



# MINUTES

## REGULAR COUNCIL Meeting

6:00 PM - Tuesday, May 21, 2019  
Council Chambers

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, May 21, 2019, at 6:00 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, and Council Member Anthony Morgan

**ABSENT:**

### I CALL TO ORDER

The meeting was called to order at 6:00 p.m.

### II INVOCATION

Mayor Bashert asked all to stand for a moment of silence.

### III 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.

### IV AGENDA APPROVAL

a) Mayor Bashert requested a motion to approve the agenda.

### V CLOSED SESSION

a) Closed session to discuss labor negotiations. *OMA 15-268(c)*

The meeting adjourned to Closed Session at 6:02 p.m. and reconvened to Open Session at 6:59 p.m.

**Council Member Nicole Brown moved, seconded by Council Member Jennifer Symanns, to adjourn to Closed Session**

The meeting adjourned to Closed Session at 6:02 p.m.

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Nicole Brown
<b>SECONDER:</b>	Council Member Jennifer Symanns
<b>AYES:</b>	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, and Anthony Morgan

**Council Member Steven Wilcoxon moved, seconded by Council Member Nicole Brown, to reconvene to Open Session**

The meeting reconvened at 6:59 p.m.

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Steven Wilcoxon
<b>SECONDER:</b>	Council Member Nicole Brown
<b>AYES:</b>	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, and Anthony Morgan

- b) Resolution No. 2019-107, approving the collective bargaining agreement with POAM.

**Council Member Nicole Brown moved, seconded by Council Member Jennifer Symanns, to Postpone Resolution No. 2019-107 until the June 4th Regular Meeting**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Nicole Brown
<b>SECONDER:</b>	Council Member Jennifer Symanns
<b>AYES:</b>	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, and Anthony Morgan

## VI INTRODUCTIONS

Mayor Bashert introduced the following individuals; City Manager Frances McMullan, City Clerk Andrew Hellenga, Economic Development Director Joe Meyers, Community Development/DDA Director, Assistant City Attorney Jesse O'Jack, Fire Chief Ken Hobbs, Police Chief Tony DeGiusti, and Boy Scouts

## VII PRESENTATIONS

- a) Presentation of the Capital Improvements Plan - Economic Development Director Joe Meyers

Economic Development Director Joe Meyers provided an overview of the Capital Improvements Plan.

Mayor Pro-Tem Richardson asked if the facility overhead payments is for all city buildings. Mr. Meyers responded in the affirmative. Ms. Richardson asked if the Capital Improvement Plan comes out of the budget. Mr. Meyers responded this year's plan will, and for the next five years it will not be included. Council Member Wilcoxon asked why the plan is not broken down into payment segments, in order to begin saving. He asked why the payment for the dam is not begin broken up into two payments. Mr. Meyers responded it can be if that is the will of Council.

Council Member Wilcoxon asked if a vactor truck was something the city needs, isn't it a Ypsilanti Community Utilities Authority issue. Ms. McMullan responded it is her understanding that some drains are owned by the city, and this equipment is needed to ensure they are functioning properly.

Council Member Symanns asked if it is mandatory the city purchase a new vactor truck this Fiscal Year. Mr. Meyers responded 'mandatory' does not necessarily mean this year, it means it will need to be replaced. Ms. McMullan added the Interim Department of Public Services Director is not opposed to renting or leasing the vehicle.

Mayor Bashert stated she understands there are departmental needs, especially in DPS, but this is a lot of need. She would like to see the purchases spread out over four years, opposed to three. She asked how often would the city use a vactor truck in order to determine if it needs to be purchased, and more detail on other vehicles.

Mayor Pro-Tem Richardson asked if there are vehicles the city could share the cost with surrounding communities. Mr. Meyers responded in the affirmative.

Council Member Wilcoxon asked why depreciation of vehicles is not included in the plan. Finance Director Basabica responded that can be included in the budget in future Fiscal Years.

Council Member Wilcoxon asked if the costs for roads had been included in previous budgets. Mr. Meyers responded the amounts listed are what's due, which are paid through Act 51 and WATs.

