



**CITY OF YPSILANTI
COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS, 1 S. HURON
YPSILANTI, MI 48197
TUESDAY, APRIL 5, 2016
6:00 P.M.**

I. CALL TO ORDER –

The meeting was called to order at 6:06 p.m.

II. ROLL CALL –

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

Mayor Pro-Tem Richardson moved, seconded by Council Member Nicole Brown, to excuse the absence of Council Member Vogt.

On a voice vote, the motion carried, and the absence was 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 Anne Brown moved, seconded by Council Member Nicole Brown to approve the agenda.

Mayor Edmonds asked for a motion to move the first Audience Participation after the work session or add a third Audience Participation.

Council Member Robb moved, seconded by Council Member Nicole Brown to add a third Audience Participation following Section VII.

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

Council Member Robb moved to add Resolution No. 2016-077, waiving FOIA Fees for City Council Members, under Section XVI, Resolution/Motions/Discussions.

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

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

VI. WORK SESSION – 6:00 – 7:00 p.m.

- Economic Development Update – Beth Ernat, Director of Economic Development

Economic Development Director Beth Ernat provided a presentation regarding economic development in the City. **(See Attachment)**

Council Member Murdock asked if Ypsilanti Cycle's building was purchased and if it included the business. Ms. Ernat responded both the building and the business were purchased.

City Manager Ralph Lange stated the Regional Transit Authority (RTA) will provide a presentation at the April 19th Council Meeting regarding the Michigan Ave corridor.

Mayor Pro-Tem Richardson asked who sits on the Washtenaw Convention and Visitor's Bureau from Ypsilanti other than Ms. Ernat. Ms. Ernat responded representation for the City includes Bill Nichols, Barry LaRue, and April King; Brenda McKinney from Superior Township; Brenda Stumbo from Ypsilanti Township; Tom Lamb from the Marriot and one other non-Ann Arbor representative.

Council Member Anne Brown asked if the marker in Riverside Park was provided by the Huron Watershed Commission or the CVB. Ms. Ernat responded she included the Huron Watershed Commission with the CVB since the Huron Watershed Commission has been a tremendous partner.

Mr. Lange stated there has been really good feedback from Angstrom.

Council Member Anne Brown asked if the Thompson Block has paid its taxes. Ms. Ernat responded the taxes are paid and will not be going into foreclosure for at least two years. She added the property owner is two years in arrears on their taxes. Council Member Robb asked if the owner was two years in arrears for taxes or the Dangerous Building fees, to which Ms. Ernat responded on taxes. Mr. Robb asked that the OPRA be brought to the next meeting for revocation and bring the OPRA policy to be revised adding failure to pay fees as cause for revocation. Mr. Robb stated a window blew out on the Thompson Block and asked what the City is doing about it. Ms. Ernat responded nothing was being done at this time. Mr. Robb asked what the City's recourse is at this point. Ms. Ernat asked when the window blew out, to which, Council Member Murdock responded that it was during a recent heavy windstorm. Ms. Ernat asked if that was reported by anyone on See.Click.Fix and Mr. Robb responded he is not certain. Ms. Ernat said if staff is unaware that this happened it is difficult to respond to. Mr. Robb stated now that staff is aware he expects a response.

Council Member Anne Brown asked if there is any activity at the Thompson Block. Ms. Ernat responded there is no activity currently at the building.

Mayor Edmonds asked the list price for the former Smith's Furniture building. Ms. Ernat responded she will provide that information at a later date. Mayor Pro-Tem Richardson stated the sign states the building is for lease. Ms. Ernat responded it is for lease or sale.

Council Member Murdock stated the Planning Commission is going to review the possible construction of a building on Lowell St. Ms. Ernat responded the lot is being split and the current owners are seeking to build a garage for the storage of firetrucks for the Firehouse Museum. Mr. Murdock asked if it is currently empty space. Ms. Ernat responded in the affirmative. City Planner Bonnie Wessler added the structure will be pole barn style and nothing more than an accessory structure to the Firehouse Museum. Mr. Murdock stated there has been discussion about that space being used for residential infill. Ms. Wessler responded the structure will occupy 2 acres of a 12 acre site. Mr. Murdock stated the land is owned by that company that wants to build the structure, to which Ms. Ernat agreed. Mr. Lange stated one of the hold-ups of the redevelopment of this property is this issue. Mayor Edmonds asked if the lot splitting is what is going before the Planning Commission. Ms. Wessler responded lot splitting is an

administrative action and does not require Planning Commission approval. Mr. Lange added this would be a major step forward in the redevelopment of that property.

Mayor Edmonds asked if the County Water Resources Office working to alleviate storm water issues in Riverside Park. Ms. Ernat responded Tony Vanderworp is working on leading that task. Ms. Edmonds replied she is aware that Mr. Vanderworp cares very deeply of that issue but she wants to be certain he is engaging the County's Water Resources Office.

Council Member Anne Brown stated the Friends of Peninsular Park have received a grant for improvements to that park. Ms. Ernat responded the Huron Watershed Commission is very interested in reactivating the power house located at Peninsular Park. Ms. Ernat said there are still a number of steps to be undertaken before that goal is reached.

Ms. Ernat stated there has been discussion of reactivating the dam. Council Member Murdock stated Council has opposed that for the last 25 years.

Mayor Edmonds asked what is happening on the north end of Frog Island close to the river. Ms. Ernat responded that a canoe launch is being constructed as part of a Huron Watershed initiative. Ms. Ernat said the area near the stairs will be cleaned up as a result of this project. Ms. Ernat stated the Huron Watershed Commission will be working with the Depot Town to garner community buy-in.

Council Member Anne Brown asked if the Planning/Economic Development Department will formulate the external communication policy or will that be developed by an outside party. Ms. Ernat responded it is her intention is to have staff develop that policy in conjunction with Human Resources. Ms. Anne Brown suggested allowing Eastern Michigan University students to assist in the development of that policy.

Council Member Nicole Brown asked if an intern is required to have a particular major. Ms. Ernat responded that this is not required, and said she is willing to work with anyone willing to work with the community. Mayor Pro-Tem Richardson has been contacted by an interested individual and will forward that information to Ms. Ernat.

Mayor Pro-Tem Richardson stated the Embassy Suites in Livonia generally rent rooms for around \$100 to \$129 per night and it is an exceptional hotel. Ms. Ernat agreed.

Council Member Anne Brown asked if there would be onsite parking for the proposed hotel. Ms. Ernat responded in the affirmative and added it would be her hope to have it below ground so it is Tax Increment Financing Eligible. Ms. Ernat said below ground parking would be attractive to an entertainment venue also, which is why the lot lines should be less rigid.

Council Member Murdock stated that during the Master Plan process the new urbanists informed the City it needed to zone Water Street a certain way which is why the current grid system was designed for Water Street. Mr. Murdock said the process contained a lot of public input which was in favor of the grid system. Mr. Murdock asked if there will be opportunity for public input if the site plans are changed. Ms. Ernat responded in the affirmative. Ms. Ernat responded Planning and Economic Development fields do not always have the same opinion and planning for development and actually developing property are two different things. Ms. Ernat said she does not feel that it was a mistake when Water Street was planned for redevelopment but it has not worked to this point and should be revised. Mr. Murdock agreed and said Water Street should be made more flexible. Mayor Pro-Tem Richardson stated during the Shape Ypsi process there were some who were very opposed to how Water Street was planned and feels that there would be support for this change. Mayor Edmonds stated not only do planning trends change but the market also changes.

Mr. Lange stated Water Street was originally marketed as one piece for a larger development which was not successful. Mr. Lange stated the current development strategy was put into place and has been unsuccessful and what is now being suggested is a hybrid of those two models. Mr. Lange added he agrees with Ms. Ernat that this is more functional in terms of development. Ms. Ernat responded that as

the City has come out of the recession, development tends to change. Mayor Pro-Tem Richardson thanked Ms. Ernat for providing Council with a revision.

Mayor Edmonds asked if developers would still be able to choose the grid system without being bound by it. Ms. Ernat responded it is her intention to keep Michigan Ave intact as an extension of the downtown. Ms. Ernat added the vision of the downtown should not be altered but how the City approaches the lots on Water Street should be changed.

Mayor Edmonds asked what the next steps will be for this process. Ms. Ernat responded the first step will come later during this meeting when Council will be asked to approve directing staff to renegotiate with Herman Kittle. Ms. Ernat continued by adding that once Herman Kittle prepares a site plan and if the recreation center project moves forward or dies staff will have enough information to allow the engineers to create plans for the rest of that site.

Council Member Murdock asked if there was any update on the recreation center. Ms. Ernat responded not at this time but what from what she understands, the County Parks and Recreation Commission is conflicted. Ms. Ernat stated that from her standpoint, she will continue to push to have a feasibility study completed with a private developer. Mr. Murdock replied he thought that was already underway. Ms. Ernat responded it is underway and the process is currently involved in a stakeholder interview which is taking time. Ms. Ernat added having a taxable project on this site is paramount and she is interested in what will work best for the community and that makes financial sense.

VII. INTRODUCTIONS –

Mayor Edmonds introduced the following individuals: Assistant City Attorney Dan DuChene, Assistant to the City Manager Ericka Savage, City Planner Bonnie Wessler, Community Development Director Joe Meyer, and Fire Chief Max Anthouard.

VIII. PRESENTATIONS –

None

IX. AUDIENCE PARTICIPATION – (Added)

1. William McFarlane, Washtenaw County Road Commission, stated the Washtenaw County Road Commission requested the Washtenaw County Board of Commissioners to place a millage on the August ballot with the idea that the success of the Public Act 283 and based on that success the Road Commission suggests another round of improvements. He said this is based on the federal government and the state's inability to provide consistent funding for roads.
2. Sheryl Suddall, 1485 Wood Ct., Saline, Washtenaw County Road Commission, stated she is an engineer working for the Washtenaw County Road Commission. She requested Council support for a .5 mill a year for four years August ballot proposal. She said Public Act 283 has been used for the last two years which has been very successful. She said it was based upon a list of projects submitted by the Road Commission which includes input from cities and villages. She said the Road Commission is asking the County Board to take a step back for an improved version of Public Act 283. She said some of the differences is Public Act 283 was only to be used for roads and bridges and now 20% would be used for non-motorized projects such as the Border-to-Border Trail. She said it will be a four year millage which will provide for longer allowing for greater planning. She added one of the most important items is that it will require a vote of the people. She said while this is a new initiative, it really isn't a new millage, just a continuation of an ending millage.

3. Robin Stephens, 4362 Blossomfield Trail, Pittsfield Township, stated she is currently serving as a Washtenaw County public defender. She said she is currently gathering signatures for an available seat in the 14A-2 Washtenaw County District Court. She said one of the things she is concerned about is the bench warrant issue and making a connection between the community and the court.

Council Member Anne Brown asked what programming Ms. Stephens would bring to the court. Ms. Stephens responded there are a lot of specialty courts in Ann Arbor and in Ypsilanti Township but there are not in Washtenaw County as a whole. She said there are a lot of other services in the community that are not connected to the court that people could take advantage of. She said one of the things she is really passionate about is the juvenile court. She said juveniles in this community need to go to Ann Arbor to receive services which can be very challenging for the parents.

Mayor Pro-Tem Richardson asked if Ms. Stephens ever worked in Ypsilanti with the public defender's office. Ms. Stephens responded that was her first assignment when she came to the public defender's office in 1999 and worked there for 5 years. Ms. Stephens added she has worked at every court in Washtenaw County.

4. Bob Krzewinski, 706 Dwight St., Non-motorized Committee, stated the non-motorized committee supports the mid-block crossing items on the agenda and sees it as the final piece of the Border- to-Border Trail. He said the Non-motorized Committee is also in support of the road millage. He commended the Road Commission for including 20% of that millage for non-motorized issues.
5. Libby Hunter, 827 Bruce, Ann Arbor, stated she is a member of Radical Washtenaw (RAW) which issued a report of why black people are disproportionately arrested on bench warrants. She said Chief DeGiusti has written a response to the report and RAW has remarks from that report. She said the Chief's memo argues the report does not prove anything but the memo did not disprove any of the report's findings. She said the Chief provided no numerical data to disprove any of RAW's findings saying it would take up too much staff time. She said RAW has said it has been difficult to obtain any information regarding this issue and has had little help from governmental agencies to produce this data. She said the only new information provided by the Chief was an email from 2012 from the State Police instructing Ypsilanti to use code 5015 for all bench warrant arrests. She said in 2013 the Police began reporting multiple warrants for a single individual as separate incidences. She said one may presume that other police departments received the same email from the state police and Ypsilanti Police and Eastern Michigan University are the only departments in the County properly reporting bench warrant arrests.
6. Sasha Hoffman, 531 3rd St, Ann Arbor, stated both Chief DeGiusti and City Manager Lange expressed their commitment to Ypsilanti's motto, "Pride, Diversity, Heritage" and take offense to possible racial bias in police practices. She said the Chief has stated the data does not include where the arrestee resides and undermines black people are disproportionately affected by bench warrant arrests. She said even if a person does not live in Ypsilanti they are still affected by the arrest. She said what is most disconcerting is Chief DeGiusti's suggestion that if the desire is to decrease bench warrants perhaps bonds should be increased to keep defendants in jail until their court date. She said in the thinly veiled threat, Chief DeGiusti appears to insinuate that if members of the

community raise questions about the policing tactics it might make matters worse for defendants. She said the Department of Justice have warned state and local governments against fine and fee practices that punish the poor including pretrial money bonds that disproportionately impact people of color. She said while the Ypsilanti Police Department is not responsible for pretrial bond policies, the Chief is responsible for advocating unconstitutional bond practices.

