



**Approved**

City of Ypsilanti  
City Council Regular and Goal Setting Agenda  
Tuesday, January 23, 2018  
7:00 – 10:00 p.m.  
City Hall Council Chambers - 1 S. Huron Street  
Ypsilanti, Michigan 48197

**I. CALL TO ORDER –**

The meeting was called to order at 7:00 p.m.

**II. ROLL CALL –**

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

**Council Member Bashert moved, seconded by Council Member Vogt to excuse the absence of Mayor Edmonds.**

On a voice vote, the motion carried, and the absence was excused.

**III. INVOCATION –**

Mayor Pro-Tem Brown 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."

**IV. INTRODUCTIONS –**

Mayor Pro-Tem Brown introduced the following individuals; City Manager Darwin McClary, City Clerk Frances McMullan, City Planner Bonnie Wessler, Economic Development Director Beth Ernat, Police Chief Tony DeGiusti, Fiscal Services Director Marilou Uy, DDA Director Joe Meyers, DPS Director Stan Kirton, Fire Chief Max Anthouard, City Attorney John Barr, and Human Resources Director Rebecca Craigmile.

**VI. AUDIENCE PARTICIPATION –**

1. Adam Gainsley, 409 N. Adams, stated he is representing Ypsi Live, which has been streaming public meetings. He asked Council to speak clearly into the microphones so it can be properly recorded.
2. Anthony Sammour, 1414 S. Harris, stated he is in general support of the development of a community benefits ordinance. The process for development of the ordinance should be democratic and community driven. He believes the

city is in a position of power relative to developers. As people are priced out of Ann Arbor they will move to Ypsilanti creating greater interest from developers.

3. Nathanael Romero, Ypsilanti Resident, thanked Adam Gainsley for live streaming the meeting. Advocated city staff to film meetings and take the burden off the people. Supports the formation of a CBO that is community driven.
4. Sue Melke, 330 Chidester #409, asked for an update on how many citations and warnings have been given for snow infractions. She asked if the Ordinance Officer only works Monday through Friday. If that is a case it is a problem during winter months.
5. Erica Mooney, Ypsilanti Resident, stated after reviewing several city plans she noticed a robust public input process mentioned several times. She stated there are many coalitions throughout the city that have been assisting disseminating information. She asked the city to work with the community to achieve shared goals.

**VII. REMARKS FROM THE MAYOR PRO-TEM –**

- Thanked all for their remarks, and directed the City Manager to respond to Ms. Melke’s inquiry.
- Thanked Mr. Gainsley for recording the meeting.

**VIII. AGENDA APPROVAL –**

**Council Member Bashert moved, seconded by Council Member Vogt to approve the agenda.**

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

**IX. ORDINANCES – FIRST READING -**

*Ordinance No. 1301*

Adaptive Reuse Planned Unit Development (PUD) for Ypsilanti Performance Space, 218 N Adams.

1. Resolution No. 2018-016, determination

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

**That an ordinance to approve an Adaptive Reuse Planned Unit Development (PUD) for Ypsilanti Performance Space, 218 N Adams be approved on First Reading.**

OFFERED BY: Council Member Richardson

SECONDED BY: Council Member Bashert

City Planner Bonnie Wessler provided a synopsis of what is being requested.

Council Member Bashert asked why the church was made a part of the agreement and what would be the impact. Ms. Wessler responded the church is still the owner of the building.

Council Member Robb asked what would be the hours of operation. Ms. Wessler responded hours of operation were not a subject of discussion by the Planning Commission. Mr. Robb asked if the business could acquire a liquor license. Ms. Wessler responded that was not discussed, but does not believe it is currently on the table. Mr. Robb responded it is up for approval now, and a possibility for a liquor license is either in or out. Ms. Wessler responded there is nothing prohibiting a liquor license and it is a customary use for event spaces so the possibility should be included.

Council Member Richardson is concerned with parking for the facility. She sees a need for additional parking beyond the fifty-four spots listed. Ms. Wessler responded the need is dependent on the means of transportation selected by patrons. She explained the site would also include bicycle parking, and only nineteen spaces are required for event space.

Mayor Pro-Tem Brown stated she is excited what could be done with the space, and feels incubator space is perfect for the location.

