



# MINUTES

## REGULAR COUNCIL Meeting

7:00 PM - Tuesday, February 15, 2022  
Freighthouse

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The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, February 15, 2022, at 7:00 PM, in the Freighthouse, with the following members present:

PRESENT: Mayor Lois Richardson, Council Member Anthony Morgan, Council Member Annie Somerville, and Mr. Brian Jones-Chance, Mayor Pro-Tem Nicole Brown, Council Member Steve Wilcoxon,

ABSENT: Council Member Jennifer Symanns

### 1 CALL TO ORDER

The meeting was called to order at 7:04 PM

### 2 ROLL CALL

Council Member Steve Wilcoxon moved, seconded by Mr. Brian Jones-Chance to excuse Council Member Jennifer Symanns. On a voice vote the motion carried.

### 3 AGENDA APPROVAL

Mr. Brian Jones-Chance moved, seconded by Mayor Pro-Tem Nicole Brown to approve the agenda as submitted. On a voice vote the motion carried.

### 4 PUBLIC COMMENT (3 MINUTES)

6 members from the public spoke

### 5 PRESENTATIONS

- a) Roads Presentation - Ron Akers, Department of Public Services Director & Rachel Jackson, OHM Engineering
- b) Ypsilanti Community School Request for City Sponsorship for upcoming events in May and August. - Taryn Willis

### 6 ORDINANCES FIRST READING

- a) Ordinance 1385, an ordinance to amend Chapter 122, an ordinance entitled "Text Amendment: Zoning Ordinance Modifications"
  1. Resolution No. 2022-032, determination

2. Public Hearing
3. Resolution No. 2022-033, closing the public hearing

**Council Member Annie Somerville moved, seconded by Council Member Anthony Morgan, to call the question**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Annie Somerville
<b>SECONDER:</b>	Council Member Anthony Morgan
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns

**Council Member Brian Jones-Chance moved, seconded by Council Member Steven Wilcoxon, 122-518 Parking garage be removed from this update**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Brian Jones-Chance
<b>SECONDER:</b>	Council Member Steven Wilcoxon
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, and Brian Jones-Chance
<b>NAYS:</b>	Annie Somerville
<b>ABSENT:</b>	Jennifer Symanns

**Council Member Brian Jones-Chance moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-033  
On a voice vote the motion carried**

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

**That the public hearing to consider an ordinance titled “Zoning Periodic Update 2022” be officially closed.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Brian Jones-Chance
<b>SECONDER:</b>	Mayor Pro-Tem Nicole Brown

**Council Member Steven Wilcoxon moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-032 As Amended**

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

**WHEREAS, the City has an interest in protecting the health, safety, and welfare of the community; and**

**WHEREAS, the City has an adopted Master Plan that reflects the policy goals of the City; and**

**WHEREAS, the Planning Commission from time to time reviews the zoning ordinance performance with relation to these goals and general functionality; and**

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

**NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approve the ordinance entitled Zoning Periodic Update 2022.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Steven Wilcoxon
<b>SECONDER:</b>	Mayor Pro-Tem Nicole Brown
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns

- b) Ordinance 1386, an ordinance to amend Chapter Chapter 7 MARIJUANA, of the City Code of Ordinances.
1. Resolution No. 2022-034, determination
  2. Public Hearing
  3. Resolution No. 2022-035, closing the public hearing

**Council Member Steven Wilcoxon moved, seconded by Council Member Anthony Morgan, to approve resolution No. 2022-034**

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

**The certain ordinance entitled: “An Ordinance to amend Chapter 7 – MARIJUANA” be adopted on first reading.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Steven Wilcoxon
<b>SECONDER:</b>	Council Member Anthony Morgan
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns

**Council Member Steven Wilcoxon moved, seconded by Council Member Anthony Morgan, to approve Resolution No. 2022-035**

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

**That the public hearing for an ordinance entitled “An Ordinance to amend Chapter 7 – MARIJUANA” be officially closed.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Steven Wilcoxon
<b>SECONDER:</b>	Council Member Anthony Morgan
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns

## 7 CONSENT AGENDA

- a) Resolution No. 2022-036, approving the Consent Agenda.

**Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-036**

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

**That the following items be approved:**

1. **Resolution No. 2022-037, approving the minutes of February 1, 2022.**
2. **Resolution No. 2022-038, approving appointments to boards and commissions.**
3. **Resolution No. 2022-039, approving a budget amendment regarding the Downtown Development Authority.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Mayor Pro-Tem Nicole Brown
<b>SECONDER:</b>	Council Member Annie Somerville
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns

- b) Resolution No. 2022-037, approving the minutes of February 1, 2022.

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

**THAT the minutes of February 1, 2022 be approved.**

- c) Resolution No. 2022-038, approving appointments to boards and commissions.

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

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

<b><u>NAME</u></b>	<b><u>BOARD</u></b>	<b><u>EXPIRATION</u></b>
<b><u>Jon Ichesco</u></b>	<b><u>YCUA</u></b>	<b><u>2/15/2026</u></b>
<b><u>1218 Pearl St.</u></b>		
<b><u>Ypsilanti, MI 48197</u></b>		
<b><u>Reappointment</u></b>		

- d) Resolution No. 2022-039, approving a budget amendment regarding the Downtown Development Authority.

