



**CITY OF YPSILANTI
COUNCIL MEETING MINUTES
COUNCIL CHAMBERS, YPSILANTI CITY HALL
ONE SOUTH HURON ST., YPSILANTI, MI 48197
TUESDAY, SEPTEMBER 19, 2006
7:30 P.M.**

I. CALL TO ORDER

The Council Meeting was called to order at 7:30 p.m.

II. ROLL CALL

Mayor Farmer	Present	Council Member Richardson	Present
Council Member Gawlas	Present	Council Member Filipiak	Absent
Council Member LaRue	Present	Mayor Pro-Tem Swanson	Present
Council Member Nickels	Present		

Moved by Council Member Gawlas and supported by Mayor Pro-Tem Swanson, to excuse the absence of Council Member Filipiak.

III. INVOCATION

Mayor Farmer 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. INTRODUCTIONS

VI. AGENDA APPROVAL

Moved and supported to accept the agenda as presented.

**CITY OF YPSILANTI
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CITY COUNCIL CHAMBERS
ONE SOUTH HURON STREET, YPSILANTI, MI 48197
TUESDAY, SEPTEMBER 19, 2006
7:30 P.M.**

I. CALL TO ORDER –

II. ROLL CALL –

Mayor Farmer	P A	Council Member Richardson	P A
Council Member Gawlas	P A	Council Member Filipiak	P A
Council Member LaRue	P A	Mayor Pro-Tem Swanson	P A
Council Member Nickels	P A		

III. INVOCATION –

IV. PLEDGE OF ALLEGIANCE –

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

V. INTRODUCTIONS –

VI. AGENDA APPROVAL –

VII. PRESENTATIONS –

- A. Ypsilanti High School's Men's and Women's Track Teams
- B. Dale Vanderford and James McFarlane Washtenaw County – Technology Support Services
 - 1. Resolution No. 2006-206, approving the contract for technology support services with Washtenaw County.

VIII. PRESENTATIONS -

- A. Public Hearing to discuss an application from Perry Drug Stores, Inc. dba Rite Aid Discount Pharmacy #4363 for a new SDM license to be located at 753 S. Grove, Ypsilanti, MI 48198, Washtenaw County.
 - 1. Open public comment.
 - 2. Resolution No. 2006-207, approving the application for Perry Drug Stores, Inc. dba Rite Aid Discount Pharmacy #4363 for a new SDM license to be located at 753 S. Grove, Ypsilanti, MI 48198, Washtenaw County.

IX. AUDIENCE PARTICIPATION -

X. MINUTES –

- A. Resolution No. 2006-208, approving the minutes of September 5, 2006.

XI. CONSENT AGENDA - **Resolution No. 2006-209**

- A. Resolution No. 2006-210, approving an Ordinance to amend Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances to increase water rates within the City of Ypsilanti on second and final reading.
- B. Resolution No. 2006-211, approving an Ordinance to amend Chapter 106, Article V, Section 106-455(a) of the Code of Ordinances, City of Ypsilanti, to increase sewage disposal service rates on second and final reading.

(Agenda Continued)

XII. RESOLUTIONS/MOTIONS/ETC.

- A. Resolution No. 2006-213, approving the sale of the Ypsilanti Historical Museum.
- B. Resolution No. 2006-212, approving the Brownfield Redevelopment Plan for the water Street Redevelopment Project.

XIII. COUNCIL PROPOSED BUSINESS -

XIV. LIAISON REPORTS -

- A. SEMCOG Update
- B. Recreation Commission
- C. Washtenaw Area Transportation Study
- D. Ann Arbor SPARK
- E. Ypsilanti Area Community Fund
- F. Smart Zone Local Development Finance Authority
- G. Washtenaw Metro Alliance

XV. COMMUNICATIONS FROM THE CITY MANAGER -

XVI. COMMUNICATIONS FROM THE MAYOR -

XVII. ADJOURNMENT -

- A. **Resolution No. 2006-214**, adjourning the City Council Meeting.