7. Lee Tooson, 107 Middle, stated the public is still waiting for answers concerning the no parking signs on South Washington. He said no one seems to know how those signs got there and why they are there. He said when City Administrators are given raises in the City does Council have any input. He said residents should see some increased production when raises are given. He said now that the winter is over the streets need to be swept especially on the Southside and said people expect to see some worth for the taxes they pay. He said the no parking signs were put on Washington for safety and that is what is needed on Ferris St.

Council Member Nicole Brown stated on Monday, April 4th at a community forum Chief DeGiusti did try and explain his comments in response to the RAW report.

Mayor Edmonds asked for an update on the no parking signs on South Washington. Mr. Lange responded staff examined every traffic control order back to 2000. Mr. Lange said no traffic control order was issued to put up those signs and said staff has not determined why the signs were put up. Mr. Lange stated one of the most senior police officers with the Ypsilanti Police patrolled that area noticed the signs needed repairs. Mr. Lange said the officer asked DPS to replace the signs which was done.

Council Member Nicole Brown asked if those signs had been there for several years and nobody noticed them. Mr. Lange responded in the affirmative. Council Member Robb stated the signs do not show up in Google Maps and said the City Manager should do some investigation into this matter.

Mayor Pro-Tem Richardson stated she has driven up and down South Washington for the last 25 years and there has never been no parking sign on that stretch of road. Ms. Richardson stated she is part owner of 319 Washington and has held events where people have parked on both sides of Washington and there have never been signs there. Ms. Richardson stated someone must have authorized those signs and she wants to know who it was. Ms. Richardson stated if the signs resulted in complaints from Mr. Beal against Mr. Reid and his tenants that is Mr. Beal's problem.

Mayor Edmonds agreed it is strange that signs were put up randomly on that block and said there needs to be more fact finding done. Mr. Lange responded when the employee who does signs returns he will have a final report for Council.

Council Member Nicole Brown asked for the signs to be taken down. Mr. Lange responded he will take care of it.

Council Member Anne Brown asked which officer asked for the signs to be replaced. Mr. Lange responded Officer Chembry.

Council Member Murdock stated it seems to him that when those kind of things happen at least the representatives of that Ward should be given a heads up so they have the ability to answer questions.

Mayor Edmonds asked Mr. Lange's report include what kind of notification process the City employs when signs are placed in an area.

Mayor Pro-Tem Richardson asked who in the administration approved the signs. Mr. Lange responded he won't know until next week. Mr. Lange added DPS Director Stan Kirton said the sign were already in place and were being refreshed. Council Member Nicole Brown stated Mr. Kirton needs to be here to answer Council's questions. Mr. Lange stated he takes responsibility for this matter and he lives a block over and there is no parking. Mayor Pro-Tem Richardson stated that Mr. Lange lives on Huron and that is a state road.

Lee Tooson stated whoever is responsible for those signs has done an injustice to the City and asked if they will be terminated. Council Member Murdock responded the person who put up the signs is someone who works for the Department of Public Services who would have been operating under orders. Mr. Tooson responded whoever gave that order should be terminated.

X. PUBLIC HEARING –

Public hearing on a resolution to grant a permanent, non-exclusive easement over a portion of the southeast corner of city owned property (parcel ID 11-11-37-101-007) to Adams Outdoor Advertising Limited Partnership for the purpose of constructing and operating an electronic outdoor advertising structure and access to the said structure.

A. Resolution No. 2016-047, determination

WHEREAS, the City and Adams Outdoor Advertising, LLC ("Adams") entered into a 21-year lease agreement for the purposes of the construction, maintenance, and operation of an outdoor advertising structure on a City-owned parcel; and

WHEREAS, City Council has previously approved an agreement to terminate this lease and convey a permanent easement over a relocated area of this same parcel for the price of \$470,000; and

WHEREAS, subsequent to this approval, the agreement was not signed by the parties and the matter was stalled; and

WHEREAS, now Adams has provided a signed letter of intent to enter into a similar easement agreement, which is attached hereto

WHEREAS, the City is interested in moving forward with this arrangement;

NOW THEREFOR BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: the City Manager is authorized to execute the attached letter of intent on behalf of the City of Ypsilanti and is authorized to complete the sale with Adams and sign any and all documents to close the transaction, in conjunction with and subject to the review and approval of the City Attorney.

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

Adams Outdoor Representatives Kevin Green and Mike Cannon thanked Mr. Lange and said he was very instrumental in getting this back on the table as well as Assistant City Attorney Dan DuChene.

Mr. Lange stated before staff brings an item before City Council it makes very careful the deal is good but there are times the company walks away from the deal. Mr. Lange said the City is working with a new team and the agreement that has been made is better than the last with fewer contingencies. Mr. Lange added this will assist in freeing up other deals that could happen in the City

B. Open public hearing

None

C. Resolution No. 2016-048, close public hearing

THAT the public hearing on a Resolution Authorizing Grant of Easement to Adams Outdoor Advertising, LLC be officially closed.

OFFERED BY: Council Member Nicole Brown

SECONDED BY: Mayor Pro-Tem Richardson

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

Council Member Robb asked what exactly is being approved and he said there is not a contract included in the packet. Mr. Lange responded the resolution, background, and summary were included. Assistant City Attorney Dan DuChene said what has been provided to Council is a letter of intent and attached to that is a form which is essentially an easement agreement which will need to have the blanks filled in. Mr. DuChene stated approval will authorize the City Manager to execute the contract subject to the City Attorney approval. Mr. Robb stated the City Charter states Council is to approve all contracts. Mr. DuChene responded it would be delegated authority and he would inform Council if there was a substantive change. Mr. Robb stated some of the contract is vague and does not have teeth and said the contract states the billboard must be kept in reasonable repair and asked what that means. Mr. DuChene responded reasonable is a legal term. Mr. Robb asked what recourse the City has if the billboard is not kept in reasonable repair. Mr. DuChene responded essentially the City is providing an easement for a specific area of land and if they decide to relocate the sign within that piece of land they can do so but they will need to go through the planning and ordinance procedure. Mr. DuChene added if the City deems the billboard is not in reasonable repair the City would have to decide how it wishes to move forward. Mayor Edmonds stated that would be standard language in contracts such as these. Mr. DuChene said the City's teeth in this situation is breach of contract. Mr. Robb asked what would happen if there was a breach of contract. Mr. DuChene responded assuming the worst the City would take them to court. Mayor Edmonds added assuming the best the City would take them to mediation.

Council Member Robb stated there is a clause in the contract that seems meaningless and when he sees things like that he becomes nervous. Mr. Robb stated only Mayor Pro-Tem Richardson was on Council when the original lease was first executed in 2006. Mr. Robb said at that time staff submitted two resolutions one for a permanent easement and the other was for a 21 year lease. Mr. Robb said the recommendation from staff was to approve the 21 year lease. Mr. Robb said the decision is if Council wants to have a permanent easement or continue the practice of leasing for the next 12 years. Mr. Robb said this matter has become clouded with the Water Street debt issue and nothing has changed since 2006 making a permanent easement in the best interest of the City.

Council Member Murdock stated there is a reference to a maintenance agreement and asked if it covered more than the just the sign. Mr. DuChene responded he believes it involved everything around the sign. Mr. Murdock said he believed EMU was providing that maintenance. Mr. Lange responded that clause was carried over to that agreement.

Council Member Murdock stated the size in this agreement is different than the original. Mr. Lange responded the change is minimal.

City Attorney John Barr stated the language of this contract is standard regarding enforcement. Mr. Barr said there is a provision in the contract that if a lawsuit is filed attorney fees will be paid by the defendant. Mr. Robb stated there have been many changes in the past 15 years but this is a policy decision for the manager and Council.

Council Member Murdock asked why this is a permanent easement rather than a sale. Mr. DuChene replied every time permanent access has been discussed it has always been in the form of a permanent easement. Kevin Green, Adam's Outdoor, responded it provides for more flexibility. Mr. Green stated his company has paid several thousand dollars to build the structure and are striving well to be good community partners.

Council Member Murdock stated under the last agreement a couple signs were going to be removed and this agreement does not include that provision. Mr. DuChene responded the whole purpose of removing those signs was to allow the sign to be moved and since it is not being moved that is no longer necessary. Mr. Lange added when the sign ordinance was changed permission was given to have the signs out on the end of Mansfield. Mr. Lange explained that was a brand new sign and there is not going to be signs taken down as a result of this.

Council Member Murdock moved, seconded by Council Member Nicole Brown for revenue created by this sign be used to pay down the Water Street debt.

On a roll call, the vote to amend Resolution No. 2016-047 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

On a roll call, the vote to approve Resolution No. 2016-047 as amended was as follows:

Council Member N. Brown	Yes	Council Member Robb	No
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Absent
Council Member A. Brown	Yes		

VOTE:

YES: 5 NO: 1 (Robb) ABSENT: 1 (Vogt) VOTE: Carried

XI. ORDINANCES – FIRST READING –

Ordinance No. 1262 (940-0)

1. An ordinance to provide for the issuance and sale of water supply and sewage disposal system revenue refunding bonds.

- A. Resolution No. 2016-049, determination

THAT AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM REVENUE REFUNDING BONDS TO PAY THE COST OF REFUNDING CERTAIN OUTSTANDING WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM REVENUE BONDS AND TO PRESCRIBE THE FORM OF THE BONDS; TO

PROVIDE FOR THE COLLECTION OF REVENUES FROM THE SYSTEM SUFFICIENT FOR THE PURPOSE OF PAYING THE COSTS OF OPERATION AND MAINTENANCE OF THE SYSTEM AND TO PAY THE PRINCIPAL OF AND INTEREST ON THE REFUNDING BONDS AND CERTAIN OUTSTANDING BONDS OF EQUAL STANDING OF THE SYSTEM; TO PROVIDE AN ADEQUATE RESERVE FUND FOR THE BONDS; TO PROVIDE FOR THE SEGREGATION AND DISTRIBUTION OF THE REVENUES; TO PROVIDE FOR THE RIGHTS OF THE HOLDERS OF THE BONDS IN ENFORCEMENT THEREOF; AND TO PROVIDE FOR OTHER MATTERS RELATING TO THE BONDS AND THE SYSTEM be approved on First Reading.

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

Pat McGow, Miller and Canfield, stated interests rates continue to be low and the City has debt that has the ability to be redeemed and paid off early. Mr. McGow said this revenue bond relates to bonds issued in 2001 and 2002 and refinanced in 2006. Mr. McGow explained that these bonds can be recalled in September and because the City has already refinanced this bond once it cannot refinance again until June at the earliest. Mr. McGow said there is a little over \$9 million outstanding and able to be refinanced later this year and the resolution before Council would authorize a revenue bond to pay off a bond to produce a lower interest rate. Mr. McGow explained that these revenue bonds are solely funded by rates and fees of water and sewer bills. Mr. McGow said Ypsilanti Community Utilities Authority manages the system however the debt is in the City's name. Mr. McGow said the benefit of the savings of the revenue bonds is the benefit goes to the system itself leading to a savings in the water and sewer rates.

Mayor Edmonds asked if the bonds must be used to benefit the system. Mr. McGow responded yes, and said the surcharge is based off the annual debt service. Council Member Murdock added Council sets the surcharge amount. Ms. Edmonds replied she is aware that Council sets the surcharge but each year it rises and Council must approve a higher amount.

Council Member Murdock asked for an estimate of the annual savings. Mr. McGow responded based on the market conditions in January, when this was calculated, the savings were \$80,000 or 7.5% of the debt service. Mr. McGow stated the market is fairly similar to what it was in January but the actual savings will not be determined until the City is closer to selling in either May or early June. Mr. Murdock responded because of the timing he expects Council will receive a rate hike from YCUA and usually when the rates rise the surcharge goes down and at that time this can be included in the discussion.

- B. Open public hearing
- None
- C. Resolution No. 2016-050, close public hearing

THAT THE PUBLIC HEARING ON AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM REVENUE REFUNDING BONDS TO PAY THE COST OF REFUNDING CERTAIN OUTSTANDING WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM REVENUE BONDS AND TO PRESCRIBE THE FORM OF THE BONDS; TO PROVIDE FOR THE COLLECTION OF REVENUES FROM THE SYSTEM SUFFICIENT FOR THE PURPOSE OF PAYING THE COSTS OF OPERATION AND MAINTENANCE OF THE SYSTEM AND TO PAY THE PRINCIPAL OF AND INTEREST ON THE REFUNDING BONDS AND CERTAIN OUTSTANDING BONDS OF EQUAL STANDING OF THE SYSTEM; TO PROVIDE AN ADEQUATE RESERVE FUND FOR THE BONDS;

TO PROVIDE FOR THE SEGREGATION AND DISTRIBUTION OF THE REVENUES; TO PROVIDE FOR THE RIGHTS OF THE HOLDERS OF THE BONDS IN ENFORCEMENT THEREOF; AND TO PROVIDE FOR OTHER MATTERS RELATING TO THE BONDS AND THE SYSTEM be officially closed.