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

**WHEREAS, The Ypsilanti Downtown Development voted on January 20, 2022 to provide the employees assigned to provide the DDA services bonuses; and**

WHEREAS, these funds must be reflected in the budget for accounting practices.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Ypsilanti approve the budget adjustment for the DDA employee bonuses.

## 8 RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No. 2022-040, authorizing the submission of a TAP Grant application for the Huron River Drive reconstruction.

Council Member Annie Somerville moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-040

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City strongly supports safe nonmotorized transportation and safe access to recreation opportunities for people of all abilities and incomes; and

WHEREAS, the need for a welcoming, safe, and walkable Huron River Drive adjacent to Eastern Michigan University is a goal in the City's Master Plan, Nonmotorized Plan, and Parks and Recreation Master Plan; and

WHEREAS, this project shall hereinafter be referred to as the Huron River Drive Reconstruction and Road Diet; and

WHEREAS, the City commits to owning/operating the constructed facility and funding/implementing a maintenance plan/program in perpetuity or causing operations and maintenance to occur; and

WHEREAS, the City commits to funding the design and construction engineering of the project, and understands that any permit costs, cost overruns, and costs of non-participating items associated with the project will be funded by the City; and

NOW THEREFORE BE IT RESOLVED, THAT the City Council hereby authorizes the submission of a Transportation Alternatives Program grant application to SEMCOG/MDOT for an amount not to exceed \$400,000, with a match provided by the City of no less than 30%, and THAT the City Council hereby authorizes the City Manager to act as the City's agent during project development, and to sign a project agreement upon receipt of a grant funding award.

<b>RESULT:</b>	CARRIED.
<b>MOVER:</b>	Council Member Annie Somerville
<b>SECONDER:</b>	Mayor Pro-Tem Nicole Brown
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns

- b) Resolution No. 2022-041, approving a budget adjustment to facilitate a May Special Election.

**Council Member Anthony Morgan moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-041**

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

**Whereas, a Special Election has been called and will occur on May 3, 2022; and**

**Whereas, this election was not previously planned for and there is not funding currently budgeted to administer this election; and**

**WHEREAS, all funds used to administer this election will be reimbursed to the City.**

**Now therefore be it resolved that the City Council of the City of Ypsilanti allocated \$25,000 to account #101-7-2621 to be used to administer a May 3, 2022, Special Election.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Anthony Morgan
<b>SECONDER:</b>	Council Member Annie Somerville
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns

- c) Resolution No. 2022-042, approving the City Council Citywide Event Request Form.

**Council Member Brian Jones-Chance moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-042**

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

**Whereas, City Council approved a process for requesting a citywide event; and**

**Whereas, the process requires a form be submitted to the City Manager's Office that provides needed information for review of Council; and**

**Whereas, upon submission of the form a resolution approving the event would be provided to Council on the next available agenda; and**

**Now therefore be it resolved that the City Council of the City of Ypsilanti approve the attached form for City Council use for request of citywide events.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Brian Jones-Chance
<b>SECONDER:</b>	Council Member Annie Somerville

<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns

- d) Resolution No. 2022-043, approving the City Council Goals for Fiscal Year 22-23.

**Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-043**

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

**WHEREAS, in January and February of 2022, the city council engaged in goal setting and budget prioritization exercises with the valuable assistance from facilitator Dr. Morgan Milner and city administration; and**

**WHEREAS, Dr. Milner prepared a report titled *Ypsilanti City Council Goal-Setting Report* which outlines the results of the city council's goal setting sessions; and**

**WHEREAS, the City Manager has reviewed the presented report, and with City Council direction, developed three umbrella goals that incorporate priorities set during goal session process. The goals are as follows:**

1. **Infrastructure**
  - a. **Commons**
    - i. **Develop Water Street**
      1. **Summarize progress on Water Street and approve Letters of intent with a developer.**
    - ii. **Redevelop long-term vacant sites in the city**
      1. **i.e., Water Street, 220 N Park, and Angstrom**
    - iii. **Open/Reinstate Park Bathrooms**
    - iv. **Improve roads, implement a road pavement preservation program**
      1. **Complete road improvement projects and road maintenance as funding allows.**
  - b. **Buildings**
    - i. **Improve Facilities – Maintenance schedules & Upgrades (DPS, Police, Fire)**
      1. **Create regular maintenance schedules for each facility and create replacement schedules for critical facility equipment.**
2. **Community**
  - a. **Safety**
    - i. **Develop a Crisis/Mental health Intervention and Response Team**
      1. **Explore partnership with County Crisis Team, EMU, and Ypsilanti Fire Department to keep our community safe with trained crisis professionals that can de-escalate situations without the presence of armed officers.**
    - ii. **Continue community policing philosophy**

