



MINUTES

REGULAR COUNCIL Meeting

7:00 PM - Tuesday, January 21, 2020
Council Chambers

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, January 21, 2020, at 7:00 PM, in the Council Chambers, with the following members present:

PRESENT: Mayor Beth Bashert, Council Member Jennifer Symanns, Council Member Steven Wilcoxon, Council Member Nicole Brown, Mayor Pro-Tem Lois Richardson, Council Member Anthony Morgan, and Council Member Annie Somerville

I. CALL TO ORDER

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

II. ROLL CALL

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

- a) 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

The agenda was approved as submitted.

VI. INTRODUCTIONS

The Mayor introduced the following people; City Manager Frances McMullan, City Clerk Andrew Hellenga, Economic Development Director Joe Meyers, Project Manager Bonnie Wessler, Community Development Manager Christopher Jacobs, City Planner Andy Aamodt, and Non-Motorized Commission Chair Bob Krzewinski.

VII. PUBLIC COMMENT (3 MINUTES)

Twenty-six people spoke.

VIII. CONSENT AGENDA

- a) Resolution No. 2020-012, approving the Consent Agenda

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. Resolution No. 2020-013, approving the minutes of January 14, 2020

2. **Resolution No. 2020-014, approving appointments to Boards and Commissions.**
3. **Resolution No. 2020-015, approving the non-resident appointment to Boards and Commissions.**

Council Member Anthony Morgan moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2020-012

RESULT:	CARRIED.
MOVER:	Council Member Anthony Morgan
SECONDER:	Council Member Jennifer Symanns
AYES:	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, and Annie Somerville

- b) Resolution No. 2020-013, approval of the minutes of January 14, 2020.

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:
THAT the minutes of January 14, 2020 be approved.**

- c) Resolution No. 2020-014, 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>EXPIRATION</u>
Anne Stevenson Reappointment 707 Collegewood Ypsilanti, MI 48197	HDC	12/31/2023
Madeleine Baier New Appointment 330 Chidester St. #418 Ypsilanti, MI 48197	Police Advisory Commission	2/1/2023
Kimmie Wolfe New Appointment 808 Young St. Ypsilanti, MI 48197	Arts Commission	2/1/2022
Michael McAtee New Appointment 703 Virginia Pl. Ypsilanti, MI 48198	Arts Commission	2/1/2021
Garret Schumann New Appointment 1726 Collegewood St. Ypsilanti, MI 48197	Arts Commission	2/1/2021

Jennifer Goulet New Appointment 2136 Collegewood St. Ypsilanti, MI 48197	Arts Commission	2/1/2023
Jakara Ventour New Appointment 515 Perry St. Ypsilanti, MI 48197	Arts Commission	2/1/2023
Aaron Seagraves New Appointment 913 N. Congress St. Ypsilanti, MI 48197	Arts Commission	2/1/2023
Matthew Kirkpatrick New Appointment 109 Catherine St. Ypsilanti, MI 48197	Arts Commission	2/1/2022
Gina Thompson New Appointment 1011 W. Cross St. Ypsilanti, MI 48197	Arts Commission	2/1/2021

- d) Resolution No. 2020-015, approving the non-resident appointment to Boards and Commissions.

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:
THAT, the following Non-Residents be appointed to the City of Ypsilanti Boards and Commissions as indicated below:**

<u>NAME</u>	<u>BOARD</u>	<u>EXPIRATION</u>
Lynne Settles New Member 7388 Natalie Drive Ypsilanti, MI 48197	Arts Commission	2/1/2022

IX. RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No. 2020-016, approving the Huron/Hamilton lane reduction plan.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti has the health, safety, and welfare of Ypsilanti's residents, workers, and guests as their driving concern;

WHEREAS, the current design of Washtenaw from Normal to Hamilton; Hamilton from Washtenaw to Harriet; and Huron from Harriet to Cross encourages drivers to travel at speeds unsafe for an urban area;

WHEREAS, these streets are under the jurisdiction of the Michigan Department of Transportation (MDOT);

WHEREAS, the City of Ypsilanti has engaged a consulting engineering firm, Hubbell, Roth, and Clark Inc, to review and analyze options to determine whether a reconfiguration of the travel lanes of these streets, including transitions to/from this area, is feasible;