VII. PRESENTATIONS

- A. Ypsilanti High School's Men's and Women's Track Teams
- B. Dale Vanderford and James McFarlane Washtenaw County – Technology Support Services
 - 1. **Resolution No. 2006-206**, approving the contract for technology support services with Washtenaw County.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti terminated the technology support services contract with Wiltec Technology on January 31st, 2006, and has been receiving free interim technology support services from Washtenaw County in the meanwhile; and

WHEREAS, the City of Ypsilanti and the County of Washtenaw initiated a comprehensive partnership project plan for the County to begin providing technical and support services on February 05, 2006; and

WHEREAS, the contract drawn up between the City of Ypsilanti and Washtenaw County was approved by the Ypsilanti City Attorney as to form, and delivered to the Finance Department on September 01, 2006; and

WHEREAS, the contract specifies that the cost for all contracted services rendered will not exceed \$150,000, which will be paid over a three-year period.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Ypsilanti approves the contract for technology support services to Washtenaw County. Council further authorizes the City Manager to sign the service contract on behalf of the City.

OFFERED BY: Council Member Gawlas
SUPPORTED BY: Council Member LaRue

VOTE

Yes: 6 No: Absent: 1 (Filipiak) Vote: Carried

VIII. PUBLIC HEARING -

- A.** Public Hearing to discuss an application from Perry Drug Stores, Inc. dba Rite Aid Discount Pharmacy #4363 for a new SDM license to be located at 753 S. Grove, Ypsilanti, MI 48198, Washtenaw County.
1. Open public comment.
 2. **Resolution No. 2006-207**, approving the application for Perry Drug Stores, Inc. dba Rite Aid Discount Pharmacy #4363 for a new SDM license to be located at 753 S. Grove, Ypsilanti, MI 48198, Washtenaw County.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, an application for a new SDM license to be located at 753 S Grove, Ypsilanti, MI 48198, Washtenaw County, be approved.

OFFERED BY: Mayor Pro-Tem Swanson
SUPPORTED BY: Council Member Nickels

VOTE

Yes: 6 No: Absent: 1 (Filipiak) Vote: Carried

IX. AUDIENCE PARTICIPATION

- A.** Council received public comments. Audience participation is recorded on audiocassette and is available to the public for up to sixty days following the City Council meeting.

X. MINUTES

A. Resolution No. 2006 – 208, approving the Minutes of September 5, 2006.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the Minutes of September 5, 2006, be approved.

OFFERED BY: Council Member LaRue

SUPPORTED BY: Council Member Gawlas

VOTE

Yes: 6 No: Absent: 1 (Filipiak) Vote: Carried

Minutes approved as amended.

XI. CONSENT AGENDA - Resolution No. 2006-209

A. Resolution No. 2006–210, approving an Ordinance to amend Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances to increase water rates within the City of Ypsilanti on second and final reading.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT an Ordinance to amend Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances to increase water rates within the City of Ypsilanti, be approved on second and final reading.

B. Resolution No. 2006–211, approving an Ordinance to amend Chapter 106, Article V, Section 106-455(a) of the Code of Ordinances, City of Ypsilanti, to increase sewage disposal rates on second and final reading.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT an Ordinance to amend Chapter 106, Article V, Section 106-455(a) of the Code of Ordinances to increase sewage disposal service rates within the City of Ypsilanti, be approved on second and final reading.

OFFERED BY: Council Member Richardson

SUPPORTED BY: Council Member Nickels

VOTE

Yes: 5 No: 1 (Richardson) Absent: 1 (Filipiak) Vote: Carried

XII. RESOLUTIONS/MOTIONS/ETC.

- A. Resolution No. 2006-213**, approving the sale of the Ypsilanti Historical Museum.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

The City desires to sell the property located at 220-222 North Huron Street;
The Ypsilanti Historical Society would like to purchase the property;
The Ypsilanti Historical Society has presented an offer in the form of a letter proposing to purchase the property for \$250,000, (\$125,000 in cash and \$125,000 in ten years)
The Ypsilanti Historical Society is willing to accept the property in an "as is" condition, and is aware of the structural defects;
The City attorney has prepared an agreement that reflects the council's desire on this matter:

BE IT RESOLVED THAT, the purchase agreement, note and mortgage are approved. Council further authorizes the City Manager and City Clerk to sign the agreement, and authorizes minor changes with the approval of the City Attorney, Council also authorizes signing the deed, and authorizes the City Manager to delegate authority for signing any other documents required to close the transaction and pass title subject to the review and approval of the City Attorney.

