East Branch.

Mayor Edmonds stated the clinic is already open. Mayor Pro-Tem Richardson asked where it is located. Ms. Edmonds responded it is located on Arnet.

- Stated she attended a meeting for “Black Youth Matter” attended by Lt. Deric Gress who provided insight into the Ypsilanti Police and how they interact with youth. She said it was very helpful considering her work on the Task Force. She said the officer from Ann Arbor discussed his Department attempting to provide more social interaction so the public can get to know the officers.

Council Member Nicole Brown stated several years ago a youth mapping project was conducted end result was that young people wanted a youth/teen center and there is yet to be progress. Ms. Nicole Brown stated it is one of her major goals to see that a youth center is constructed in Ypsilanti.

- Stated 201 Oakwood the corner of Oakwood and Sheridan has been vacant for some time. She said there are a lot of things posted on the windows.

Ms. Ernat responded she will have the building manager look into the matter.

### Vogt

- Asked that in a week or so he be provided with options and a specific proposal for residents of Douglas St. regarding traffic calming devices.

### Richardson

- Stated there is a house on Monroe which has a great deal of debris in the backyard. She said she will provide the address to Ms. Ernat.

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

- Stated she had an opportunity to see a presentation which she is going to invite to present to Council. She said the presentation was provided by a youth team from Ozone House with information researched through surveys and focus groups recorded and analyzed by teens. She said the data ranges from safety to things to do in the City.
  
- Said she has been serving on the Ypsilanti Community Schools Facilities Committee and at the School Board Meeting last night the superintendent provided recommendations for buildings in the district. She said the district has lost 1,000 students since the merger and the district is going through rightsizing buildings. She said the School Board will be taking the next 4 to 6 weeks to digest information and decide how to proceed. She said this could result in many changes for students throughout the district. She said one recommendation is for Washtenaw International High School and Washtenaw International Middle Academy Programs to move from former East Middle School into West Middle School. She said the middle school, currently housed on the Willow Run campus will move to East Middle School. She said another recommendation is the new Pre K through elementary feeder for the Washtenaw International Middle Academy Program will move to Adams. She said community information meetings have been held and more will be occurring in the future. She said there was a general consensus from the committee to demolish both Kettering and Thurston. She said both facilities are located in the Townships and there is a possible partnership with Habitat for infill housing. She said it is unclear what the recommendation will be for Cheney Academy which is partially in Ypsilanti and Superior Townships. She explained a redevelopment project might become difficult if it crosses jurisdictions.

City Clerk Frances McMullan stated Adams is a polling place in the City and asked for Mayor Edmonds to keep that in-mind during discussions. Ms. McMullan explained when Washtenaw International High School moved to East the City lost a polling place and was forced to consolidate Ward 1 Precinct 1 and 3 which has caused problems. Ms. McMullan said a contract has been signed and when the issue arose with East Middle School the contract was not honored.

Mayor Edmonds stated Chapel School is currently being leased by outside parties and will more than likely continue that practice into the future.

Mayor Pro-Tem Richardson stated she attend a Michigan Power to Thrive (MPTT) meeting which is comprised of a combination of public health workers and community organizers. Ms. Richardson said the meeting was in Lansing and held at a high school repurposed as a community center. Mayor Edmonds said that is what is being proposed for Willow Run and asked for information on the facility in Lansing so that she can recommend the committee visit the site. Ms. Richardson said she would provide that information.

#### **Nominations:**

Planning Commission  
Phil Hollifield (reappointment)  
125 Hawkins  
Ypsilanti, MI 48197  
Term expiration – 5/1/2019

Matt Dunwoodie (new appointment)  
201 Oakwood St.  
Ypsilanti, MI 48197  
Term expiration – 5/1/2019

Parks and Recreation Commission  
Conan Malmer (reappointment)  
913 Pleasant Dr.  
Ypsilanti, MI 48197  
Term expiration – 4/1/2019

**Tentative Budget Meetings to be confirmed:**

- Tuesday, May 10<sup>th</sup>
- Tuesday, May 17<sup>th</sup>
- Thursday, May 19<sup>th</sup>

\*\*All meetings will be held at City Hall in the Council Chambers at 6:00 p.m.