2. Open public hearing

1. Steve Pierce, applicant, stated the space has been a place for music, concerts, and events for over one-hundred years. So the use of the building is essentially remaining unchanged. The reason this request is being made is to lease the four offices. There have been discussions about making the space a restaurant, or a brewpub, but that use would not work in the building. The intent was to save this building and provide a performance space for the community. He added this would not have been possible without the help of Bonnie Wessler and Beth Ernat.
2. Dave Heikkenen, 133 Michigan Ave., stated he is excited about this proposal and all the great things that are happening in the downtown. He hopes Council embraces this project.

Economic Development Director Beth Ernat stated this property was on the market for around six months. It was evaluated by the Ypsilanti Housing Commission and other developments for an adaptive reuse such as Cross Street Village. However, the property is not really suitable for that type of development.

3. Resolution No. 2018-017, close public hearing

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

**That the public hearing on an ordinance to approve an Adaptive Reuse Planned Unit Development (PUD) for Ypsilanti Performance Space, 218 N. Adams be officially closed.**

OFFERED BY: Council Member Richardson  
SECONDED BY: Council Member Murdock

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

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Council Member Vogt stated he strongly supports this project. He said he is a part of a men’s choir that was performed in many venues, and this space is in line with other small venues. This is the kind of project that could bring a community together.

Council Member Bashert stated she is very excited about this project. This project will not only bring this building back into use, but a venue of this size does not currently exist in this community.

Council Member Murdock stated he is in support of the project. He said the project takes a lot of creativity and this building should be a great fit.

Council Member Richardson stated it is great to see this building to be repurposed.

Council Member Robb stated banquet hall is allowed in Core Neighborhood, and asked why offices were not made a use in Core Neighborhood. Ms. Wessler responded it never was seen as a standalone need and there are limited spaces that could house office space in that zoning classification. Mr. Robb asked if this building could be sold in ten years and turned into a bar. Ms. Wessler responded it is not out of the question. He replied his reasoning behind this line of question is if the city wants to permit a bar in Core Neighborhood. Ms. Wessler responded because the church is an event space could become a bar. Mr. Robb replied if it is given a special use permit. Ms. Wessler responded it already has a special use permit for an assembly and banquet hall.

On a roll call, the vote to approve Resolution No. 2018-016 was as follows:

Mayor Pro-Tem Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Council Member Richardson	Yes	Council Member Vogt	Absent
Council Member Bashert	Yes		

VOTE:

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

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

1. Resolution No. 2018 – 018, regarding Act 289 and Fire Protection Services for Eastern Michigan University.

**Whereas, the City of Ypsilanti provides fire and EMS services to all people and property in the city of Ypsilanti; and**

**Whereas, fire protection for university campuses is complicated. EMU has 4,000 students living on campus and a total of 122 buildings over 800 acres, some of them high rise residential buildings with dense population. In addition, special training and equipment are required so firefighters are prepared to deal with fires that may occur in chemical labs and in research facilities where radioactive materials are present; and**

**Whereas, EMU is a state-owned educational institution covered by P.A. 289 of 1977 that addresses Fire Protection Services for State owned institutions; and**

**Whereas, EMU pays no property taxes as a state owned institution, thus not directly contributing to the cost of Fire Protection for their students, staff, and structures; and**

**Whereas, the formula P.A. 289 uses to determine the money intended to compensate the City of Ypsilanti for those services does not cover the expense of the Fire Services for EMU; and**

**Whereas, approximately 1/3 of the budget of the Ypsilanti Fire Department is directed solely towards EMU services and protection; and**

**Whereas, the Fire Department budget for EMU coverage is fiscal year 2017-18 is \$896,374 and Act 289 funds last fiscal year were \$489,567; and**

**Whereas, the annual deficit incurred by the city averages \$516,389 over the last 25 years**

**Whereas, the total deficit incurred by the city over the last 25 years totals \$12,909,713**

**Whereas, the Ypsilanti Fire Department is a minimal staffing due to budget constraints, using only 4 fire fighters per shift barely allowing coverage for the 2 in - 2 out model for safety for fire fighters; and**

**Whereas, P.A. 289 funds do not adequately pay for the needed services of the EMU putting students, staff, visitors, and fire fighters health and safety at risk,**

**Whereas, Eastern Michigan University of a regional asset, and the expense of protecting that asset should be borne by the State.**

**Now, Therefore be it Resolved, that the Ypsilanti City Council appeals to the State Legislature to levy the taxes necessary to fully fund P.A. 289, thus finally honoring the solemn promise made by the State Legislature to its' communities almost 40 years ago.**