VOTE

OFFERED BY: Council Member LaRue
SUPPORTED BY: Council Member Gawlas

Yes: 5 No: Abstention: 1 (Nickels) Absent: 1 (Filipiak) Vote: Carried

- B. Resolution No. 2006-212**, approving the Brownfield Redevelopment Plan for the water Street Redevelopment Project.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Washtenaw County established the Washtenaw County Brownfield Development Authority (WCBRA) under PA 381 of 1996 to encourage redevelopment of contaminated, functionally obsolete or blighted property by providing economic incentives, including tax increment financing (TIF);

WHEREAS, The City has acquired and so designated 40 parcels of land (38 acres) bounded by E. Michigan Ave., Park St. and the Huron River in downtown Ypsilanti, collectively known as the Water Street Redevelopment Area;

WHEREAS, The City has selected a developer who intends to purchase the property and redevelop it with a mixture of retail, office and residential uses, including enhanced public park land, trails, river access, and parking;

WHEREAS, The Water Street project will include more than 96,000 square feet of commercial use and more than 540 dwelling units, for an overall investment estimated to be \$120,578,500 and annual tax revenues to be generated by this project after development estimated to be \$2,300,000;

WHEREAS, a plan has been created to facilitate the redevelopment of the Water Street property and to allow for the use of TIF for reimbursement in the amount of \$23,217,533 and application to the State of Michigan for a Brownfield Redevelopment Single Business Tax Credit;

WHEREAS, Neither Washtenaw County nor the Washtenaw County Brownfield Redevelopment Authority will incur a financial note or bonded indebtedness for this project; and

NOW THEREFORE BE IT RESOLVED, that the Ypsilanti City Council approve the Brownfield Redevelopment Plan for the Water Street Redevelopment Area as authorized by the Washtenaw County Brownfield Redevelopment Authority.

VOTE

OFFERED BY: Council Member Nickels
SUPPORTED BY: Mayor Pro-Tem Swanson

Yes: 5 No: Absent: 2 (Filipiak and LaRue) Vote: Carried

XIII. COUNCIL PROPOSED BUSINESS

- A.** Council Member Gawlas asked if anyone was aware of a Walgreen's moving into the City possibly near Prospect.
- B.** Council Member Richardson discussed revisiting the affirmative action plan of the City especially when hiring future employees.
- C.** Council Member Nickels requested a status report of the cuts and repairs from the utility companies throughout the City. He would also like a report from staff regarding the parking of commercial vehicles and residential permits.
- D.** Mayor Pro-Tem Swanson requested a status report on Parkview. She was informed that the security at Parkview may be cut to just one or two individuals.
- E.** Council Member LaRue stated that the Riverside Arts Center will be having a fundraiser on Sunday, October 1, 2006.

XIV. LIAISON REPORTS

- A.** SEMCOG Update – There is nothing to report.

- B. Recreation Commission – There is nothing to report.
- C. Washtenaw Area Transportation Study – There is nothing to report.
- D. Ann Arbor SPARK – There is nothing to report.
- E. Ypsilanti Area Community Fund – There is nothing to report.
- F. Smart Zone Local Development Finance Authority – The final version of the annual report was presented to the Ann Arbor City Council.
- G. Washtenaw Metro Alliance – There is nothing to report.

XV. COMMUNICATIONS FROM THE CITY MANAGER

City Manager Ed Koryzno had nothing to report at this time.

XVI. COMMUNICATIONS FROM THE MAYOR

Mayor Farmer brought to Council's attention that the buildings located in the 200 block of N. Huron could have been destroyed 30 years ago if the City did not make the effort to preserve them. Now, the buildings are being sold once again to private owners in order to continue their preservation.

XVII. ADJOURNMENT

- A. **Resolution No. 2006 – 214**, adjourning the City 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: Mayor Pro-Tem Swanson
SUPPORTED BY: Council Member Nickels

VOTE

Yes: 6 No: Absent: 1 (Filipiak) Vote: Carried

Meeting was adjourned at 9:22 p.m.