Ms. McMullan asked that the budget meetings be confirmed. Mayor Edmonds stated the first date, May 10<sup>th</sup>, was changed from the initial scheduling of May 12<sup>th</sup>. Ms. McMullan explained two Council Members were unable to attend on May 12<sup>th</sup>. Mayor Pro-Tem Richardson asked if Council Member Nicole Brown would be able to attend the May 10<sup>th</sup> date. Council Member Nicole Brown stated currently no, but that could change and she will try to attend.

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

Parkridge Chess Tournament Update

Mr. Lange provided a presentation on the Parkridge Chess Club. **(See Attached)**

- Stated he is planning to have one more tournament before the end of the year.
- Said for the last two years the City has had a .05 mil for roads. He said it is a very efficient way to fund road repairs. He said he is working to bring some of that funding to Ypsilanti.

Council Member Anne Brown asked how this will impact the City's road millage. Mr. Lange responded it adds an additional \$122,000 a year for the next four years. Mr. Lange added the City is going to lose 2.2 mills for roads once the millage ends. Ms. Anne Brown asked if the County needs to vote on this. Mr. Lange responded in the affirmative. Ms. Anne Brown asked if this will be on the ballot with the Water Street Debt Millage proposal. Mr. Lange responded in the affirmative.

Mayor Edmonds asked City Clerk McMullan to provide a list of possible ballot proposals for the August Ballot. Ms. McMullan responded in the affirmative.

Mr. Lange stated the emergency communications millage was approved on the March ballot.

- Stated the City allocates a substantial amount of funding for the IT contract with the County. He said Human Resources Manager Kevin Welch and Assistant to the City Manager Ericka Savage are in the process of examining other possibilities. He said the contract ends in June so more information will be provided soon and the City might negotiate a small extension.

— Said the City bid for assessing services and bids are due back this month.

**XV. COMMUNICATIONS –**

- Planning Commission Annual Report
- May 10<sup>th</sup>, 17<sup>th</sup> and 19<sup>th</sup>
- April 5<sup>th</sup> or 12<sup>th</sup> Work Session – Economic Development Update – 6:00-7:00 p.m.

Mayor Edmonds stated a decision needs to be made whether the next work session will be held on April 5<sup>th</sup> or April 12<sup>th</sup>. Ms. Edmonds said she would prefer April 5<sup>th</sup>. Council Member Vogt said he will not be able to attend the April 5<sup>th</sup> meeting. Ms. Ernat said she needs Council to consider if an hour is enough time or should a longer session be scheduled. Ms. Ernat said she would be able to provide the presentation but with little time for follow-up questions. Mayor Pro-Tem Richardson suggested April 7<sup>th</sup>. Council Member Anne Brown suggested April 19<sup>th</sup>. Ms. Edmonds asked if April 12<sup>th</sup> conflicts with anyone schedules. Ms. Richardson responded that would be a whole other meeting which is why she suggested the 19<sup>th</sup> which falls on the second meeting that month. Mr. Lange stated having it on the 19<sup>th</sup> would still only allow an hour. Mr. Lange said the session can be held on the 5<sup>th</sup> and if need be a follow-up can be scheduled. Council Member Nicole Brown stated she was difficulty with 6:00 o'clock meetings.

Assistant to the City Manager Ericka Savage informed Council that 200 more newsletters have been printed and would provide them for distribution.

Ms. McMullan stated the Clerk/Treasurer's Office signed a contract to begin accepting payments by VISA. Ms. McMullan added a contract has also been signed for web payments for parking tickets. Ms. McMullan said this option should be available hopefully in April.

**XVI. AUDIENCE PARTICIPATION –**

None

**XVII. REMARKS FROM THE MAYOR -**

None

**XVIII. CLOSED SESSION –**

Closed Session to discuss collective bargaining. *OMA 15.268(c)*

Mayor Pro-Tem Richardson moved, seconded by Council Member Vogt to adjourn to Closed Session.

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

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

VOTE:

YES: 5                      NO: 0                      ABSENT: 2 (Murdock, Robb)                      VOTE: Carried

The meeting adjourned to Closed Session at 9:38 p.m.

**XIX. ADJOURNMENT –**

Resolution No. 2016-046, 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: Council Member Nicole Brown

SECONDED BY: Mayor Edmonds

On a voice vote, the motion carried, and the meeting adjourned at 10:23 p.m.