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

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

On a roll call, the vote to approve Resolution No. 2016-049 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

Ordinance No. 1263

2. An ordinance to amend the Ypsilanti City Code, Chapter 10, "Amusements and Entertainments" to remove those provisions relating to licensing.
 - A. Resolution No. 2016-051, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 10 "AMUSEMENTS AND ENTERTAINMENTS" TO REMOVE THOSE PROVISIONS RELATING TO LICENSING" be approved on First Reading.

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

Mr. DuChene stated as the Request for Legislation indicates this is a clean-up of the code as a result of requests from Council. Mr. DuChene stated the first ordinance on the agenda is regarding amusements which essentially there are licensing requirements for "arcades and pool halls". Mr. DuChene stated the license requires a fee that is not being collected and the change will remove that requirement. Mr. DuChene stated under "pool halls" the ordinance did not define what a pool hall is and that is now provided and the same operating requirements for arcades will be applied to pool halls.

Mayor Pro-Tem Richardson asked if there are any pool halls in the City. Mr. DuChene responded Stick's would be considered a pool hall. Council Member Murdock asked how many pool tables are required to be considered a hall. Mr. DuChene responded four.

Mayor Edmonds stated on page 9 on employment age it states, "no person under the age of 17 would be permitted to work at an arcade unless related to the owner" and said only people under the age of 17 would want to work at an arcade. Mr. DuChene replied that was included in the previous policy and if Council has a different prerogative it can be amended. Ms. Edmonds asked why that might have been included in the previous ordinance. Council Member Robb responded because of "Pac Man fever" and explained when arcades began to appear in the early 80's City Council was afraid they would appear in every storefront downtown. Mr. Robb explained arcades attract teenagers, and there was a fear of teenagers, and the genesis is older people not understanding youth.

- B. Open public hearing
None
- C. Resolution No. 2016-052, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing on an ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 10 "AMUSEMENTS AND ENTERTAINMENTS" TO REMOVE THOSE PROVISIONS RELATING TO LICENSING" be officially closed.

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

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

Mayor Edmonds stated she would like a motion to be made removing the employment age in the ordinance and explained that it no longer seems relevant.

Council Member Nicole Brown moved to remove the employment age requirement form the ordinance.

Mayor Pro-Tem Richardson replied there is a provision in the ordinance stating with the expressed permission of the parent or guardian of the employee employment can be granted. Ms. Richardson asked if there is already a requirement for a parent to give permission for youth under the age of 17 to first grant the permission of a parent before acquiring employment. Mr. DuChene responded the individual under the age of 17 would both need to be related to the owner and given permission by their parent. Mr. DuChene stated a person under the age of 17 needs to obtain a work permit before being employed and this is the permission being granted. Council Member Murdock stated the "and" in the ordinance could be changed to "or". Ms. Edmonds said she does not believe Council should not be legislating employment law.

Mr. DuChene stated on page 14, Section 10-13, the ordinance forbids minors under the age 17 from working in a pool hall.

Council Member Robb stated discussion should cease if there is not a second and said if there is a desire to examine this further it should be tabled. Mr. Robb stated the reason he asked for the licensing requirement to be removed is because it is not enforced. Mr. Robb stated this is a meaningless ordinance in 2016 because none of it will be enforced. Council Member Murdock asked Council should send the ordinance back to have that whole section deleted. Mr. Robb responded that is why he is proposing this item be tabled. Mr. Robb said the reason he asked for these ordinances to be cleaned up is to remove what is no longer enforced to give validity to useful ordinances Council approves. Mr. Robb added these ordinances should be deleted until there is a need for them. Mr. DuChene replied he would much rather have an ordinance to govern a possible business rather than adopting an ordinance after a business opens in the City.

On a roll call, the vote to approve Resolution No. 2016-051 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	No
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Absent
Council Member A. Brown	Yes		

VOTE:

YES: 5 NO: 1 (Edmonds) ABSENT: 1 (Vogt) VOTE: Carried

Mayor Edmonds stated she was informed by City Attorney Barr the following three ordinances can all be read together because they are all regarding animal control. Council Member Robb asked if the public hearing could be opened first then read the ordinances because Council procedurally cannot read an ordinance and move on to the next without voting on it.

Mayor Edmonds opened the public hearing for Ordinances 1264, 1265, and 1266.

Ordinance No.1264

3. An ordinance to amend Ypsilanti City Code, Chapter 14 "Animals" to remove those provisions which are no longer enforced due to the lack of a city Animal Control Officer.
 - A. Resolution No. 2016-053, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 14 "ANIMALS" TO REMOVE THOSE PROVISIONS WHICH ARE NO LONGER ENFORCED DUE TO THE LACK OF A CITY ANIMAL CONTROL OFFICER" be approved on First Reading.

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

- B. Open public hearing
None
- C. Resolution No. 2016-054, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing on an ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 14 "ANIMALS" TO REMOVE THOSE PROVISIONS WHICH ARE NO LONGER ENFORCED DUE TO THE LACK OF A CITY ANIMAL CONTROL OFFICER" be officially closed.

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

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

Mr. DuChene stated some time ago the City shifted dog licensing to the County and no longer have an animal control officer. Mr. DuChene said essentially this would remove every ordinance referencing having an animal control officer and everything that would require an animal control officer to enforce from the code. Mr. DuChene stated other than dog leashes the City will be relying on state law.

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Mr. Lange stated the core of this resulted from the Humane Society's agreement with Washtenaw County and the City having an agreement with the County. Mr. Lange said this agreement resulted in the Humane Society billing the City for excessive amounts. Mr. Lange said he was successful in removing the City from responsibility for that bill stating the City has never had a contract with the Humane Society. Mr. Lange added by removing this from the code it will further insulate the City.

On a roll call, the vote to approve Resolution No. 2016-053 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

Ordinance No. 1265

4. An ordinance to amend Ypsilanti City Code, Chapter 1 "General Provisions", Section 1-14, "Enforcement Authority for Code" to remove the inclusion of an Animal Control Officer.

- A. Resolution No. 2016-055, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 1 "GENERAL PROVISIONS", SECTION 1-14 "ENFORCEMENT AUTHORITY FOR CODE" TO REMOVE THE INCLUSION OF AN ANIMAL CONTROL OFFICER" be approved on First Reading.

OFFERED BY: Council Member Robb

SECONDED BY: Council Member Nicole Brown

- B. Open public hearing

None

- C. Resolution No. 2016-056, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing on an ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 1 "GENERAL PROVISIONS", SECTION 1-14 "ENFORCEMENT AUTHORITY FOR CODE" TO REMOVE THE INCLUSION OF AN ANIMAL CONTROL OFFICER" be officially closed.

OFFERED BY: Council Member Robb

SECONDED BY: Council Member Nicole Brown

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

On a roll call, the vote to approve Resolution No. 2016-055 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

Ordinance No. 1266

5. An ordinance to amend Ypsilanti City Code, Chapter 70, "Municipal Civil Infractions", Article I, "In General", Section 70-2, "Authorized City Official" to remove the inclusion of an Animal Control Officer.
 - A. Resolution No. 2016-057, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 70 "MUNICIPAL CIVIL INFRACTIONS", ARTICLE I "IN GENERAL", SECTION 70-2 "AUTHORIZED CITY OFFICIAL" TO REMOVE THE INCLUSION OF AN ANIMAL CONTROL OFFICER " be approved on First Reading.

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

- B. Open public hearing

None
- C. Resolution No. 2016-058, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing an ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 70 "MUNICIPAL CIVIL INFRACTIONS", ARTICLE I "IN GENERAL", SECTION 70-2 "AUTHORIZED CITY OFFICIAL" TO REMOVE THE INCLUSION OF AN ANIMAL CONTROL OFFICER" be officially closed.

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

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

On a roll call, the vote to approve Resolution No. 2016-057 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

6. An ordinance to amend Ypsilanti City Code, Chapter 22 "Businesses" to remove those provisions relating to licensing.
 - A. Resolution No. 2016-059, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 22 "BUSINESSES" TO REMOVE THOSE PROVISIONS RELATING TO LICENSING" be approved on First Reading.

OFFERED BY: Council member Murdock
SECONDED BY: Council Member Anne Brown

- B. Open public hearing
None
- C. Resolution No. 2016-060, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That a public hearing on ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 22 "BUSINESSES" TO REMOVE THOSE PROVISIONS RELATING TO LICENSING" be officially closed.

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

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

Mr. DuChene stated this is a similar adjustment to the ordinance regarding amusements and references bed and breakfasts, health clubs, and spas. Mr. DuChene said there were licensing requirements that were never enforced and operations were made clearer and cross referenced throughout the ordinance.

Council Member Murdock stated it appears everything was eliminated in the ordinance regulating bed and breakfasts except for a couple of things. Mr. DuChene responded everything under licensing was eliminated. Mr. Murdock asked why the things that remained were left in the ordinance such as the "guest registered" and "maximum stay". Mr. DuChene responded because his objective was to remove licensing provisions. Mr. Murdock replied if the City is not requiring licensing why it would require registering. Mr. Barr responded the rationale of registration is so the City is aware that the people are there. Mr. Murdock asked if the Air Bed and Breakfasts will be registered. Mr. DuChene stated it is a policy determination of Council if it would like to remove more.

Mayor Pro-Tem Richardson asked if there were any state regulations requiring bed and breakfasts to be licensed. Mr. DuChene responded he would have to investigate that further. Ms. Richardson said if there are no licenses required how are bed and breakfasts regulated. Mr. Barr responded that would be regulated through zoning and building code. Mr. DuChene added bed and breakfasts would be part of inspection cycle.

Mayor Edmonds stated the part of the code regulating sanitation and hygiene is valuable. Ms. Edmonds said the issues that have occurred over the past year at Chidester which would have been better resolved if the City had an avenue to advocate for basic health and safety. Mayor Pro-Tem Richardson asked if a

bed and breakfast is not licensed how the City knows they are operating. Mr. Barr responded through the registration. Ms. Edmonds added a bed and breakfast would be required to have a business license.

Council Member Murdock stated the operating requirements are only applied to the health clubs.

Mayor Edmonds stated she supports this on First Reading but she would like to see how the bed and breakfast code matches to the code governing hotels. Mr. DuChene responded the code lists "bed and breakfasts, lodgings, and inn" would include hotels.

Mayor Pro-Tem Richardson asked if health clubs are included with bed and breakfasts. Mr. DuChene responded there are different business types in this code; one is bed and breakfasts, lodgings, and Inns, the other is health clubs.

Council Member Anne Brown asked if the recreation center opens would this ordinance have an effect on it. Mr. DuChene responded in the affirmative.

Mayor Pro-Tem Richardson asked if this would remove licensing for a health club. Mr. DuChene responded in the affirmative because the City does not license them. Council Member Robb added they are licensed with the omnibus business license.

Council Member Murdock stated there are some regulations such as the hotel tax which require those businesses to provide reports. Mr. DuChene responded in the affirmative and said he would investigate what regulations there are at the County and State level.

Mayor Edmonds stated she would like this item to come back with further information. Ms. Edmonds added there is a range of bed and breakfasts, inns, and lodgings in this City and it is appropriate for the City to have regulations over those practices but isn't sure of what is already required at the state and county level. Ms. Edmonds stated she would not mind tabling this item in order to better understand something that could have an effect of the health of this community.

Mayor Pro-Tem asked if there are any health clubs in the City and if there are, perhaps they should be regulated. Economic Development Director Beth Ernat responded they are already regulated by zoning. Ms. Richardson replied she is not referring where a health club is located she is referring to how a health club is defined and how to regulate those definitions.

Council Member Robb stated the appropriate assignment for Mr. DuChene is what Council wants to regulate and if it is covered by another entity. Mr. DuChene responded he assumes Council wants him to see if what is in the code is already regulated.

Mayor Pro-Tem Richardson suggested instead of removing sections of bed and breakfasts and health clubs they need to be enforced. Mr. DuChene responded that is the policy decision that is up to Council.

Ms. Ernat stated that the definition section of the zoning code regarding massage therapy refers to state licensing and individuals operating massage businesses are required to have a state massage license. Mr. DuChene added the state does license masseuses and the purpose of this ordinance when developed is to keep away the seedier type of establishments. Mr. DuChene added the things Council would want to avoid are still in the code. Mayor Pro-Tem Richardson replied the possibility of seediness when the ordinance was originated is still present. Mr. DuChene stated he agrees with those concerns and they are still regulated in the ordinance and all that is being removed is the licensing.

Mayor Edmonds asked for a motion to table in order to provide Mr. DuChene time to bring this back with more information.

Mayor Pro-Tem Richardson stated she is not opposed to licensing these businesses.

Council Member Robb stated Council should approve this on first reading and the Attorney's Office can write the memo between first and second reading.

Mayor Edmonds stated the way this revision reads licensing would be eliminated. Council Member Robb stated the licensing has never been enforced. Mayor Pro-Tem Richardson added then it should be enforced.

Council Member Anne Brown asked if the City licensing would be a second step after state requirements. Mr. DuChene responded he is not certain and would need to research further.

Mayor Pro-Tem Richardson moved, seconded by Council Member Anne Brown to table resolution No. 2016-059

Council Member Robb stated everything Mr. DuChene would do could be done between First and Second Reading. Mayor Edmonds asked what if there would be a substantial change. Mr. DuChene added that would be his concern, but if he does make substantive changes in the code it could be stated in the memo. Mr. Robb stated if substantive changes are made it will require another public hearing and will need to be posted in the paper and asked why take another month to pass this if it is not necessary. Ms. Edmonds responded she would rather better understand exactly what she is voting for.