**Further Resolved that this resolution be sent to the entire Legislature for the state of Michigan and Governor Rick Snyder.**

OFFERED BY: Council Member Bashert  
SECONDED BY: Council Member Murdock

On a roll call, the vote to approve Resolution No. 2018-018 was as follows:

Mayor Pro-Tem Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Council Member Richardson	Yes	Council Member Vogt	Absent
Council Member Bashert	Yes		

VOTE:

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

**XI. DISCUSSION**

2018/2019 Goal Setting Discussion- Dr. Jeffrey L. Bernstein, Facilitator

Mayor Pro-Tem Brown read the biography of Dr. Jeffery Bernstein.

City Manager McClary provided a synopsis of information already provided to Council.

Dr. Jeffery Bernstein provided an overview about how he envisions the process of goal setting.

Council Member Bashert stated she would like to add technological upgrades to the list of priorities.

Dr. Bernstein asked for input regarding ecological issues. Council Member Bashert stated completion of an energy audit of the city's vehicle fleet. Possible moving to alternative fuel vehicles. She added possible ecological impact of the Penn Dam. Dr. Bernstein asked if there are other goal category that should be included.

Human Resources Director Rebecca Craigmile stated she would like to add employee morale to list of goals.

City Manager McClary stated the technological upgrades could assist in leading to organizational effectiveness.

Council Member Richardson stated improved employee morale is one of her stated goals. She said city employees have been very loyal and gone over and beyond what the city has asked of them. It is atrocious the city is not able to find a way to provide raises for those employees. Ms. Craigmile stated employees have also been told to take on multiple tasks as a result of shirking employee force.

Dr. Bernstein asked if technological upgrades should be seen as a piece of organizational efficiency, or are the separate. Mr. McClary responded some are organizational efficiency items, such as investment in financial software, and some are Council-staff, or community relations.

Council Member Robb asked what Council sees as the city's core services. He added what has been suggested is interesting and valuable ideas, but they are a few steps down the road. Council Member Bashert responded public safety, sanitation, roads, and professional services. Mr. Robb stated his list of goals are all project based capital improvements. Mr. Robb asked what Council's greatest achievement last year was. Council Member Vogt responded Council balanced the budget. Mr. Robb responded the budget is no longer balanced, and he would like Council to set tangible goals. He said the other suggestions are important, but are ongoing such as technological improvements. He stated live streaming meetings is an interesting idea, but asked if it is a core service. He said that would require another member of the Clerk Department being present during the meeting to run the camera. Mayor Pro-Tem Brown stated she views this process is getting to the strategies to achieve goals and prioritizing those strategies. Dr. Bernstein stated everything in local government is ultimately a budgetary issue.

Council Member Bashert stated she feels core needs is a better way to describe what this process should determine. The community has been demanding greater transparency and connectivity to its government. This is being addressed through Live Ypsi, but its quality could be improved.

However, it is not the community's job to provide it, it is the job of the city. Technological upgrades could also assist in alleviating unneeded stress on employees. The city needs better tools to provide better service to the residents of the city.

Mayor Pro-Tem Brown stated the city has large scale goals which need to be discussed, but smaller goals should also be addressed. Addressing the smaller goals will allow citizens to see actual accomplishments. Dr. Bernstein stated if enhancing communication is an agreed upon goal, Council would then decide upon the smaller pieces that would accomplish that goal.

Council Member Murdock stated most of his ideas are project specific. He would like the city to address capital improvements, and a multitude of projects that would fall under that umbrella. Public safety is a given goal and will be addressed during the first meeting in February. The SAFER Grant potentially could provide the city with assistance in funding that goal. He included audio/visual improvements, and improvements to Council Chambers making it easier to move around. Communications, both internally and externally, is an ongoing goal. He added addressing Water Street should be another listed goal, and finishing developing a Community Benefits Ordinance. Dr. Bernstein stated he hopes that once broad categories are identified potential projects would fall under each of those categories.

Dr. Bernstein asked if the suggested categories might be able to be consolidated. Council Member Bashert suggested staff salary be placed under staff relations. Council Member Murdock stated the form Council and Department Heads were given to submit their goals had three categories. Ms. Bashert stated the three categories were economic, social, and ecological, the three legs of sustainability.