Council Member Morgan asked if the discussed repairs of city bridges are included in this plan. Mr. Meyers responded they will be included, he just does not know which years. That will be determined at the Special Council meeting.

Mayor Bashert asked why the Fire Department floor drains is listed as costing \$124,000, and last year the project was budgeted for \$90,000. Chief Hobbs responded the last he spoke with former Fire Chief Anthouard the amount was upwards of \$150,000, and suggested rebidding the project. Ms. Bashert asked if OHM Engineers developed that estimate. Chief Hobbs responded he is not certain, but he will follow up on the estimate. Ms. Bashert stated that is a drastic increase. Ms. McMullan stated since the project didn't move forward it will need to be rebid.

Council Member Symanns asked for a justification for the projects, and include a column and funding source in the plan. Mr. Meyers responded that will all be provided to Council.

Council Member Symanns asked why computers are not included in the plan. Mr. Meyers responded since computers are purchased every year the state requires they not be included in the plan.

Council Member Morgan stated there are a lot of things listed the indicate mandatory, and asked if they were presented to Mr. Meyers in that manner. Mr. Meyers responded for the most part, if not that stipulation was provided he entered what he believed to be the items importance. Mr. Morgan asked for an indicator to why the items are mandatory.

## VIII PUBLIC COMMENT (3 MINUTES)

1. Barry Hensol, Eastern Michigan Camero Club, stated in six weeks the Camerofest will be held in Riverside Park. The attendance is roughly 450 Cameros a year, with about 4,000 attending the event. The charity efforts are a big part of the event, and this year is the Fallen and Wounded Soldiers Fund. The festival is not requesting a direct donation, but looking for an upgrade to the inland road of the park.
2. Mark Hergott, 111 Miles, stated he is here to voice his support for Desirae Simmons for the vacancy in Ward 3. Ms. Simmons is a good neighbor, she would also be a good Council Member and ultimately good for the city.
3. Michael Berry, 125 E. Forest, stated he applied to plant a tree on the city's easement, which was denied after six months. He has explained to DPS the city is hostile to tree planting, and there is not evidence Ypsilanti is a tree planting city. Prior to DPS learning what type of tree he would like to plant, he heard several reasons why he should not plant a tree.
4. The CREAM Inc., 301 W. Michigan Ave, stated CREAM is a 501(c)3 organization with the mission is to empower individuals in the community to excel at home, school, and the workplace. The organization is partnering with Mentor2Youth, and also offering empowerment sessions at the Parkridge Community Center.

## IX CONSENT AGENDA

- a) Resolution No. 2019-108, approving the Consent Agenda

**Council Member Nicole Brown moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2019-108, Consent Agenda**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Nicole Brown
<b>SECONDER:</b>	Council Member Jennifer Symanns
<b>AYES:</b>	Beth Bashert, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, and Anthony Morgan

- b) Resolution No. 2019-109, approving the minutes of May 7, 2019.
- c) Resolution No. 2019-110, approving Ordinance No. 1336 - An ordinance to amend Chapter 22 "Businesses" of the Ypsilanti City Code, by adding Article VI, "Inspection and control of certain businesses" and setting forth the penalties for violations.**(Second Reading)**

## X RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No. 2019-111, approving the application for Co-Sponsorship/Park Road Repair for the 2019 Ypsilanti Camaro Superfest.

Mayor Pro-Tem Richardson stated Council has discussed repairing the road in the park, and recommended the city accept to improve the road.

Council Member Morgan asked if Council is being approached with an ultimatum. Mayor Bashert responded she believes this is a price of doing business, not an

ultimatum. Mr. Morgan stated the Cross Street bridge is in poor condition and classic cars drive over it every Thursday night for the car shows.