On a roll call, the vote to table Resolution No. 2016-059 was as follows:

Council Member N. Brown	No	Council Member Robb	No
Council Member Murdock	No	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Absent
Council Member A. Brown	Yes		

VOTE:

YES: 3 NO: 3 (Nicole Brown, Murdock, Robb) ABSENT: 1 (Vogt) VOTE: Failed

On a roll call, the vote to approve Resolution No. 2016-059 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	No
Mayor Pro-Tem Richardson	No	Council Member Vogt	Absent
Council Member A. Brown	No		

VOTE:

YES: 3 NO: 3 (Edmonds, Richardson, Anne Brown) ABSENT: 1 (Vogt) VOTE: Failed

Ordinance No. 1268

7. An ordinance to amend Ypsilanti City Code, Chapter 38, "Emergency Services", Article II, "Alarm Systems", Section 38-40, "False Alarms Charges" to simplify language in light of the fee schedule adopted by City Council.

A. Resolution No. 2016-061, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled " AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 38 "EMERGENCY SERVICES," ARTICLE II "ALARM SYSTEMS," SECTION 38-40 "FALSE ALARMS CHARGES" TO SIMPLIFY LANGUAGE IN LIGHT OF THE FEE SCHEDULE ADOPTED BY CITY COUNCIL" be approved on First Reading.

OFFERED BY: Council Member Murdock

SECONDED BY: Council Member Nicole Brown

Fire Chief Max Anthouard stated the Fire Department does receive a few false alarms per year and the City can charge up to the second false alarm for the same address. Chief Anthouard stated it becomes difficult to track false alarm in apartment complexes. Chief Anthouard further clarified that this practice is not feasible.

Council Member Robb stated the reason that this was written is because 97% of all police alarms are false alarms. Mr. Robb stated Chief Anthouard is correct that this would be difficult to track in terms of the Fire Department.

- B. Open public hearing
- None
- C. Resolution No. 2016-062, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing on an ordinance entitled " AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 38 "EMERGENCY SERVICES," ARTICLE II "ALARM SYSTEMS," SECTION 38-40 "FALSE ALARMS CHARGES" TO SIMPLIFY LANGUAGE IN LIGHT OF THE FEE SCHEDULE ADOPTED BY CITY COUNCIL" be officially closed.

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

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

Mr. DuChene stated the code provides a schedule for how the City can charge fees if the first three parts are removed from the code and enforced through the fee schedule it becomes simpler to enforce.

On a roll call, the vote to approve Resolution No. 2016-061 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

Ordinance No.1269

- 8. An ordinance to amend Ypsilanti City Code, Chapter 86, "Solid Waste", Article II, "Collection and Disposal", Division 1 "Generally", Sections 86-33 and 86-34 to correct references and make language consistent with other provisions in the code.

- A. Resolution No. 2016-063, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled "An ordinance to amend Ypsilanti City Code Chapter 86 "Solid Waste", Article II "Collection And Disposal", Division 1 "Generally", Sections 86-33 and 86-34 to correct references and

make language consistent with other provisions in the code” be approved on First Reading.

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

- B. Open public hearing
- None
- C. Resolution No. 2016-064, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing on an ordinance entitled "An ordinance to amend Ypsilanti City Code Chapter 86 "Solid Waste", Article II "Collection And Disposal", Division 1 "Generally", Sections 86-33 and 86-34 to correct references and make language consistent with other provisions in the code" be officially closed.

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

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

Mr. DuChene stated some references changed in the Code of Ordinances when the new zoning code was adopted and there was a change in adopted the fee schedule versus setting the fee by ordinance.

Council Member Murdock asked for clarification regarding Section 86-33, Commercial Property Blight Violations. Mr. Murdock stated the ordinance reads “no accumulation of garbage or rubbish from commercial manufacturing establishments...” and said there is no reference to commercial manufacturing anywhere else in the ordinance. Mr. Murdock asked if it is categorized as commercial or manufacturing. Mr. Barr stated Assistant City Attorney Jesse O’Jack drafted this portion of the code and asked for this to be passed on First Reading and return with an answer on Second Reading.

On a roll call, the vote to approve Resolution No. 2016-063 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

XII. ORDINANCE – SECOND READING –

Ordinance No. 1261

1. Resolution No. 2016-065, approving 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.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the Ypsilanti City Council approve the amendments to Chapter 122, Article VII, Division 6 of the City's Code of Ordinances 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 on Second and Final Reading.

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

Mr. Lange asked when the ground breaking would begin for this project. Mr. DuChene responded on May 9th. Mr. Lange suggested having an event for the ground breaking. Mayor Edmonds replied it should be kept in mind that it is in a cemetery.

On a roll call, the vote to approve Resolution No. 2016-065 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

Mayor Edmonds called for a five minute recess.

XIII. AUDIENCE PARTICIPATION –

None

XIV. REMARKS BY THE MAYOR –

None

XV. CONSENT AGENDA -

Resolution No. 2016-066

1. Resolution No. 2016-067, approving minutes of March 15, 2016.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of March 15, 2016 be approved.

2. Resolution No. 2016-068, approving appointments to Boards and Commissions.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

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

<u>NAME</u>	<u>BOARD</u>	<u>TERM EXPIRATION</u>
Phil Hollifield (reappointment) 125 Hawkins Ypsilanti, MI 48197	Planning Commission	5/1/2019
Matt Dunwoodie (new appointment) 201 Oakwood St.	Planning Commission	5/1/2019

Ypsilanti, MI 48197

Conan Malmer (reappointment)
913 Pleasant Dr.
Ypsilanti, MI 48197

Parks and Recreation Commission 4/1/2019

- 3. Resolution No. 2016-069, approving Fire Department purchase from Signature Ford of a 2016 Ford F250 4x4 with snow plow package.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, a purchase proposal was received from Signature Ford Owosso, Michigan for the purchase of a 2016 Ford F250 4x4 with a snow plow package for the total price of \$32, 012; and

WHEREAS, the state purchase price of \$32, 012 for both the vehicle and plow is very favorable and in the best interest of the city; and

FURTHER, the \$32,012 to purchase this vehicle and plow will be expended from the account 641-7-9340-987-10; and

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council authorizes the Fire Department to purchase the vehicle; and

THAT, the City Manager is authorized to sign the purchase proposal to purchase this vehicle.

- 4. Resolution No. 2016-070, recognizing the Ypsilanti Symphony Orchestra as a non-profit organization in the City of Ypsilanti.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council recognizes the Ypsilanti Symphony Orchestra as a nonprofit organization operating in the City of Ypsilanti for the purpose of obtaining a charitable gaming license.

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

On a roll call, the vote to approve Resolution No. 2016-066 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

XVI. RESOLUTIONS/MOTIONS/DISCUSSIONS –

- 1. Resolution No. 2016-071, authorizing staff to negotiate with Herman & Kittle for the purchase of approximately 3 acres of city-owned property commonly referred to as Water Street.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Herman and Kittle Properties have submitted a Letter of Interest for the purchase of approximately 3 acres of city-owned property commonly referred to as Water Street; and

WHEREAS, the City of Ypsilanti has previously entered into a purchase agreement with Herman and Kittle Properties and the previous agreement expired after development was not approved at the site; and

WHEREAS, The City of Ypsilanti has the right to negotiate the sale of publicly owned property.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council directs City staff and legal counsel to negotiate a purchase agreement for said property to be reviewed by City Council at a future public meeting.

OFFERED BY: Mayor Pro-Tem Richardson

SECONDED BY: Council Member Nicole Brown

Ms. Ernat introduced Michael Rodriguez from Herman Kittle. Ms. Ernat stated the City is experiencing difficulties moving forward with development on the previous site. Ms. Ernat said based on those discussions it would be best to allow the purchase agreement to lapse. Ms. Ernat said Herman Kittle is interested in moving to a different site on Water Street immediately west of the Family Dollar and wrap around the Family Dollar for parking and a tot lot. Ms. Ernat explained Herman Kittle submitted a new letter of interest in the property and staff would like direction from Council to continue to negotiate a purchase agreement for the new site and moving the tax credits with the development. Ms. Ernat stated Herman Kittle has had preliminary discussion with MSHDA, but part of that is beginning this process as quickly as possible.

Michael Rodriguez, Herman Kittle, stated the original site was planned with infrastructure under contract for an 80 unit apartment building. Mr. Rodriguez said the third application had been submitted to MSHDA and was ready to go to the board; however, there were some environmental concerns. Mr. Rodriguez stated there was concern regarding future construction digging up soil and exposing the site to possible contamination. Mr. Rodriguez said Ms. Ernat, MSHDA, and Herman Kittle met in October leaving two possibilities either test the entire site or move locations, the new proposed location would be east of River St. and west of the Family Dollar. Mr. Rodriguez said the complex would have the same unit mix and rent structure and since it would have frontage on Michigan Avenue the first level would continue commercial space. Mr. Rodriguez said the leasing office and recreational amenities would be along River St. with possibly a few residential units and said the meeting with MSHDA was positive but MSHDA was not prepared to commit. Mr. Rodriguez stated there is \$3 million worth of home funds that need to be allocated by June or they will be lost and a modified application will be due by the end of May. Mr. Rodriguez said if the home funds are lost, there is no way this deal will work and asked that by May 31st the City have a purchase contract for the new site and an update to the PILOT referencing the new site. Ms. Ernat added the PILOT ordinance would change in the sense that the PILOT would only apply to the portion using tax credits and would not apply to the commercial space. **(See attached)**

Council Member Murdock stated the PILOT adopted was a delayed PILOT. Ms. Ernat responded the correct PILOT begins after the brownfield TIF reimbursement. Mr. Rodriguez said the original TIF length was 20 years and the TIF for the new site would provide less cost meaning less time to reimburse the TIF. Mr. Murdock asked if the Water Street TIF would be used to pay the debt. Mr. Lange said there is no TIF capture at this point. Ms. Ernat responded any capture to the Water Street TIF goes to the debt and the brownfield TIF pays the developer for their eligible activity. Mr. Murdock agreed with the City Manager the TIF plan is in the negative. Ms. Ernat replied the TIF does not have a valuation for this project. Mr. Murdock stated if this project gets the site to a zero valuation the next project would create a capture.

Mayor Edmonds asked if the estimated time for the PILOT to begin is 6 to 8 years. Mr. Rodriguez responded in the affirmative. Ms. Edmonds said the last PILOT was for longer but the proforma stated at that point there would be rehabilitation of the property and it is possible that would not happen in the new scenario. Mr. Rodriguez stated the earliest the project would be eligible for re-syndication would be 15 years. Ms. Edmonds asked if there are applications for the changed PILOT and Mr. Rodriguez responded in the affirmative.

Mr. Rodriguez stated the City and Herman Kittles would also need to work on the brownfield reimbursement agreement but that would not be due by May 31st. Mr. Rodriguez added the environmental impact would also need to be proved to MSHDA through testing. Ms. Ernat responded the testing has been done, the City is just waiting on the results.

Mr. Lange asked if the commercial component will pay taxes from the beginning and Mr. Rodriguez responded in the affirmative. Mr. Lange stated the City will begin re-examining the underground electric grid.

Ms. Ernat asked Mr. Rodriguez to refresh Council about the 60% AMI. Mr. Rodriguez responded the unit mix has not changed, the bedroom mix hasn't changed, and the AMI hasn't changed. Mr. Rodriguez said for the most part the Area Median Income will be 60%, rents will range from \$631 for a one bedroom to \$1,023 for a four bedroom. Mr. Rodriguez stated a 60% of Area Median Income for one person is \$35,460 and for a family of four it is \$50,580. Mr. Rodriguez said 64% of households in the area will fall within that threshold. Mr. Rodriguez said the project will be built with tax credits but will be comparable in terms of rents and quality of design to market rate development.

Mr. Lange stated one of the key items that made this project possible before was the census tract and asked if that is still in line with the project. Mr. Rodriguez responded in the affirmative.

Council Member Robb stated the site is being moved because of the contamination to which, Mr. Rodriguez responded in the affirmative. Mr. Robb stated the two parcels that would be purchased by Herman Kittle were priced at \$1.1 million and on this project, the sale price would be \$170,000 with which he takes issue. Mr. Robb stated the plan calls for first floor residential in the back by the parking lot. Mr. Robb explained there cannot be first floor apartments in the downtown and he does not understand how first floor apartments are allowed in the central business district. Ms. Wessler responded that is allowed if it is an apartment building, building type. Mr. Robb stated when he looks at a zoning map that would be allowed a block back. Ms. Wessler responded first floor apartments are allowed when there is first floor commercial. Mr. Rodriguez added in order to make the project more attractive everything along Michigan Avenue would be retail.