Council Member Bashert stated budget should be placed under economics. Ms. Craigmile stated staff relations should fall under social. Ms. Bashert stated public safety is social. Mayor Pro-Tem Brown community communication would fall under social. Council Member Richardson suggested community involvement be a subset of community communication. Dr. Bernstein suggested organizational efficiency fall under social. Technology upgrades could fall both under social and economic.

Dr. Bernstein stated enhancing community communication is a goal, and asked what are the specific projects, or agenda items that would fall under this category. He added live streaming Council meetings has already been suggested as a goal.

Council Member Richardson stated some years ago a suggested goal was to create a newsletter that would be sent with tax bills. The employee tasked with that responsibility is no longer with the city, and is no longer being accomplished. Mayor Pro-Tem Brown added that was a 2017 goal. Dr. Bernstein asked if that is still a goal of Council. Council Member Robb asked what information does Council want the residents to have. Information is mostly shared through either the city website, or social media. A newsletter sent with the tax bills would only be released twice a year, and information released would not be timely. Council Member Vogt stated he believes the city is very transparent, however, shared information does not always get to the public. Council Member Bashert stated the absence of a news media makes it difficult to share information with the public. Mr. Vogt stated the information that needs to be communicated are big issues that will have an impact on resident's lives. Ms. Bashert stated she would like to seek out a news media source for the eastern side of the county. Dr. Bernstein responded if the goal is to provide information on the larger issues is, a twice a year, newsletter the way to achieve that goal. DPS Director Stan Kirton stated in the past the city partnered with Ypsilanti Community Utility Authority to send the newsletter with the bi-monthly bill. Economic Development Director Beth Ernat interjected an obstacle to that is paperless billing. Mr. Robb

added a person residing in an apartment is not getting a tax bill or a water bill. Ms. Bashert responded that is why the eastern part of the county needs a news media source.

Council Member Robb asked if the goal is to create a news media source. Council Member Bashert responded no, to identify a news media source. Mr. Robb responded none currently exist. Ms. Bashert responded there are communities of this size that have news media outlets. Council Member Richardson stated the city is surrounded by colleges and universities with journalism classes. Both Eastern and Washtenaw Community College have their own newspaper and those are areas that could be explored. Mr. Robb stated the city could hire a press agent to write press releases. He believes it is a Council responsibility to keep the public informed. Ms. Ernat stated staff has been working with concentrate media with several different partners and funding sources. Through that partnership a reporter has been embedded in the city to report city news. Ms. Bashert stated Concentrate Media has been a positive, but she is referring to a more traditional format.

Dr. Bernstein suggested moving on to staff relations. Council Member Bashert suggested increasing staff levels. Council Member Vogt suggested increasing staff by one to two police and firefighters. Ms. Bashert suggested increasing staff in the Clerk/Treasury Departments, and hold training in customer service. Council Member Richardson stated non-union staff compensation has always matched what was given to AFSCME, and that should be continued after this negotiation.

Council Member Vogt asked other than salary what concerns are there for staff relations. Ms. Craigmile responded it goes to identifying certain departments that need staff increases through a citywide audit. She added training needs also need to be addressed beyond just customer service. Council Member Murdock stated the city needs to apply for a SAFER Grant, and asked if there are COPS Grants that could be applied. Chief DeGiusti replied COPS Grants are mostly unavailable. Dr. Bernstein asked if performing an audit and wage study are Council priorities. Mayor Pro-Tem Brown responded SEMCOG just preformed an analysis of staffing needs. Mr. McClary stated he does not believe the analysis provided the level of detail needed to make staffing decisions. Council Member Vogt responded he would support the completion of that analysis if it is not too costly. However, that assessment might be best to be completed by the City Manager and Department heads. Fire Chief Anthouard added if staffing is brought to the appropriate level many issues will be repaired.

Council Member Robb stated if one-hundred to four-hundred people are viewing city articles on Facebook how is success measured. Dr. Bernstein stated the little cost it takes to post on Facebook for four-hundred views is very cost effective. Mr. Robb understood, but his intent is on how to improve that. Dr. Bernstein asked in enhancing the city's web presence a Council goal for communicating with the community. Council Member Bashert responded in the affirmative, and upgrades in technology should improve that ability. Mr. McClary replied it will enhance access to information. Dr. Bernstein asked if the data for how many residents not able to access the web is available. Council Member Richardson responded there is a large digital divide in the city.