Council Member Wilcoxon asked what the cost would be to repair that road. Berry Hensel stated the road the festival is most concerned is the road closest to the river. Mr. Wilcoxon asked if there is an estimate for linear feet of needed asphalt. He added at a certain point there will need to be culvert to prevent further deterioration. DPS Director Brad Holman responded his department has received estimates of roughly \$8,500 for the repairs. He explained every time it rains it will damage that road, in order to prevent that there have been talks of raising the road. Council Member Symanns asked if this has been incorporated in the budget for FY 19-20. Mr. Holman responded there is money available for parks in the budget. Ms. Symanns stated the CameroFest is only asking for sixty feet, not three-hundred, and there is potential to only do the segment being requested. Mr. Holman responded if only the sixty feet were repaired it would create a smoother ride, but it would not stop the water from damaging the segment. Mayor Bashert stated the park is in a flood plain, and she is not certain anything will stop the deterioration of the road.

Council Member Brown asked if the \$8,500 includes raising the three-hundred foot segment. Mr. Holman responded in the affirmative. Ms. Brown stated it was mentioned there is funding available for park improvements, and asked if that money is separate than what was already allocated for specific projects. If funding was allocated from that funding sources Council would need to re prioritize projects. City Manager McMullan responded the DPS budget includes a line item for parks, the funding for this project would come from there, not from the \$100,000 allocated for park improvements.

Mr. Holman stated the road could be cold patched until more funding is available to properly fix the road. Council Member Wilcoxon asked if that would be roughly \$1,100. Mr. Holman responded in the affirmative.

Council Member Symanns stated many festivals use the Riverside Park and it would benefit for those events, and the city to have this road repaired.

Council Member Wilcoxon stated the problem is a road was placed where it should not be, because it is a flood plain. Now the discussion is revolving on greater engineering fees in order to repair the road to withstand flooding. However, the real answer is there should not be a road there, and this problem will continue to occur as long as there is a road there. If the road is rerouted not along the river it will save potential problems in the future.

**Council Member Lois Richardson moved, seconded by Council Member Nicole Brown, to amend the Resolution to read "repair the interior road of Riverside Park"**

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

- b) Resolution No. 2019-104, approving the purchase of 30 Kramer. **(postponed from the May 7th Meeting)**

Council Member Brown asked for confirmation that the property owners are not interested in leasing the property. Mayor Bashert stated that she met with property owners and thinks that it makes sense to have a conversation about the triangular part of the parcel. Mayor Pro-Tem Richardson stated that her constituents are against the purchase of City property. They do not support the business and she has to support her constituents.

Council Member Wilcoxon stated that there was initially confusion about the piece of the site. It is a strange shape. Mr. Cowan clarified the proposed land purchase shape. He stated that the \$25,000 is for the purchase of the property and for putting in a temporary construction road to avoid blocking Huron St. They will restore the property back to its original condition. Ms. Bashert asked Ms. McMullan if this project would come back to Council if it is approved today. Ms. McMullan answered in the affirmative.

Council Member Morgan asked how much different this proposal is from the original. Mr. Cowan responded that his client is willing to buy the entire 30 Kramer and the triangular portion for \$60,000. They have agreed to not build on part of the property as requested by the Planning Department. Council Member Brown asked for clarification about that the triangular piece was referring to the entire trapezoid piece. Mr. Cowan replied that he will keep the parcel as landscaping and green space unless Planning Department says differently.

Council Member Morgan stated that he is pro business and but does not think the dispensary should not own City property. Council Member Symanns sees how this piece could create a buffer to the community and does not support selling the whole piece. Mr. O'Jack clarified that the resolution presented two options and they must choose one before voting on the resolution.

**Council Member Lois Richardson moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2019-104 as amended**

<b>RESULT:</b>	<b>DEFEATED.</b>
<b>MOVER:</b>	Council Member Lois Richardson
<b>SECONDER:</b>	Council Member Jennifer Symanns
<b>AYES:</b>	Beth Bashert, Jennifer Symanns, and Steven Wilcoxon
<b>NAYS:</b>	Nicole Brown, Lois Richardson, and Anthony Morgan

- c) Resolution No. 2019-112, authorizing administration to engage the services of OHM and Bergman Architects, Engineers and Planners to prepare and submit a BUILD Grant application for funding.