Council Member Robb stated during the economic development presentation there was discussion about changing the grid structure which would include public participation and now Council is being asked to approve a project changing that grid structure before the public has voiced its opinion. Mr. Robb stated when this was first discussed in 2008-2009 there were a lot of proposals for senior housing including a PILOT which Council did not want. Mr. Robb stated when originally planned this was a really good project, it was given 1.7 acres because it wasn't a PILOT, but then it became a PILOT. Mr. Robb said based on the old project the development would be required to pay \$120,000 in taxes a year, with the City's share being \$51,000 until the brownfield TIF was paid off and then the PILOT would begin. Mr. Robb said the difference between the PILOT in year zero and the taxes in year zero was \$120,000 versus \$76,000 which saved the development \$44,000. Mr. Robb said if the brownfield TIF payment duration is shortened from 22 years to 8 years it benefits the development even more, and it appears the City is negotiating against itself. Mr. Robb said this has been a contentious project since its inception. It was approved by a 4 to 3 vote and the PILOT was approved by a 4 to 3 vote. Mr. Robb said the development now wants to be moved to front Michigan Avenue which was planned to be an extension of the Downtown. Mr. Robb said there are two arguments that can be made; one is that zoning is based on shape and that what the City is getting is what it wants first floor commercial along Michigan Avenue and apartments or offices on the upper floors. Mr. Robb stated however this is a PILOT and this is not what

was envisioned for Water Street 15 years ago and it was not what was envisioned when this project was adopted in 2014. Mr. Robb said this project keeps changing into something further than what the City wants. Mr. Robb said Council has done a poor job discussing the millage that we would like the residents to pay for and Council has the opportunity to say it would like the residents to support the millage with a clean late for Water Street. Mr. Robb stated charrettes would be planned to gather public input to complete a new vision for Water Street but before that happens, Council will force through a project hated by the public when it was first introduced and now it will be moved to a more prime location. Mr. Robb said the approval of this project could possibly have an effect the passage of the Water Street millage. Mr. Robb stated this project has a lot going for it but it also has a lot of negativity attached, and said if this is a viable project, Council should look at it next year when funding becomes available rather than push it through possible effect the outcome of the millage vote. Mr. Robb stated Council must decide what is important; getting this development or getting the 2.3 debt millage to pass which is crucial for the solvency of the City.

Mayor Edmonds stated she would support this project but she is concerned about the PILOT taking effect much sooner than originally planned. Ms. Edmonds said however, she does not believe the approval of this project will have an effect in the approval of the Water Street Debt Millage and said the millage is about the community understanding how to move forward with Water Street and paying down the debt. Ms. Edmonds stated the City has invested a tremendous amount in Herman Kittle and Herman Kittle has invested in tremendous amount in the City and while it is a contentious project it will be beneficial to have commercial space along Michigan Avenue. Ms. Edmonds said although the recreation center has not moved forward this project is moving forward and that symbolism to the community is important as part of the messaging around the millage.

Mayor Pro-Tem Richardson stated she agrees with much of what Mayor Edmonds said and there was a lot of contention with this project but the fact that there will be commercial space along Michigan Avenue makes this project much different than the previous project. Ms. Richardson added that will make this project more viable and sellable to residents of Ypsilanti.

Mayor Edmonds stated she feels the City is selling the property for too low of a price but perhaps it is okay if it will move this project forward that has already had so much invested into it. Ms. Edmonds said it is important for the first piece to be completed on Water Street and with fewer economic development tools to offer developers this is a viable project.

Council Member Anne Brown stated the acceleration of the PILOT is a concern and the contamination and if the report is not positive. Mr. Rodriguez responded that is why he stated he is cautiously optimistic and MSHDA could still deny the project. Mr. Rodriguez added he hopes the tax revenue created from the commercial space will have the ability to offset some of the concerns of accelerating the PILOT. Mr. Rodriguez stated the \$200,000 that was spent over two years on the previous site will need to be spent again in order for Herman Kittle to do their due diligence on the new site. Ms. Anne Brown said Herman Kittle should be commended for moving forward with the City and its commitment to this project.

Council Member Anne Brown stated this project will add value to the site which has been waiting for development for over 15 years. Ms. Anne Brown said she understand this project has seen some negativity from the public but it adds value to Water Street and adds commerce and jobs.

Council Member Murdock stated when this project was originally planned it had items that were advantageous such as providing a lot of infrastructure for the rest of the site, the development would be on a site that is problematic, and originally the project did not have a PILOT. Mr. Murdock said there are tradeoffs now the project has commercial space in a far more visible space but he said he had issues with the PILOT as it was originally presented and this seems to be an expanded PILOT. Mr. Murdock said there will be other issues with infrastructure now that the project has been changed that the City will need to solve. Mr. Murdock said he is going to support this and see where this project goes.

Ms. Ernat stated the conversation has revolved mostly around the PILOT, but the way the PILOT is being presented today it will most likely be modified. Ms. Ernat said in fairness, staff and Herman Kittle has not

discussed how the PILOT will be structured. Ms. Ernat said Council's approval tonight would simply give the project preliminary support and direct staff to begin negotiations. Council Member Murdock asked if the sale price is locked. Ms. Ernat responded it is not locked, but it is one of Herman Kittle's contingencies to keep the sales price, however, the infrastructure is not off the table. Ms. Ernat said at this point, staff will be looking for an agreement to complete River St. to the mid-section of the property and a mid-level road intersecting with River St. Ms. Ernat said she has discussed Herman Kittle paying half of the underground electric grid with Mr. Rodriguez and in the previous deal Herman Kittle would only be funding a third of the grid. Ms. Ernat added it could possibly be linear feet less but through discussions she believes the infrastructure provided will be similar to the original deal. Mr. Murdock responded the original proposal was for Herman Kittle to construct a road and electric grid to the back end of the site. Ms. Ernat replied what is being talked about is \$200,000 worth of underground electric costs.

Council Member Robb stated the City can only expect \$35,000 in taxable value and the City is constantly being "baited and switched" regarding Water Street. Mr. Robb said when the Family Dollar project was originally presented Council was told it \$1.2 million in development with an assessed value around \$350,000 and \$400,000 and it now has an assessed value of less than his home. Mr. Robb said the PILOT will be 14 years less than originally presented and the City will collect \$35,000 a year from this property except for the 2% increases in rate they are allowed to do every year. Mr. Robb said this does not move the process forward or produce revenue for the City it actually will set the City back. Mr. Robb said Council should not rush this project. Mr. Robb said this was not publicized very well and the public did not show up to here discussion and if staff is given direction to negotiate it is based on Council eventually approving what was negotiated. Mr. Robb encouraged Council to wait for more information before approving this and said it is a giant project and if Family Dollar didn't set the tone for Water Street this project will.

Council Member Anne Brown asked Council Member Robb if it is his recommendation to table this until Council is given further information and public input. Council Member Robb responded that would be his plan "B" and it is his hopes that Council would vote against this resolution. Mr. Robb said this was a wonderful project on the original site before the PILOT and the new proposed site should not have affordable housing. Mr. Robb said the jewel of Water Street is east and west of S. River St. and this is the proposed site of this project which is the wrong project for that site.

Mr. Lange stated approval will only give staff direction to negotiate and not final approval. Mr. Robb responded once staff is allowed to negotiate the deal will come back with a PILOT, limited infrastructure, and a lower purchase price for the value of the land. Mr. Lange replied it is not final approval. Mr. Robb responded if Council directs staff to negotiate it assumes that staff will bring back a deal that Council will approve.

Mayor Pro-Tem Richardson called to question.

On a roll call, the vote to approve Resolution No. 2016-071 was as follows:

Council Member N. Brown	Yes	Council Member Robb	No
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Absent
Council Member A. Brown	Yes		

VOTE:

YES: 5 NO: 1 (Robb) ABSENT: 1 (Vogt) VOTE: Carried

Mayor Pro-Tem Richardson moved, seconded by Council Member Nicole Brown to extend the meeting until 11:00 p.m.

On a voice vote, the motion carried, and the meeting was extended.

2. Resolution No. 2016-072, supporting the Michigan Mid-Block Crossing Project.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, this is a resolution of support for the Michigan Mid-Block Crossing; and

Whereas, the City of Ypsilanti City Council (the Council) desires to construct a Mid-Block Crossing on Michigan Avenue between Huron Street and River Street (the Project); and

Whereas, the Council has received a Transportation Alternative Program (TAP) Grant with an overall budget amount of \$290,000, of which \$196,000 (67.59%) is the federal portion and up to \$94,000 (32.41%) is the local match: and

Whereas, the Council has agreed to pay for all the construction and construction engineering costs in excess of the TAP Grant Fund; and

Whereas, the Council has agreed to own, operate and maintain the Michigan Mid-Block Crossing throughout the design life of the facility; and

Whereas, as an Act51 Agency, the Council is required by the Federal Highway Administration, and Michigan Department of Transportation, to be the recipient of such TAP Funds.

NOW THERE BE IT RESOLVED that the Council supports the Michigan Mid-Block Crossing Project located in the City of Ypsilanti and agrees to administer the project.

OFFERED BY: Mayor Pro-Tem Richardson

SECONDED BY: Council Member Nicole Brown

Mr. Lange stated there is four components to the Border- to-Border Trail; the Heritage Bridge, the Mid-Block Crossing, the Border to Border Trail running through Water Street, and the part on Grove. Mr. Lange said this project was a part of a large Transportation Alternatives Program Grant and the City tried to complete the tail of the trail up to Prospect Rd. Mr. Lange said because of a misunderstanding one of the requirements was to block the Honda Dealership entry which would require approval which was not given. Mr. Lange said because of that, staff needed to find an alternative to connect the Heritage Bridge to Water Street which is how the Mid-Block crossing was designed. Mr. Lange said this project is less than the cost of the original and the City will be able to build the crossing without amendments to the TAP Grant. Mr. Lange stated this project will not be completed in this fiscal year but will be completed in this calendar year. Mr. Lange added this is a form approval in order to move forward with MDOT.

Council Member Murdock stated he was trying to locate the documents that illustrated how this project would be funded to understand what this will cost us compared to what the original project cost was and out of what account. Mr. Lange responded it will be funded out of the Major Streets Fund. Mr. Murdock stated it will come out of next year's budget. Mr. Lange responded in the affirmative and the unexpended funds will roll over into next year's budget. Mr. Murdock asked if the cost is different. Mr. Lange responded no, the cost is essentially the same and staff was very conservative with the numbers because this must be built this year. Mr. Lange said this more than likely will come in under the original estimate and said if the estimates were too low the project would lose out on the 10%. Mr. Lange said

the construction is an 80/20 sharing and does not include design engineering which the City is responsible for. Mr. Lange said the cost is around \$83,000.

Council Member Robb said the way he read the memo is this project will cost \$79,000 more than what was budgeted.

Chris Zangara, Mannik and Smith Group, stated \$94,000 is up to the maximum amount for the local funding portion. Mr. Lange added when this project was originally bid the cost was around \$570,000, but the original project was altered because of issues with the left hand turn lane.

Council Member Murdock stated when the City went through the whole series of capital projects and at one time it was the understanding this project will be funded through other sources. Mr. Murdock said however it came to be the City would need to put in some funding and Council approved that and asked will that amount still be the same for this project. Mr. Lange guaranteed it will not be more than what was originally allotted for this project.

Council Member Robb stated he is confused what this request is for if the funding has already been budgeted. Mr. Zangara responded as a part of the TAP funding a resolution is required stating the City will provide the local match and the second resolution is the maintenance resolution and the request is to pass both those items. Mr. Robb responded what is confusing is when this was passed last June it was decided the City's share would be 28% and now the City's share is 32.1%. Mr. Zangara replied the TAP funding amount in totality was much larger. Mr. Robb replied the information provided to Council lists the same \$290,000. Mr. Zangara replied some changes were made in negotiations with SEMCOG which produced ratios of 32% and 67% and the total project amount of the project is \$290,000 and if the project amount did increase it was a result of those negotiations.

Council Member Robb stated the Downtown Development Authority was providing \$12,500, 414 funding, and the General Fund is how the project was originally going to be funded and asked if in Fiscal Year 2017 the City is going to only use Fund 202 money and the City will not use the 414 or the DDA funds. Ms. Ernat responded the DDA money would be used on the project and said the \$12,500 was split between the Heritage Bridge and the Mid-Block Crossing. Mr. Robb stated he was confused because the memo was incorrect. Mr. Lange disagreed and said the memo explains that this project must be completed this season and send it has been a year and the connection is still not finished. Mr. Lange said because of that he is being ultra-cautious with the numbers to ensure the project is completed.

Council Member Anne Brown called to question.

On a roll call, the vote to approve Resolution No. 2016-072 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

3. Resolution No. 2016-076, approving revised MDOT contract for the 2015 Mid-Block Crossing at Washtenaw Ave. and Oakwood project. (Added)

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Federal Transportation Fund –Transportation Alternatives Program (TAP) funding has been programmed to improve the pedestrian refuge island and install a mast arm pedestrian hybrid

beacon on Highway M-17 (Washtenaw Avenue) between Oakwood and West Cross Streets in the year 2015 construction season; and

WHEREAS, it is necessary to revise the contract with the Michigan Department of Transportation to keep implementation of this project on schedule;

WHEREAS, the revised contract will reflect an increase to the City's share to cover EMU's monetary contribution to this project; and

WHEREAS, the contract will be revised to show that the City's contribution will be increased to \$30,000 and the MDOT contribution will be decreased by \$18,400; and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council approves the revision to Michigan Department of Transportation Contract No. 15-5376; and

THAT, the City Council authorizes the Mayor to sign the Memorandum of Understanding with EMU for their reimbursement to the City, and

THAT, the City Manager is authorized to sign any change orders to facilitate the completion of this work, and

THAT the Mayor and City Clerk are authorized to sign the revised contract with MDOT subject to approval by the City Attorney.