WHEREAS, the report and traffic model prepared by said firm also reviewed other applicable considerations as set forth in the MDOT "Road Diet Checklist" such that all relevant items have been reasonably addressed or can be further refined in consultation with MDOT personnel in the context of their review of said report and traffic model, and

WHEREAS, the report and traffic model predicts that the peak hour Level of Service in 2038 at all intersections within study area will be "D" or better, with the exceptions as noted below;

The following intersections, per 2038 projections in the 2019 feasibility study, will see excessive delays regardless of the lane reduction:

- **Hamilton/Washtenaw (eastbound right movement, PM peak),**
- **Hamilton/Pearl (westbound movement, Off and PM peaks),**
- **Hamilton/Michigan (southbound left movement, PM peak),**
- **Hamilton /Harriet (southbound through/right movement, PM peak),**
- **Huron/Michigan (westbound movement, AM peak).**

The following intersections, per 2038 projections in the 2019 feasibility study, will see excessive delays due to the lane reduction:

- **Hamilton/Michigan (southbound through/right movement, PM peak),**
- **Hamilton/Ferris (eastbound and westbound movements, PM peak),**
- **Hamilton/Harriet (westbound left movement, PM peak),**

WHEREAS, the 2018 Road Safety Audit noted that a road diet would likely improve the safety of these roads for all users, and

WHEREAS, the proposed lane reduction would provide bicycle lanes on Hamilton and Huron and safer pedestrian crossings, both goals of the Non-Motorized Transportation Plan (2010);

WHEREAS, the proposed lane reduction would coordinate with the planned non-motorized connection over I-94;

WHEREAS, the public were invited to a public meeting on 19 December 2019 and responses were positive;

WHEREAS, the Ypsilanti Downtown Development Authority passed a resolution of support on 16 January 2020;

NOW THEREFORE BE IT RESOLVED THAT the City of Ypsilanti City Council hereby requests that MDOT consider the report and traffic model prepared by HRC and to allow for the lane configuration proposed therein, and in the future consider additional pedestrian safety interventions such as RRFBs and gateway

treatments at Hamilton/Pearl, Hamilton/Ferris, and Hamilton/Catherine; with cost participation between the City and MDOT for these changes consistent with present MDOT policies and applicable State law, said participation to be set forth in subsequent contract documents.

Project Manager Bonnie Wessler provided a presentation of the Huron/Hamilton lane reduction plan.

Council Member Jennifer Symanns moved, seconded by Council Member Nicole Brown, to approve Resolution No. 2020-016

RESULT:	CARRIED.
MOVER:	Council Member Jennifer Symanns
SECONDER:	Council Member Nicole Brown
AYES:	Jennifer Symanns, Nicole Brown, Beth Bashert, Steven Wilcoxon, Lois Richardson, Anthony Morgan, and Annie Somerville

- b) Resolution No. 2020-017, approving the project agreement for \$60,000 from the Washtenaw County Parks and Recreation Connecting Communities Program.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City strongly supports safe nonmotorized transportation; and

WHEREAS, the Huron Street at I-94 lacks a safe pathway for pedestrians; and

WHEREAS, the need for a safe crossing is incorporated in the City's Master Plan and Nonmotorized Plan; and

WHEREAS, the City has applied for and been awarded a \$60,000 Washtenaw County Parks and Recreation Connecting Communities grant to use as match for a State TAP grant, administered by Washtenaw County Road Commission and MDOT; and

NOW THEREFORE BE IT RESOLVED, THAT the City Council hereby approves the project agreement for \$60,000 from the Washtenaw County Parks and Recreation Connecting Communities Program to assist in the engineering for a safe pathway across 1-94 on Huron St.

Project Manager Bonnie Wessler provided an overview of the project agreement to match funds for the redesign phase of the 1-94 crossing.