1. Provide the Police Department support in these efforts.
- b. Connections
  - i. Continue investment in cultural and community offerings and partnerships.
    1. To enhance access for citizens to the arts and new experiences/community building with new and innovative partnerships.
  - ii. Increase participation within the community for public meetings.
3. Staff –
  - a. Development
    - i. Implement compensation study
      1. Adequately compensate employees through the creation of a non-union wage scale.
    - ii. Implement recruitment and retention strategies (Police, DDPS, Fire, Administrative)
    - iii. Provide Human Resources recruiting and selection training.
      1. Equip Directors with proper interviewing techniques.
    - iv. Create an incentive-based programs to retain talent.
    - v. Re-establish Parks and Rec Department.
  - b. Impact
    - i. Select a new payroll and HRIS system.
    - ii. Establish and implement incentive program to increase employee morale.
    - iii. Increase salaries to promote employee retention.

WHEREAS, pursuant to Section 5.02 of the Ypsilanti city charter, the city council desires to adopt goals, objectives, and budget priorities for 2022-2023 to provide the necessary direction to the City Manager for allocation of resources for FY 2022-2023 proposed budgets.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF YPSILANTI that the Ypsilanti city council does hereby adopt the Ypsilanti City Council 2022-2023 Goal-Setting Report as the city council's goals, objectives, and budget priorities for FY 2022-2023.

BE IT FURTHER RESOLVED THAT the Ypsilanti city council does hereby direct the City Manager to consider these adopted goals, objectives, and budget priorities during the preparation of the FY 2022-2023 and FY 2023-2024 proposed budgets in accordance with Section 5.02 of the Ypsilanti city charter.

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Mayor Pro-Tem Nicole Brown
<b>SECONDER:</b>	Council Member Annie Somerville
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns



- e) Resolution No. 2022-044, amending the Intergovernmental Agreement with the Downtown Development Authority.

**Council Member Brian Jones-Chance moved, seconded by Council Member Annie Somerville, to call the question**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Brian Jones-Chance
<b>SECONDER:</b>	Council Member Annie Somerville
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns

**Council Member Steven Wilcoxon moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-044**

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

**Whereas, The DDA and City are interested in amending the agreement and the parties are desirous of working together for the general greater benefit of the City and its downtown districts.; and**

**Whereas, The City has been providing trash pick-up services and holiday lighting installation to the DDA for many years in the DDA districts. The parties desire to continue this service arrangement and memorialize the service and payment for the next 20 years.; and**

**Whereas, This agreement is to modify the 2016 IGA between the City and DDA to more accurately reflect the services provided and cost of providing those services.; and**

**Now therefore be it resolved that the Ypsilanti City Council approve the 2016 City and DDA Intergovernmental Agreement as amended.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Steven Wilcoxon
<b>SECONDER:</b>	Council Member Annie Somerville
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns

**Council Member Steve Wilcoxon moved, seconded by Mr. Brian Jones-Chance, to extend the meeting to 10:20 PM. On a voice vote, the motion carried.**

- f) Discussion of policing in the DDA districts. (20 minute)

**9 APPOINTMENT OF CBO AD HOC COMMITTEE**

- a) Appointment of the Community Benefits Ordinance Ad Hoc Committee for the 945 Clark Rd Development.

**Council Member Steven Wilcoxon moved, seconded by Council Member Annie Somerville, to approve all 7 applicants and reserve right to nominate an additional person from the apartment community.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Steven Wilcoxon
<b>SECONDER:</b>	Council Member Annie Somerville
<b>AYES:</b>	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
<b>ABSENT:</b>	Jennifer Symanns

## **10 BOARD AND COMMISSION - NOMINATIONS**

- a) **Arts Commission - (Exp. 2/1/2025)**  
**Lynn Settles - Non-resident**  
**7388 Natalie Drive**  
**Ypsilanti, MI 48197**
- b) **Downtown Development Authority - (exp. 7/1/25) ADDED**  
**Malissa Gillett**  
**25 N Washington St.**  
**Ypsilanti, MI 48197**
- Joseph Richie - (exp. 7/1/2025) ADDED**  
**1065 Maplewood - Non-Resident**  
**Ypsilanti, MI 48197**

## **11 COUNCIL PROPOSED BUSINESS**

- a) All comments to be provided prior to the meeting.

**Council Member Anthony Morgan:**

**1. To acknowledge the work being done by loyal commissioners and chairperson on commissions that were suspended by vote of council until covid numbers level out and decrease. We know how important your work is to offer insight and direction to council.**

**2. Personal excuse for my absence.**

## **12 COMMUNICATIONS FROM THE MAYOR**

- a) All comments to be provided prior to the meeting.

## **13 ADJOURNMENT**

- a) Resolution No. 2022-045, adjourning the City Council Meeting.

**Council Member Annie Somerville moved, seconded by Council Member Anthony Morgan to approve Resolution No. 2022-045. On a voice vote the motion carried. The meeting adjourned at 10:11 PM**

- b) Please click [here](#) to access the City Council Contact Form. This form can be used to submit any comments/concerns you might have about this agenda.