OFFERED BY: Mayor Pro-Tem Richardson

SECONDED BY: Council Member Anne Brown

Mr. Lange stated this proposed project site is near the water tower on Cross St. in an area where an Eastern Michigan University student was killed in an accident. Mr. Lange said this was moved forward and approved for a TAP Grant and MDOT put a great deal of funding into this project. Mr. Lange said when this was originally proposed the City contribution was \$10,000 and \$20,000 from EMU. Mr. Lange stated unfortunately, EMU never provided their share. Mr. Lange explained EMU can only pay the \$20,000 if they are given an invoice from MDOT and MDOT does not give invoices. Mr. Lange said MDOT informed him if something is not done the City is going to lose a \$400,000 project. Mr. Lange said the solution was the City would take on EMU's \$20,000 contribution and then invoice EMU for the \$20,000. Mr. Lange said this would solve the problem and the Memorandum of Understanding (MOU) would be in place and Council's approval is needed to move forward with the project.

Council Member Robb asked what the reason the City's contribution increased was. Mr. Lange responded he is not certain there is an increase and said staff uses conservative numbers to ensure the project will be completed but more than likely cost will not exceed.

On a roll call, the vote to approve Resolution No. 2016-076 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

4. Resolution No. 2016-073, approving Neighborhood Enterprise Zone (NEZ) policy.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, City Council has passed a resolution providing the City's goals, objectives and policies; and

WHEREAS, the City Council has held a public hearing on the NEZ that resulted in one comment in favor of the creation of the District; and

WHEREAS, the City Council desires to have an established policy prior to the implementation of the NEZ district to outline who is eligible and how to approve NEZ District Certificates.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council hereby approves the City Policy and Procedures Regarding Approval of Neighborhood Enterprise Zone Certificates contingent upon the approval of the NEZ District.

OFFERED BY: Council Member Nicole Brown

SECONDED BY: Mayor Pro-Tem Richardson

Community Development Director Joe Meyers stated he and Economic Development Director Beth Ernat have been working internally and with the public to recommend to Council how to authorize NEZ certificates. Mr. Meyers stated one of the big changes from the last time this was presented was non-homestead properties. Mr. Meyers explained the goal is to improve the housing stock and the only way to do that is to allow rental housing to be a part of the NEZ policy as long as rentals are awarded the lowest amount of time possible. Mr. Meyers said one of the major benefits of allowing this is to qualify for this policy the home must be brought to full inspection code. Mr. Meyers said in order to acquire a loan for improvements the house must be conforming. Mr. Meyers said the more work completed on a home can increase the length of the certificate.

Mayor Pro-Tem Richardson stated she does not support of allowing rentals into this program. Ms. Richardson said the Economic Development Corporation's goal in that area was to reduce the amount of rentals across the City. Ms. Richardson said she would like to add a provision to the policy requiring a home owner to have lived in the home for at least three years. Council Member Nicole Brown agreed. Mayor Edmonds stated she would sway to the will of Council regarding the rental aspect of the policy but would be against a stipulation requiring a person live in the home for three years before qualifying for the policy. Ms. Edmonds explained she has spoken with many people who grew up in Ypsilanti and would like to move back and if this policy was open to them it might be another pull factor.

Mr. Meyers stated there are two different parts to the NEZ; a rehabilitation aspect and new construction and new construction would be required to have a homestead exemption. Mr. Meyers said a person would lose a certificate immediately if they tried to rent a home that used the program for new construction. Mayor Edmonds asked if Mayor Pro-Tem Richardson does not support using this program to rehab rental homes. Mayor Pro-Tem Richardson responded in the affirmative. Council Member Nicole Brown added she does not have an issue for people using this program for rental homes. Mr. Meyers said this policy requires an applicant to have a current rental inspection certificate to be eligible.

Mayor Edmonds stated it is hard for her to make a decision without knowing which homes are rentals and which homes are owner occupied. Mr. Meyer responded that map does exist and he would provide it to Council.

Mayor Pro-Tem Richardson stated one of her reasons for being against offering this program to rentals is there are a number of absentee landlords in that area and she does not want this program to be used only to increase rent. Ms. Richardson added her interest is moving the City toward greater owner occupied homes.

Council Member Murdock stated that whole area was recently rezoned R-1 which allow for both single family rentals and multifamily rentals. Mr. Murdock said he would like to differentiate between the two in order to keep only single family homes eligible. Mr. Murdock asked for clarification on how the tax component will work. Mr. Meyers responded if a person buys a lot and builds a house that person would pay half of the state millage rate which is roughly 25 mils and if the home is rehabbed it works similar to an OPRA and freezes taxes as is. Mr. Murdock stated if a person buys an empty lot it would be full taxes. Mr. Meyers responded correct. Mr. Murdock said if the property is being rehabbed it is different if a roof is put on the home it doesn't increase the value and he would like to know what the incentive for rehabbing a home. Mr. Meyers responded some of the homes in the area that are valued at \$10,000 if the value is increased by \$10,000 it doubles the value. Mr. Meyers said it is an incentive to get people interested and inform them of the many things they can do.

Mayor Edmonds asked if by creating the zone other funding mechanisms might be available. Mr. Meyers responded the City already has the building permit fee fund which is 10% of the building cost which is an incentive to assist in sustaining the NEZ. Mr. Meyers said there are also County rehab funds that can be paired with this program. Mr. Meyers added the building permit fee fund gets people in the door and then we are able to offer them the NEZ program as well as show that the City cares about this community and wants to see it succeed. Ms. Edmonds agreed that the program is about investment and looking for multiple tools for that investment.

Council Member Anne Brown asked what has been the response to the Property Disposition Policy. Mr. Meyers responded staff has received eight applications, but not all of them qualify because of code issues or they do not live in the City. Mr. Meyers said staff was received a lot of calls of people wanting to buy lots which a policy will be brought to the next meeting.

Council Member Robb stated the biggest value is having people build as a result of this policy and said the rehab millage is 5/8ths of the County and City millage rate. Mr. Meyers responded the 5/8ths are only from the last three years. Mr. Robb said if a person rehabs they pay the 30 mils for the rehab. Mr. Meyers responded if a person rehabs it locks the millage rate at the rate before any improvements made until the end of the NEZ certification. Mr. Robb asked if this program will affect the land value. Mr. Meyers respond in the affirmative.

Council Member Robb stated he agrees with Mayor Pro-Tem Richardson that non-homestead properties should be exempt from this program.

Council Member Robb moved, seconded by Mayor Pro-Tem Richardson to eliminate Section C, Non-Homestead Properties.

Mayor Edmonds stated she would follow the consensus of Council on this amendment, but if she owned a home surrounded by all rentals she would like this option available to those homes. Mayor Pro-Tem Richardson responded she understands but feels that it should be done in a different manner. Council Member Nicole Brown added she would support the amendment as long as another solution for rentals is examined.

On a roll call, the vote to amend Resolution No. 2016-073, eliminate Section C, Non-Homestead Properties, 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

Council Member Robb moved, seconded by Mayor Pro-Tem Richardson, to add the phrase "or be subject to the City's tax abatement revocation policy" to Section E-5.

Mr. Meyers stated the state would revoke the certification if that were to happen and he has no issue.

On a roll call, the vote to amend Resolution No. 2016-073 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

Council Member Robb moved, seconded by Council Member Nicole Brown, to eliminate E-7 and H, Non-Homestead Properties.

On a roll call, the vote to amend Resolution No. 2016-073, eliminate E-7 and H Non-Homestead Properties, 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

On a roll call, the vote to approve Resolution No. 2016-073, 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

5. Resolution No. 2016-074, supporting the Washtenaw County Board of Commissioners placing a four year .5 mil ballot question before voters on August 2, 2016 for keeping existing roads, streets, paths, bridges and culverts repaired and safe.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, this is a resolution of support for the Washtenaw County Board of Commissioners placing a four year .5 mill ballot question before the voters on August 2, 2016, to keep existing roads, streets, paths, bridges and culverts in reasonable repair and in a condition reasonably safe and fit for public travel; and

WHEREAS, the road commission's determination keeps public roads, bridges and culverts already built in reasonable repair, and in condition

reasonably safe and fit for public travel in and around the City of Ypsilanti; and

WHEREAS, the Washtenaw County Board of Commissioners is considering placing a four year .5 mill ballot question before the voters on August 2, 2016 to perform needed road maintenance and repairs in 2017-20; and

WHEREAS, the money generated by this ballot issue if approved is necessary because the State of Michigan has consistently failed to provide sufficient funding to the road commission; and

WHEREAS, poor roads can create unsafe conditions for motorists, cyclists, and pedestrians, hamper economic development, depress property values, and burden the City of Ypsilanti residents with unexpected vehicle repairs; and

WHEREAS, continued neglect of the City of Ypsilanti road infrastructure increases the eventual cost of repair;

NOW THEREFORE, BE IT RESOLVED that the City of Ypsilanti agrees with and supports the Washtenaw County Road Commission's placing a four year .5 mill ballot question before the voters on August 2, 2016.

BE IT FURTHER RESOLVED that a copy of this resolution is provided to the Washtenaw County Board of Commissioners and Road Commission.

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

Mayor Edmonds stated she had a chance to see the whole presentation at the Economic Coordinating Committee Meeting and said the County Commissioners is having a working session on Thursday, April 7th about this because there are many factors relating to this item. Ms. Edmonds said the City of Ann Arbor is considering ballot proposal. Ms. Edmond stated the County is aware that there are many other proposals that will be on the ballot at that time and is open to input.

Council Member Murdock stated when he looked at this memo he realized there will be at least six millage proposals appearing on the August ballot and they would all be valuable but when they are competing it becomes an issue. Mr. Murdock stated he does not think Council as a body should get involved in this issue and keep its focus on the Water Street Millage. Mr. Murdock stated the County could also push it through as they have before without the non-motorized part of the millage. Mr. Murdock asked Council should respond to this, should it table the item or should it be voted down. Council Member Robb stated it should be voted down because it would send a stronger message and said Council needs to think strategically when trying to pass the Water Street Millage.

Mr. Lange said he had a long conversation with the County Highway Engineer and this is an important issue but he agrees with Council that a message should be sent. Mr. Lange said normally the County would not ask for support it would just be put on the ballot but because it is so important they wanted to get support from the jurisdiction in the County. Mr. Lange stated money is going to get tight for roads in the future and the City needs to understand what the tradeoff is. Mayor Edmonds responded it is an important tradeoff and it is not devaluing roads but it is about voicing to the residents of the City that the Water Street millage is about the sustainability of the City.

Mayor Edmonds stated the other consideration of the request to table the resolution is it could send the message to the constituents that Council would bring this back to approve.

On a roll call, the vote to amend Resolution No. 2016-073, eliminate non-homestead, was as follows:

Council Member N. Brown	No	Council Member Robb	No
Council Member Murdock	No	Mayor Edmonds	No
Mayor Pro-Tem Richardson	No	Council Member Vogt	Absent
Council Member A. Brown	No		

VOTE:

YES: 0 NO: 6 (Nicole Brown, Anne Brown, Murdock, Robb, Edmonds, Richardson)
ABSENT: 1 (Vogt) VOTE: Failed

6. Resolution No. 2016-077, waiving FOIA Fees incurred by City Council Members.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, having access to information is paramount in effectively serving the public; and

WHEREAS, in its very first session in 1946, the United Nations General Assembly adopted Resolution 59(I) stating, "Freedom of information is a fundamental human right and ... the touchstone of all the freedoms"; and

WHEREAS, Council member Peter J. Murdock has submitted a FOIA for information pertaining to train service in Ypsilanti and was asked to remit \$400 for said FOIA; and

WHEREAS, Section 15.234 of the Michigan Freedom of Information Act allows a public body to furnish public records without charge if the public body determines the waiver of fees in is because searching for or furnishing copies of the public record can be considered as primarily benefiting the general public; and

NOW THEREFORE BE IT RESOLVED that City Council hereby waives the fees for the FOIA as having access to this information is in the interest of the public good.

OFFERED BY: Council Member Robb

SECONDED BY: Council Member Murdock

Mayor Edmonds asked Mr. Barr how Council should handle this resolution considering it involves a Council Member. Mr. Barr responded City Council set the FOIA Policy which indicates small fees can be waived easily and larger amounts then the cost is sent on to the requestor. Mr. Barr said this particular case was a request for emails which are kept by the County. Mr. Barr said the County filtered those emails and the amount came to around 5,000 emails which were billed to the Attorney's Office. Mr. Barr explained the emails need to be examined to ensure to redact any confidential information. Mr. Barr stated the issue is a Council Member asked for this information and is the information wanted by all of Council or just an individual Council Member. Ms. Edmonds said her question was more regarding process and asked if Council Member Murdock should recuse himself from this discussion, or is he eligible to second the resolution. Mr. Barr responded there is certainly a conflict of interest since he submitted the FOIA request. Mr. Barr stated it is his opinion that Council Member Murdock should not participate in the discussion and technically not second the motion.

Council Member Murdock withdrew his second.

Council Member Robb stated he has opinion the City Attorney wrote on him when he was suing someone and he was allowed to vote on their resolution and it was not a conflict of interest. Mr. Robb stated this is not financial gain for Council Member Murdock this is for the public good.

Council Member Anne Brown asked if the policy outlines what the small amount of cost for FOIA is. Mr. Barr responded around \$20 to \$30.