Mayor Pro-Tem Lois Richardson moved, seconded by Council Member Steven Wilcoxon, to approve Resolution No. 2020-017

RESULT:	CARRIED.
MOVER:	Mayor Pro-Tem Lois Richardson
SECONDER:	Council Member Steven Wilcoxon
AYES:	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, and Annie Somerville

- c) Resolution No. 2020-018, approving *Ordinance 1354* - Michigan Regulation and Taxation of Marihuana Act Zoning Update.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City has an interest in protecting the economic diversity and image of the community; and

WHEREAS, the City has an interest in promoting and supporting local businesses and their growth; and

WHEREAS, the Planning Commission has recommended the City Council adopt the proposed ordinance change;

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approve the ordinance entitled Michigan Regulation and Taxation of Marihuana Act Zoning Update on Second and Final Reading.

City Planner Andy Aamodt provided an overview of the updates of the Michigan Regulation and Taxation of Marihuana Act Zoning Update.

Council Member Steven Wilcoxon moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2020-018

RESULT:	CARRIED.
MOVER:	Council Member Steven Wilcoxon
SECONDER:	Council Member Annie Somerville
AYES:	Steven Wilcoxon, Annie Somerville, Beth Bashert, Jennifer Symanns, Nicole Brown, Lois Richardson, and Anthony Morgan

- d) Resolution No. 2020-019, approving updates to the Fee Schedule.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the attached fee schedule is adopted pursuant to the Ypsilanti City Code, and the following fees relating to various sections of the City Code and activities of the City are hereby established, and the various City Departments are authorized to charge and collect such fees effective January 22, 2020.

Economic Development Director Joe Meyers provided an explanation of the fee schedule updates.

Council Member Anthony Morgan moved, seconded by Council Member Jennifer Symanns, to approve Resolution No, 2020-019

RESULT:	CARRIED.
MOVER:	Council Member Anthony Morgan
SECONDER:	Council Member Jennifer Symanns
AYES:	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, and Annie Somerville

- e) Discussion regarding the Redevelopment Ready Communities Public Participation Plan.

Community Development Manager presented the Redevelopment Ready Communities Public Participation Plan.

X. BOARDS AND COMMISSION - NOMINATIONS

a) **YPSILANTI DOWNTOWN DEVELOPMENT AUTHORITY - NEW MEMBER**

Brian Jones-Chance - Exp. 7/1/2023
107 Ferris St.
Ypsilanti, MI 48197

b) **PLANNING COMMISSION - NEW MEMBER**

Michael Borellino - Exp. 5/1/2023
200 W. Michigan Ave #2F
Ypsilanti, MI 48197

XI. BOARD AND COMMISSIONS - RECOMMENDATIONS

a) Human Relations Commission Resolution No. 2019-013

Mayor Pro-Tem Lois Richardson moved, seconded by Council Member Nicole Brown, to add the Human Relations Commission Resolution No. 2019-013 to the next agenda.

RESULT:	CARRIED.
MOVER:	Mayor Pro-Tem Lois Richardson
SECONDER:	Council Member Nicole Brown
AYES:	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, and Annie Somerville

XII. LIAISON REPORTS

1. SEMCOG Update
2. Washtenaw Area Transportation Study
3. Urban County
4. Ypsilanti Downtown Development Authority - RAC and DDA have come to an agreement for RAC to own their own building. Council Member Brown asked about Project Green light. Mr. Jacobs stated that there are no current plans to move it forward
5. Friends of Rutherford Pool
6. Housing Equity Leadership Team

Council Member Morgan asked to include the Youth Committee Connection in future agendas.

XIII. COUNCIL PROPOSED BUSINESS

Morgan

- Spoke with manager at RNL about the truck routes. Manager stated that there is a lack of visible signage and new drivers do not know the correct protocol. He will schedule a meeting for them to present to Council.

Richardson

- Would like to see the subject of the resolution in the minutes. Mayor Bashert asked for the entire resolution added in the minutes.
- Responded to public comment that Ypsilanti used to have dance recitals.

Somerville

- Stated that there needs to be a conversation about snow removal prioritization.

- Asked for Emmet and Adams intersection to be a four-way stop.
- Asked about tree removal across the street. City Manager McMullan stated that it is part of DPS's plan.
- Current medical marijuana facilities are not weighed against new applicants.

Brown

- Added that there needs are to prioritize safety in snow removal.
- Four Council Members attended the MLK event at EMU and looks forward to continued partnership with EMU.
- Asked about the vacant seat of the Huron River Watershed Council and suggested reaching out to Anne Brown. Mayor Bashert stated that she is not planning to reach out to Anne Brown for reappointment.