City Manager McMullan made a correction to the resolution to read "to engage the services of OHM and Bergman Architects, Engineers and Planners to prepare us for an application for funding on behalf of the city for the BUILD grant program." Mayor Bashert asked if the perimeters are different than the CRISI grant and how this one could affect the other. Ms. McMullan replied that this is

just another option and would not hinder the CRISI grant. The CRISI grant is just for rail and is specific. This grant is more generic and has potential for more money. Mayor Pro-Tem Richardson asked the purpose of the BUILD and CRISI grants. Ms. McMullan responded that they would be used to fund the train platform. Ms. Richardson would like to make sure that the BUILD grant money is used only for the train platform. Ms. McMullan also noted that the City's match money is less with this grant.

**Council Member Anthony Morgan moved, seconded by Council Member Nicole Brown, to approve Resolution No. 2019-112 as amended**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Anthony Morgan
<b>SECONDER:</b>	Council Member Nicole Brown
<b>AYES:</b>	Beth Bashert, Jennifer Symmans, Steven Wilcoxon, Nicole Brown, Lois Richardson, and Anthony Morgan

- d) Discussion regarding potential budget amendments to FY 2018-19 & FY 2019-2020.

Mayor Bashert asked what Council wants for the next budget. Council Member Symmans stated that she would rather have a balanced budget with a cushion to anticipate new items and refrain from dipping into reserves. Council Member Brown stated that she would also like a balanced budget with a cushion if possible. Council Member Wilcoxon stated that he would like the same. Council Member Morgan added that if there was a balanced budget in the past 10 years he would like to know the core reasons for a balanced budget or deficit. Mayor Pro-Tem Richardson also agreed that we need a balanced budget. Finance Director Basabica clarified that the City needs a balanced budget but is allowed to use reserves to cover a shortfall. Ms. Bashert asked Mr. Basabica how much the City is currently over budget. He responded that they will end the year with a \$182,000 shortfall. Ms. Bashert noted that they need to find \$440,000 to end next year with a cushion.

Ms. Symmans asked Mr. Holman how frequently they use the vactor truck or if that is mostly used by YUCA and if it must be replaced this fiscal year. Mr. Holman replied that the vactor truck is used early spring through the summer. Mr. Holman added that they have not done a full season of cleaning and routine maintenance for 3-4 years. The current vactor truck is very old and breaks down frequently. The price for leasing is about \$16,000 a month. Ms. Symmans asked what the lowest priority item for his department would be. He replied that his highest priority is the vactor truck and could hold off on the High Ranger.

Ms. Brown asked Mr. Holman what is the typical lifespan of the truck. Mr. Holman replied that it is 8 years. He also stated that they chose the \$420,000 truck but there is an option for a \$369,000 truck. Mr. Basabica noted that this is in the Motorpool Fund but would have no effect on the General Fund. Ms. Simmons asked Ms. McMullan if she had any thoughts about how to build a cushion into the General Fund. Ms. McMullan responded that the changes from the proposed budget are mainly additions in personnel which will improve service. Ms. McMullan recommends that Council look at the public safety and

mental health money to determine how they want to allocate it. Ms. McMullan also noted that the building department increased revenue by raising the cost of a certificate of compliance. Ms. Brown noted that the budget has the youth mental health listed twice one of which can be removed. Ms. Brown asked about the Water Street activities line item. Mr. Meyers responded that it has been a standing line item for things like fence repair or other issues that come up on the property. Mr. Wilcoxon asked about the garbage collection deficit. Ms. McMullan responded that it is her goal is to have a new contract before the the current one expires and find potential savings there.

Ms. Brown inquired about 4420 Special Events Expenditures. Chief DeGiusti replied that not all costs to the City are reimbursable. He does not think the fees cover staffing costs. Ms. Bashert noted that the changes in the parking strategy will make a difference in future revenue. Ms. Bashert also wanted to state on the record that she would like to personally take out the first parking meter. Ms. McMullan asked Mr. Basabica if the Special Events Expenditures was for increased staffing wages. Mr. Basabica responded in the affirmative. Ms. Bashert noted that it is necessary to revisit fees if they are not covering costs. Ms. Brown added that they should also look at fee waivers and sponsorship. Ms. Bashert noted that there is county millage available and there is already money set aside for Peninsular Dam. Ms. Richardson stated that that county millage should go to the police department. Ms. Richardson said it is important to look at additional revenue sources including an organization to find federal grants and congressional support opportunities.