Mayor Edmonds asked if Council Member Murdock withdrew his seconded. Council Member Murdock responded in the affirmative. Ms. Edmonds asked if there is a second. Ms. Edmonds stated with no second the motion failed.

XI. LIASON REPORTS –

- A. SEMCOG Update – No report
- B. Washtenaw Area Transportation Study – No meeting
- C. Urban County – Meeting tomorrow Wednesday, April 6th.
- D. Freight House – Council Member Murdock stated he does not have a report because no work is being done.

Mayor Edmonds asked for clarification of why Mr. Murdock responded the City added more requirements that need to be approved by the State Historic Preservation Office. Ms. Edmonds asked the City Manager would follow-up and provide a report.

- E. Parks and Recreation – Council Member Anne Brown stated Parks and Recreation Commission are preparing for Ypsi Pride Day which is on May 21st. Ms. Anne Brown stated she still has questions about the grant applications and the intern position. She said she attended a meeting in Superior Township and there was concern that the positons had not been posted. She said John Fenton will not be heading Trail Town. She said she has been appointed to the Water Task Force which will meet on April 12th.
- F. Ypsilanti Downtown Development Authority – Mayor Edmonds stated the DDA will be meeting one week early on Thursday, April 14th at 8:30 a.m.
- G. Eastern Washtenaw Safety Alliance – Council Member Anne Brown stated the Eastern Washtenaw Safety Alliance and Workforce Development has created a youth work program.
- H. Police-Community Relations/Black Lives Matter Joint Task Force – Meeting Monday, April 11th.

XII. COUNCIL PROPOSED BUSINESS –

Richardson

- Stated the storm drains on Jefferson St. are clogged causing flooding.
- Stated the speeding on Ferris needs to be solved.
- Asked for a report on all raises given to City Employees that were not a part of the last budget.
- Thanked Clerk McMullan for nominating her for the Jensen Clair Award from the Michigan Municipal League.

Council Member Nicole Brown moved, seconded by Council Member Robb, to extend the meeting until 12:00 p.m.

On a voice vote, the motion carried, and the meeting was extended.

Nicole Brown

- Echoed Mayor Pro-Tem Richardson's concerns with speeding on Ferris.
- Stated she wants to know what is going to happen to people who have received tickets in the timeframe that the signs were up on Washington.
- Stated she was invited to join the Friends of the Rutherford Pool Board and will begin the board in May.

Mayor Edmonds asked for Rutherford Pool to be added to the Liaison Report.

Anne Brown

- Stated she and the City Manager attended the Emergency System training which was very informative.
- Asked about the house on Sherman which she mentioned in a previous meeting.

Robb

- Asked Council to schedule a special meeting on Tuesday, April 12th to at 7:00 p.m. to do the employee evaluations.

Mayor Pro-Tem Richardson stated she will not be available on the 12th. Council Member Robb asked if she would be available on the 18th. Mayor Edmonds asked if Council Member Robb would send out a doodle poll. Mr. Robb responded in the affirmative. Council Member Anne Brown asked if the Evaluation Committee has already met. Mr. Robb responded the Committee still needs to meet and will schedule with the Mayor Pro-Tem Richardson. Ms. Edmonds suggested a 7:00 a.m. to 8:00 a.m. for the evaluations. Council Member Nicole Brown responded she is not in favor of a 7:00 a.m. to and 8:00 a.m. because it isn't enough time.

- Stated six weeks ago he asked for a policy and received no answer and asked what the easiest way to ask for information is.

Mayor Edmonds asked Mr. Lange to write a memo regarding the process for Council to obtain information from staff. Mr. Robb stated everything he asked for is in the minutes and said he thought that was one of the purposes of minutes. Ms. Edmonds said she understands Mr. Robb's concerns and better communication could be a listed goal. Mr. Robb replied it is not a goal and he is frustrated and said the Mayor is asking for a process developed for something very simple. Ms. Edmonds replied Mr. Robb asked a process and she was directing the City Manager to prepare a memo regarding that process. Mr. Robb asked Mr. Lange to send him an email by 9:00 a.m. to inform him of the process to obtain information from staff and copy all of Council on the email. Ms. Edmonds stated that needs to be balanced with realistic turnaround time. Mr. Robb stated six weeks is unacceptable. Ms. Edmonds responded she is not suggesting it is but there is a process that Council needs to be aware. Council Member Anne Brown added in her office the policy is staff has 24 hours to respond. Mr. Robb stated he has not received not even receive confirmation that his request was received. Ms. Anne Brown responded that is a cultural issue which would come from the top of the administration.

Murdock

- Stated he and Council Member Robb had a town hall meeting and around 30 to 35 residents attended and there was a lot of interest in the train stop, Water Street both debt and development, and traffic issues.
- Said on Wednesday, April 13th a meeting was held at the Freight House to discuss filling in the bike path gap on Forest between Prospect and Norris.

Mayor Edmonds asked who held the meeting. Council Member Murdock responded he held the meeting but it involved members of the Non-Motorized Committee. Mr. Murdock added filling that gap is part of the non-motorized plan. Mr. Lange asked what time the meeting will be held. Mr. Murdock responded it will be held 7:00 p.m. Ms. Edmonds asked if the meeting was sponsored by the Non-Motorized Committee and asked if staff was made aware. Council Member Robb responded Bob Krzewinski was assisting. Ms. Edmonds asked if staff knew about the meeting. Mr. Robb responded it was his and Council Member Murdock's meeting and said there is money in the budget to do this project.

- Stated the County's email system has been changed and it is now worthless to him.

Council Member Robb responded the system used to have a pop-mail server in order to download email to a desktop. Mr. Robb said the County will not support personal computers and in the fall the County discontinued the pop-mail server for only the City of Ypsilanti. Mr. Robb said because of this the City has 200 MB of storage on the web and once that storage is used you are required to delete emails. Mr. Robb explained there are two solutions to this issue Council can request the City Clerk to setup email on computers at City Hall or 7 computers are put in the budget and Council each gets a County laptop.

- Said all of Council received an email from Human Relations Commissioner Krista Nordberg regarding the opiate situation in Washtenaw County. He said Ms. Nordberg was questioning why the City does not issue naloxen to police officers because sometime they are the first responders. He said he thought it would be useful to discuss this with the Chief and Ms. Nordberg offered to provide Council with a presentation.
- Said he spoke with DPS Director Stan Kirton about ADA ramp lawsuit which has created a situation that double crosswalks are being requested at Prospect. Mr. Murdock said it doesn't make sense to him to do this when there are other places in the City that more desperately need ADA ramps. He said he does not know who would determine that but Prospect Rd is much easier to navigate than other places in the City. He added the Non-Motorized Committee is attempting to put together a list of locations in the City that need ADA ramps.
- Said Council only has two meeting left before the May 10th deadline to develop ballot language for the Water Street Debt Millage. He said he hopes it will be on the next agenda in case it needs to be edited.
- Said he noticed today the new SEMCOG TIF program has delayed the M-17/US-12 project until 2026 which will be very detrimental to motorists in the City. He said in that 10 years the City should examine if it would want to convert to two-way streets. He said there are other things the City can do if it decides to not do the two-way streets such as ADA ramps on Hamilton or use a TAP grant to change the lanes on North Hamilton and Huron, or pedestrian friendly crossings

at Pearl, Ferris and others. He said he has heard a lot of complaints about the crossing at Hamilton and Huron and it needs to be changed to eliminate the left hand turn lane. He said if that is done four lanes of traffic would remain and would solve a lot of those problems.

XIII. COMMUNICATIONS FROM THE MAYOR –

- Said she spoke with Clerk McMullan and Economic Development Director Ernat regarding the ballot language for the millage and deadlines.
- Said the naproxen presentation by the Washtenaw County Health Initiative is supposed to be very strong. She said she spoke with the Chief who said the decision was based on the fact that the Fire Department responds first.

Nominations:

Planning Commission

Briana Mason (reappointment)
1000 Huron St.
Ypsilanti, MI 48197
Term: 4/1/2016 - 5/1/2019

Smartzone LDFA

Vince Chmielewski (reappointment)
2348 Draper Ave.
Ypsilanti, MI 48197
Term: 4/1/2016 - 6/30/2019

Upcoming Budget Meetings:

- Tuesday, May 10th
- Tuesday, May 17th
- Thursday, May 19th

**All meetings will be held at City Hall in the Council Chambers from 6:00 – 10:00 p.m.

XIV. COMMUNICATIONS FROM THE CITY MANAGER –

- Stated in the endless effort to do community outreach the administration is developing a program called "Chess with the Chief" which will be held on April 20th at the Parkridge Center.

Mayor Pro-Tem Richardson stated that is not community policing and those are efforts to imply the Chief is involved in community police. Ms. Richardson said if the Chief does not know community policing he should be trained. Ms. Richardson said at one time Ypsilanti employed community policing and relationships began to improve.

XV. COMMUNICATIONS –

May 3, 2016 - Special Election:

AV Ballots are now 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)

Last day to register for this election is April 4, 2016

Last day to receive AV ballot by mail – April 30, 2016

Last day to obtain an AV ballot in person – May 2, 2016 up to 4:00 p.m.

The Clerk's Office will be open on Saturday, April 30, 2016 from 8 a.m. - 2 p.m. for electors who wish to vote in person in the Clerk's Office.

****April 19, 2016 at 4:00 p.m. is the deadline for partisan and non-partisan nominating petitions.**

XVI. AUDIENCE PARTICIPATION –

None

XVII. REMARKS FROM THE MAYOR -

XVIII. CLOSED SESSION –

Closed Session to discuss pending litigation - (*OMA 15.268(e)*)

XIX. ADJOURNMENT –

Resolution No. 2016-075, 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 Ann Brown

SECONDED BY: Council Member Nicole Brown

On a roll call, the vote to adjourn to 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	Absent
Council Member A. Brown	Yes		

VOTE:

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

The motion carried, and the meeting adjourned to Closed Session at 11:32 p.m.



Community & Economic Development Update

CITY OF YPSILANTI, MI
CITY COUNCIL | APRIL 05, 2016

2016-04-04 DRAFT

Projects

2015-present





Community & Economic Development :

2015- Present

GRANTS

Grants Awarded

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

Grants Continuing

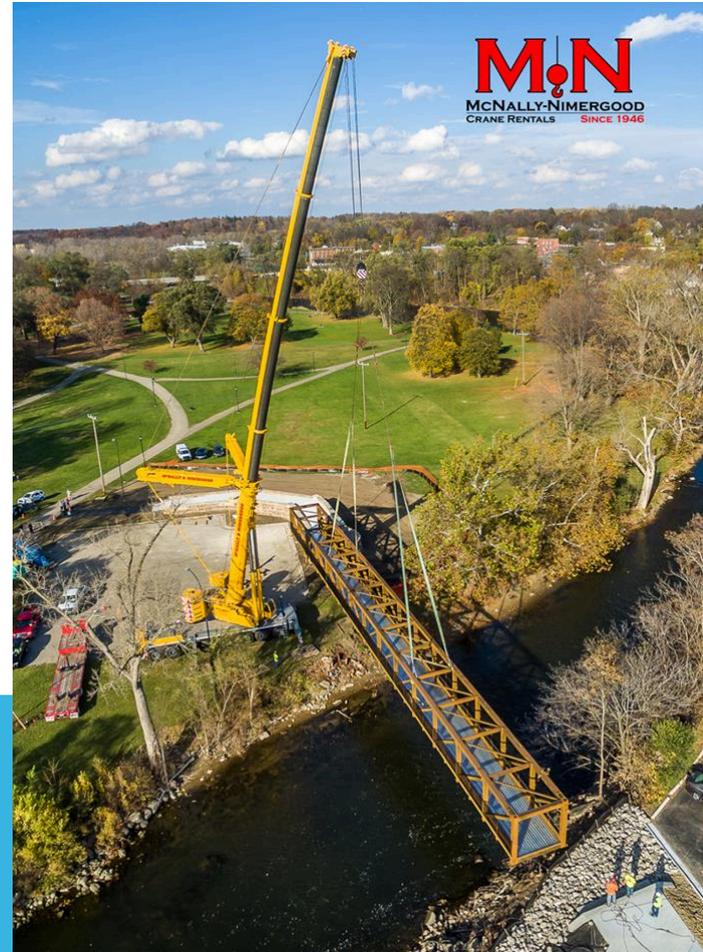
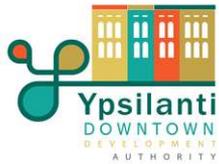
- **Transportation Alternatives Program: Midblock at Water Street (\$196,000)**
- **Michigan Natural Resources Trust Fund 2012 for River's Edge Linear Park and Trail (\$300,000)**
Anticipated summer closing

Grants Closed

- **Michigan Natural Resources Trust Fund 2011 for Heritage Bridge (\$289,400)**

Community & Economic Development : 2015- Present

HERITAGE BRIDGE & RIVER'S EDGE LINEAR PARK AND TRAIL



Community & Economic Development :

2015- Present

APROVALS

- Little Bird Café | 908 N Congress
- Solar farm at Highland Cemetery
- Strong Housing
- Parkridge Homes
- 602 Emmet (former Arm of Honor)
- 209 Pearl OPRA | Landline
- 13 N Washington OPRA | Back Office Studios
- Capital Improvements Plan