XIV. COMMUNICATIONS FROM THE MAYOR

- Mayor Bashert clarified that the City is not asking for the Friends of the Freighthouse to dissolve, but to take a more traditional role as a friends group. She added that the City is capable of managing the facility.

XV. COMMUNICATIONS FROM THE CITY MANAGER

- a) Council Goals for 2020.
- b) Freighthouse transition plan.

City Manager McMullan provided some background regarding the Freighthouse from April 2019, when she became City Manager, to the present.

Council Member Wilcoxon stated that it is unfortunate that it the situation has come to this point because everyone cares about the facility and wants the facility to benefit the community. Mr. Wilcoxon asked for clarification about parts of the transition plan. Mr. Wilcoxon stated that the improvements made by the Friends of the Freighthouse (FRIENDS) group were small so they may not have been reported. He expressed concern about the conflict of interest in construction contracts. He asked for documentation stating there is a non-disclosure agreement in place and if the liability insurance is up to date. He asked for clarification if grants were applied to or not. He stated that there is a key policy, but it does not require the City to have a key. Mr. Wilcoxon added that neither party tried to fill the liaison position and he was not aware that there was such a position until recently. He added that the City had difficulty fulfilling the RFP to perform the audit, possibly due to staff transition. Mr. Wilcoxon added if there were financial records available and if the calendar of scheduled events still needs to be produced. He asked if there was any information about communication between the FRIENDS and former staff regarding the audits. He added that applying for city permits is a routine process and there should not be an issue in obtaining them. He stated that the Treasurer of the FRIENDS group is a finance professional and would know that documents need to be submitted. He asked what the additional information section about the funding sources. Mr. Meyers stated that it was a requirement of the grant received from the Michigan Economic Development Corporation, because it is a City-sponsored grant; the FRIENDS were required to live up to these obligations which they have not.

Mr. Wilcoxon asked about the \$24,000 that is owed to the City. City Manager McMullan stated that the City has contributed \$250,000 in 2016, with a total of \$800,000 throughout the years. Mr. Wilcoxon stated that there has been no mention by the

FRIENDS that the City contributed that money. City Manager McMullan stated that there was an email from the FRIENDS to the former City Manager asking for that amount to be forgiven, but the request was denied.

Mr. Wilcoxon stated that the parking plan should not be up to the renters and the Project Manager should develop a plan to keep this from being a continuing issue. He asked about the realism of the current staff to manage the facility. Ms. McMullan explained the plan for which staff that would handle it. Ms. McMullan added that she is seeking direction from Council about how to move forward.

Council Member Somerville expressed concern that the current board could not answer her financial questions. Ms. Somerville added that Ward 3 council member have not been involved and there has not been an effort to fill the vacancy. She added that the board has changed a lot and the original intent of the FRIENDS was to fix the building and give it back. She stated that the FRIENDS group attempted to give ownership back in 2017, but the current administration did not want it. She added that it is important that the people who have booked events at the Freighthouse should be honored.

Mayor Pro-Tem Richardson stated that former Council Member Murdock began going to FRIENDS meetings and would report to Council, but the position did not start as an official position. Ms. Richardson recommend that they form a committee that would include members of the original board.

Council Member Morgan stated that the City and the FRIENDS group are doing well and thanked them for their work. He expressed concern about the lack of diversity on the board and would like to make it a more inclusive building. He added that he thinks that the City will be in great shape to take over management by the time the MOU has ended.

Council Member Brown thanked the FRIENDS group for their work. Ms. Brown added that she is in support of City management, but the process has moved faster than expected. She expressed disappointment that the FRIENDS may not continue the partnership but trusts the City Manager's opinion and the competency of staff.

Council Member Symanns stated that she did not think the process would go this fast and that it is unfortunate that this happened. She would like to mend the relationship, if possible.

Mayor Bashert stated that the speed of this transition plan was due to the possibility of the FRIENDS group disbanding. Ms. Bashert stated that there are many more issues with the FRIENDS than any other friends group.