Dr. Bernstein introduced the section public safety and asked what goals would fall under this category. Council Member Bashert stated transferring to digital records could be addressed, and both the police and fire stations are in need of capital upgrades. Council Member Murdock stated building inspection and code enforcement would also fall under this category. Dr. Bernstein asked for specifics regarding code enforcement. Mr. Murdock responded improving completion of work. Chief DeGiusti responded adding personnel would assist in work completion. Ms. Bashert stated upgrading parking meters.

Council Member Robb asked the status of the installation of bollards and signage on West Cross. Mr. McClary responded in meetings with MDOT it seems they would be willing to consider the possibility. Mr. Robb stated he would like traffic calming on West Cross to be a public safety goal.

Dr. Bernstein introduced the budget category, he asked for goals regarding this topic. Mayor Pro-Tem Brown stated making the sale and development of Water Street a goal. Council Member Vogt stated maintaining development friendly policies, maintain growing cash reserves, find a way to reduce future millage increases to the Fire and Police Pension Fund, reinstate city contributions to Parkridge, Rutherford Pool, and the Senior Center, capital improvements to city parks and building maintenance, and technology updates and equipment training.

Council Member Robb stated increasing parking enforcement revenue. Ms. Ernat stated the city needs to complete a comprehensive parking study of the downtown districts. Possibly reorganize how the city's parking system is managed, and upgrading to smart meters. Chief DeGiusti added it takes both Parking Enforcement Officer all day for meter collections. DPS Director Kirton interjected high volume parking areas meters need to be emptied twice a week. Council Member Bashert suggested budgeting for the study because parking needs are about to escalate.

Council Member Robb stated Smart Meters will not fix the problem. He said there is potential for 228 people moving into the Thompson Block, and the possibility of acquiring buildings to create parking needs to be discussed. Ms. Bashert stated there are currently no parking meters in Depot Town and poorly used parking on Michigan Avenue. Meters are essential to solving these problems. Mr. Robb stated the problem is there is not enough parking. Council Member Vogt asked if the overall goal would be to increase parking. Mr. Robb suggested parking strategy as a goal. Ms. Ernat suggested a study/strategy.

Dr. Bernstein asked what the top budget priorities are. Council Member Robb responded he is not certain any of the suggested goals are a priority. He said solving Water Street is more a matter of how to market the property. Mr. Robb suggested implement Community Benefits Ordinance rather than maintain development friendly strategies. Mr. Robb stated if the Police and Pension Fund could be funded at 80% it could be transferred to MERS. Council Member Vogt stated the point is to identify the details in order to achieve the goal. He said he would like a market plan developed for Water Street. He would like rental inspection fees to increase and the fee schedule reviewed. Ms. Ernat responded rental inspection fees are currently being reviewed, and it is a tangible goal.

Council Member Bashert stated the city must resolve the recycling center issue this year. It needs to be moved this year, not just planned. Council Member Murdock added adopt a recycling ordinance to involve apartment complexes.

## **XII. AUDIENCE PARTICIPATION –**

1. Desiree Simmons, 407 Charles St., stated she would like to have a more participatory process to address city challenges and opportunities. Would like to build unity between the Wards in the city.
2. Adam Gainsley, 409 N. Adams, asked for meetings to be streamed but also archived and tagged for specific subjects. He suggested the library to discuss possible partners for releasing information. He took exception that it is a Council Members job to get information out to the public. The city employs staff to provide information.

3. Sam Jones-Darling, 122 Phelps Hall, stated the city needs to efficiently staff, especially in public safety. He suggested to take advantage of EMU's Engage Program, and unpaid interns. He said when the HRC reviews the CBO it will ensure the ordinance works for everyone in the community.
4. Sue Melke, 330 Chidester #409, stated the city needs to find a way to reach people that do not have access to the internet. She asked if the city would benefit from having a fulltime grant writer.

**XIII. REMARKS FROM THE MAYOR –**

Council Member Richardson appreciated Ms. Melke and Mr. Jones-Darling's honesty. She believes the city should better utilize local universities and colleges. She suggested hiring a grant writer and pay them a percentage of what they are able to bring to the city.

**XIV. ADJOURNMENT –**

**Council Member Murdock moved, seconded by Council Member Vogt to adjourn the meeting.**

The motion carried, and the meeting adjourned at 9:54 p.m.