Community & Economic Development : 2015- Present

NEW BUSINESSES

Reactivated Spaces

- Lampshade
- Farmers' Market
- Ypsi Alehouse

New Occupants

- A2Vintage
- Chin Azzaro Studio
- Encuentro Latino Restaurant
- Wagon Trail



Community & Economic Development : 2015- Present

INITIATIVES & PARTNERSHIPS

Initiatives

- Redevelopment Ready
- Regional Transit Authority BEST
- Target Market Analysis
- Planning Commission, ZBA, and HDC training
- Property Disposition Policy
- Neighborhood Enterprise Zone
- Historic Markers
- City Hall Mural

Partnerships

- Freighthouse
- DDA Director Services
- The Ride
- EMU
- Ypsilanti District Library
- Superior Township
- WCVB
- WCPRC: B2B Trail



Community & Economic Development :

2015- Present

BLIGHT ELIMINATION

- 62 Ecorse: demolished
- 315 Washtenaw (Kircher property)
- 220 N Park
- 361 First
- 431 First
- 439 Madison
- 448 S Huron
- 530 First
- 540 Second
- 888 Madison
- 1042 Watling
- 128 Spring St: Angstrom (owner) | Ternes Packaging (occupant)

Ongoing Projects

2016 onward

Community & Economic Development :

Ongoing

OPPORTUNITIES & POSSIBILITIES

Opportunities

- **Farm Bureau**
- **Thompson Block**
- **Smith Furniture**
- **Lowell Street**
- **Dahlmann Depot**
- **MDOT trunklines**
- **Midblock crossings**
- **Recreation Center**

Possibilities

- **Boys & Girls Club site**
- **Water Street**
- **Passenger Rail**
- **Commuter Rail**
- **Student Housing**

Community & Economic Development :

Ongoing CHALLENGES

Parks

- **Riverside Park**
 - Playground
 - Stormwater improvements
- **Peninsular**
 - Powerhouse
 - Dam
 - Park improvements
- **Dog Park**
 - Location
 - Partnerships
 - Public vs Private

Communications

- **Internal**
 - Interdepartmental
 - Intradepartmental
- **External**
 - Interjurisdictional
 - General Public
 - Social Media
 - Neighborhood-based

Major Projects



Daniel Brenner | AnnArbor.com

Community & Economic Development :

Ongoing

WATER STREET

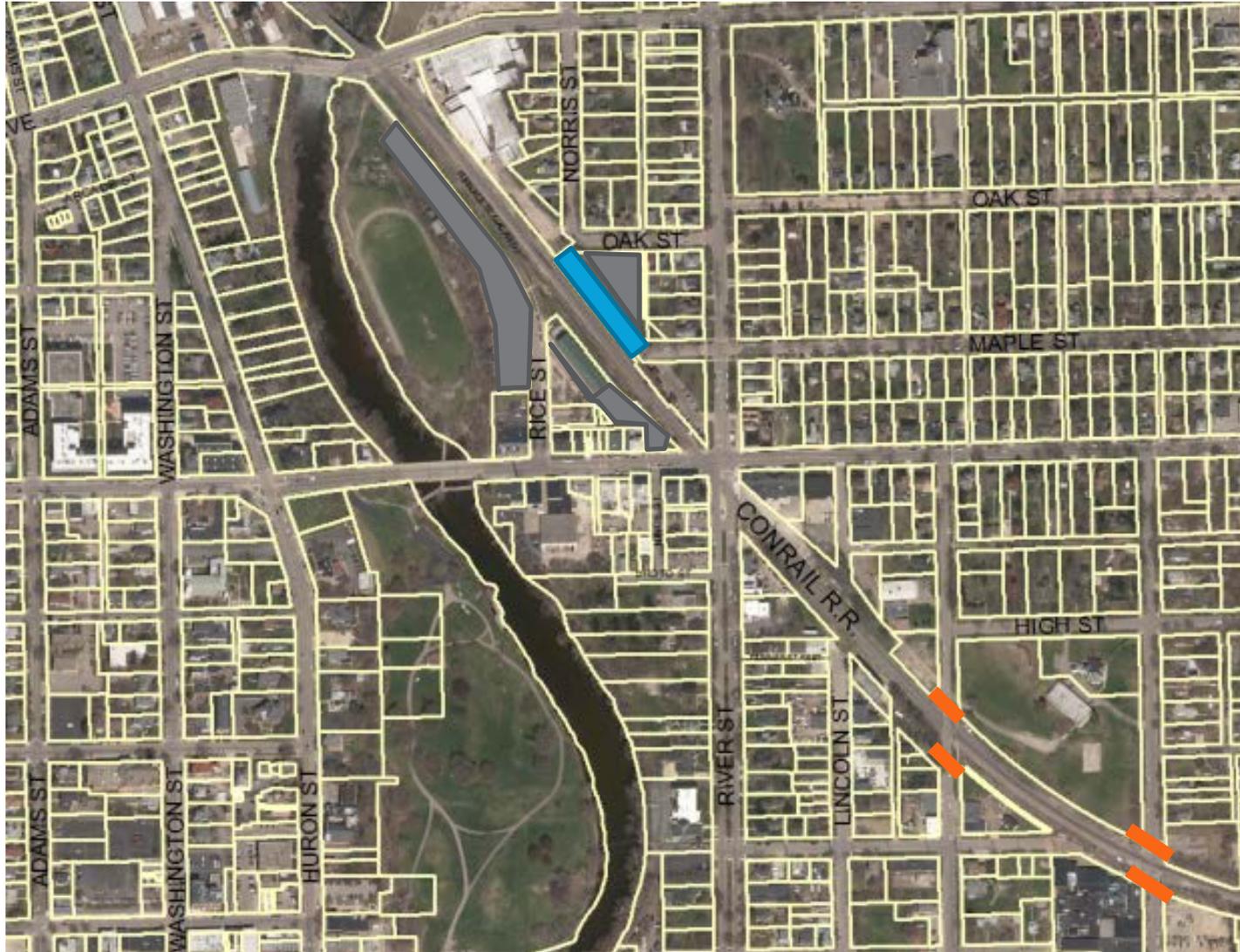
Infrastructure

- Infrastructure analysis
- DTE agreement for underground service
- Stormwater plans
- Phase II analysis
- MDOT coordination

Community & Economic Development : Ongoing WATER STREET



Community & Economic Development : Present RAIL





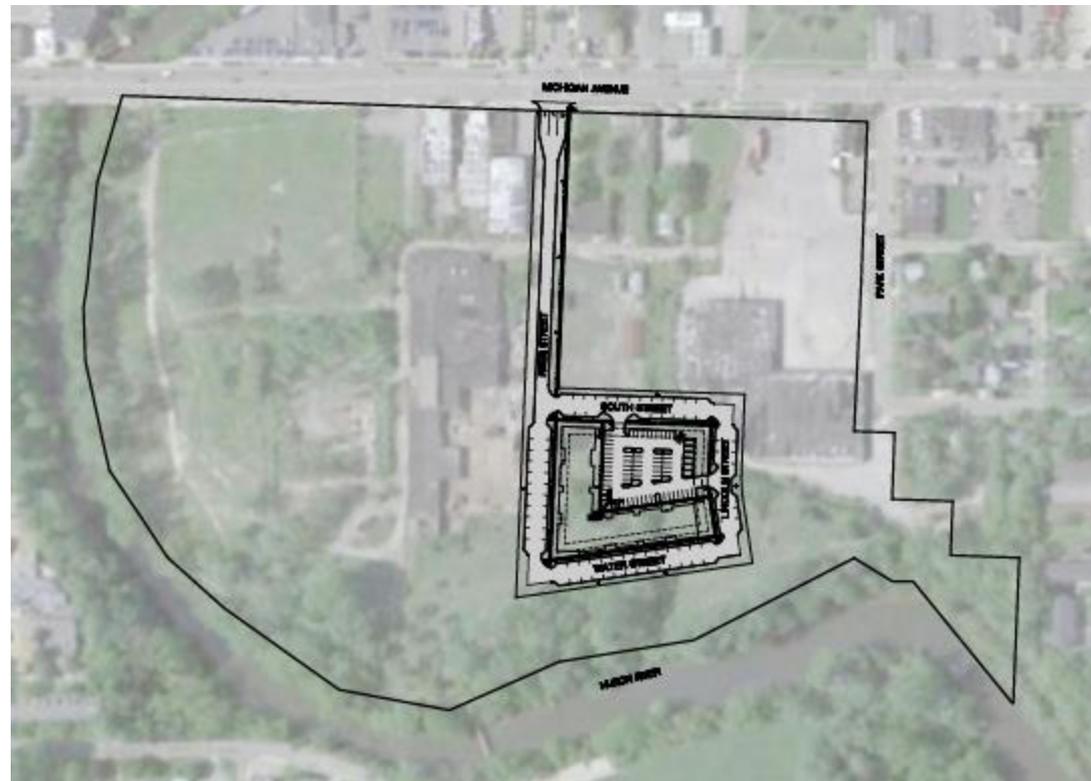
HERMAN & KITTLE
PROPERTIES, INC.

RIVERWALK COMMONS



Riverwalk Commons Overview

- Originally proposed an 80 unit multi-family development located towards the southern portion of Water Street.



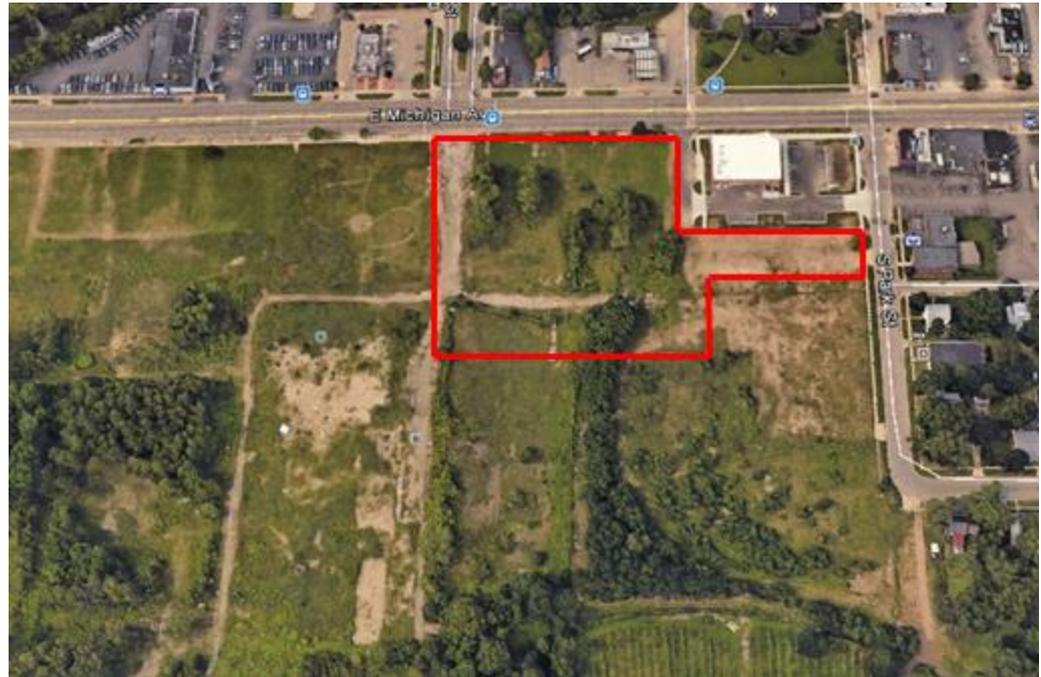
Riverwalk Commons Overview

- Herman & Kittle worked closely with the City on the Brownfield TIF, Site Plan Approval and infrastructure improvements.
- Prior to MSHDA board approval, it was determined that the site contained too much environmental uncertainty and MSHDA was concerned about the impact future construction would have on our residents.



Riverwalk Commons Overview

- Preliminary talks between HKP, the City of Ypsilanti, and MSHDA, resulted in a proposal to potentially move the site north, along Michigan Avenue.
- The proposed site would maintain the same unit mix as the original site, but sit along Michigan Avenue between the Family Dollar and River Street and feature a mixed-use (retail) component.



Riverwalk Commons Overview

- Moving the site to the north allows for existing infrastructure to shield the site from contamination resulting from future construction (i.e. Michigan Avenue and Family Dollar)
- Would look to the County and City to help us understand level of contamination at the future Rec Center site and parcel to the west of River Street (north of Parsons) as future construction on these sites would impact residents.



Riverwalk Commons Overview

- Riverwalk Commons will now feature a mixed-use component, with retail space located on the first floor along Michigan Avenue.
- Rents (although still affordable) and quality of construction will be similar in nature to market rate
 - Rents will range from \$631 for a one bedroom to \$1,023 for a four bedroom unit.
 - Income limits for 60% Area Median Income (AMI) range from \$35,460 for one person to \$50,580 for a family of four (Washtenaw County).
 - Median Household Income in Ypsilanti was \$32,134 in 2014.
 - 64.8% of all households made less than \$52,999 and 84.1% of renter households made less than \$52,999
 - As of 2014, 66.5% of Ypsilanti residents were renters

Riverwalk Commons Overview

- Next Steps:
 - HKP owes MSHDA revised documents by May 31st to be considered for financing.
 - New Purchase Contract for site (prior to 5/31)
 - Updated PILOT Ordinance reflecting new site (prior to 5/31)
 - Updated Brownfield Reimbursement Agreement
 - Updated environmental testing on new site and adjacent sites