Council calculated a new budget estimate for staff to work with.

## **XI LIAISON REPORTS**

1. SEMCOG Update - None
2. Washtenaw Area Transportation Study - None
3. Urban County - None
4. Ypsilanti Downtown Development Authority - DDA Director Jacobs noted that Ypsi Clean-up Day happened over the weekend.
5. Ypsilanti Youth Safety Collaboration - None
6. Friends of Rutherford Pool - Mayor Bashert said they are getting ready to open and will be solar. The triathlon is happening August 10th.
7. Housing Equity Leadership Team - None

## **XII COUNCIL PROPOSED BUSINESS**

### Richardson

- Constituents are asking her about the Dam removal. There is a need to find a better way to inform people about what is happening in the city.
- Wants a training session on parliamentary procedure.
- Need to do something about the road in front of Messiah Temple.

- Parkridge Park Cleanup on Saturday went well, but the grass was not cut which interfered with the cleanup. There should be a schedule for grass cutting.

#### Morgan

- Ward 3 constituents are asking about speed bumps.
- Trucks are still making shortcuts down Prospect. Mayor Bashert noted that they should look at the ordinance.

#### Symmans

- Near the Water Tower there is a broken railing. Director Holman will look into the railing.
- Agrees the mowing schedule would be helpful.
- Double Trash Day notices are sent too late.

#### Brown

- If there is money available from the youth fund she will direct Educate Youth to apply for a grant. If there is not money she wants to find ways to support them. June 8th there is an end of the school year celebration and hopes for some representation.

### **XIII COMMUNICATIONS FROM THE MAYOR**

- Appreciated Clerk Hellenga for his work in the Ward 3 process.
- July 4th parade is the longest running parade in Michigan. Council marches in the parade. Memorial Day parade is on Monday.
- She asked for an update about technology in Council Chambers.
- She asked if property sales revenue should go to Water Street debt reduction.

### **XIV COMMUNICATIONS FROM THE CITY MANAGER**

- Assistant to the City Manager will start next Monday.
- She will send the solid waste RFP to Council.
- She appreciates Council and staff for their work on the budget.

### **XV COMMUNICATIONS**

#### **a) Nominations**

##### **Sustainability Commission - Exp. 5/1/2022**

Takunia Collins  
3109 Woodland Hills Dr. Apt 34  
Ann Arbor, MI 48108

#### **b) Nominations - Reappointment**

##### **Planning Commission - Exp. 5/1/2022**

Jared Talaga - Reappointment  
329 Worden  
Ypsilanti, MI 48197

Matt Dunwoodie - Reappointment  
201 Oakwood  
Ypsilanti, MI 48197

Phil Hollifield - Reappointment  
125 Hawkins  
Ypsilanti, MI 48197

**c) Important Dates**

- Thursday, May 23rd 5 pm - Ward 3 Candidate Interview Questions Due
- Friday, May 24th -Selected Candidates are informed of the interview
- Tuesday, May 28th 6 pm - Candidate Interviews
- Tuesday, June 4th 6pm - Deadline for Ward 3 Appointment

**XVI PUBLIC COMMENT (3 MINUTES)**

1. Chana Malkins, 905 Frederick, encouraged Council to support staff's vision. The City has to find other sources of revenue and make investment when needed to let go of the need to make many budget cuts. She does not want to see cuts to mandated public services. It is the responsibility of elected officials to govern justly and do what is best for this municipality.

**XVII REMARKS FROM THE MAYOR**

**XVIII ADJOURNMENT**

- a) Resolution No. 2019-113, adjourning the City Council Meeting.

**Council Member Symanns moved, seconded by Council Member Brown to adjourn the meeting.**

On a voice vote, the motion carried, and the meeting adjourned at 10:10 pm.