City Manager McMullan stated that she recommends using the 60-day termination clause because of the uncertainty of dissolution of the FRIENDS. She wants to honor the existing contracts in a smooth transition. Ms. McMullan added that there are some requested items that have not been received which they may not be obligated to give if they are still in control.

Lois Richardson moved, seconded by Council Member Wilcoxon to form a special focus committee to address relationship with the Friends of the Freight House Group.

Council Member Wilcoxon stated that he supports this motion because there are long-term ramifications to move forward with the animosity. He would like to see a committee

happen to resolve some discrepancies and promote healing. Ms. Richardson asked if the FRIENDS group stated that they will not be fulfilling the contracts. Ms. Somerville stated that there is some concern that the FRIENDS group will not be able to fulfill obligations because they will run out of money without the ability to book more events.

Council Member Nicole Brown moved, seconded by Council Member Jennifer Symanns, to Call the Question

RESULT:	CARRIED.
MOVER:	Council Member Nicole Brown
SECONDER:	Council Member Jennifer Symanns
AYES:	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, and Annie Somerville
NAYS:	Anthony Morgan

Mayor Pro-Tem Lois Richardson moved, seconded by Council Member Steven Wilcoxon, to form a special focus committee to address the relationship with the Friends of the Freight House Group.

RESULT:	CARRIED.
MOVER:	Mayor Pro-Tem Lois Richardson
SECONDER:	Council Member Steven Wilcoxon
AYES:	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Lois Richardson, and Annie Somerville
NAYS:	Nicole Brown and Anthony Morgan

Council Member Nicole Brown moved, seconded by Council Member Jennifer Symanns, to limit the length of the Committee to 60 days

RESULT:	CARRIED.
MOVER:	Council Member Nicole Brown
SECONDER:	Council Member Jennifer Symanns
AYES:	Beth Bashert, Jennifer Symanns, Nicole Brown, Lois Richardson, Anthony Morgan, and Annie Somerville
NAYS:	Steven Wilcoxon

Council Member Annie Somerville moved, seconded by Council Member Anthony Morgan, to include Council Members representing each Ward on the Committee

RESULT:	CARRIED.
MOVER:	Council Member Annie Somerville
SECONDER:	Council Member Anthony Morgan
AYES:	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Anthony Morgan, and Annie Somerville
NAYS:	Lois Richardson

Council Member Annie Somerville moved, seconded by Council Member Nicole Brown, to include implementation of the transition plan to the focus of the committee.

City Manager McMullan asked for clarification about the purpose of the committee. Ms. Richardson stated that it would be to look at the history of the Freighthouse and original intent of the FRIENDS and bring about healing between the two groups.

Council Member Somerville asked about the next steps for formation of the committee. Ms. Somerville volunteered to be the representative for Ward 3. Council Member Brown volunteered for Ward 1. Council Member Wilcoxon volunteered for Ward 2. Mayor Bashert stated that we will get names from Mayor Pro-Tem Richardson and someone from development department will help to put it together and meet in the next couple weeks.

RESULT:	CARRIED.
MOVER:	Council Member Annie Somerville
SECONDER:	Council Member Nicole Brown
AYES:	Beth Bashert, Nicole Brown, Anthony Morgan, and Annie Somerville
NAYS:	Jennifer Symanns, Steven Wilcoxon, and Lois Richardson

XVI. COMMUNICATIONS

- a) 2020 Taskforce Presentation

Mayor Pro-Tem Lois Richardson moved, seconded by Council Member Anthony Morgan, to include a presentation of the 2020 Task force on a future agenda

RESULT:	CARRIED.
MOVER:	Mayor Pro-Tem Lois Richardson
SECONDER:	Council Member Anthony Morgan
AYES:	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, and Annie Somerville

XVII. PUBLIC COMMENT (3 MINUTES)

Six people spoke.

XVIII. REMARKS FROM THE MAYOR

Mayor Bashert stated that the article she wrote after the goal setting session and conversations about changing the management at Council. Ms. Bashert wanted to avoid some of blaming and pointing out some of the flaws and mistakes. She added that she should not have written that article, although her intentions were honorable. Ms. Bashert stated that it is important to support the asset.

XIX. ADJOURNMENT

- a) Resolution No. 2020-020, adjourning the City Council Meeting.

The meeting adjourned at 10:41 p.m.