



# MINUTES

## REGULAR COUNCIL Meeting

6:00 PM - Tuesday, October 18, 2022  
EMU Student Center Ballroom

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, October 18, 2022, at 6:05 PM, in the EMU Student Center Ballroom, with the following members present:

**PRESENT:** Council Member Jennifer Symanns, Council Member Steven Wilcoxon, Mayor Pro-Tem Nicole Brown, Mayor Lois Richardson, Council Member Brian Jones-Chance, Council Member Annie Somerville, and Council Member Evan Sweet

**ABSENT:** None

### I CALL TO ORDER

The meeting was called to order at 6:05 pm

### 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

Mayor Pro-Tem Brown moved, seconded by Mr. Jones-Chance to approve the agenda as amended. On a voice vote, the motion carried and the agenda was approved as amended.

Change: Adding Resolution No. 2022-237A immediately following the Closed Session.

### VI CLOSED SESSION - 6:00 TO 7:00 PM

- a) Closed Session to discuss pending litigation - MCL 15.268 (e) Ypsilanti Art Theatre Corp v the City of Ypsilanti
- b) Closed Session to discuss negotiations of a collective bargaining unit - MCL 15.268 (b)

**Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Annie Somerville, to adjourn to Closed Session at 6:08 pm**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Mayor Pro-Tem Nicole Brown
<b>SECONDER:</b>	Council Member Annie Somerville

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

**Council Member Annie Somerville moved, seconded by Council Member Jennifer Symanns, to reconvene to Open Session at 6:59 pm**

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

c) Resolution No. 2022-237

**Council Member Annie Somerville moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2022-237**

**WHEREAS, Ypsilanti Art Theatre Corp., d/b/a Deja Vu Showgirls Ypsilanti, M.I.C. Limited Inc., and International Amusement, Ltd., commonly Déjà vu, operates an adult-regulated business in the City of Ypsilanti, hereafter City, and**

**WHEREAS, the City was reviewing the non-conforming status of Déjà Vu's adult-regulated businesses when Deja Vu brought suit against the City of Ypsilanti (the "City"), City of Ypsilanti Planning Commission, Andy Aamondt, as an individual, and Joe Meyers, as an individual, in Federal District Court, and**

**WHEREAS, the City brought suit against Déjà Vu in Washtenaw County Circuit Court, and**

**WHEREAS, the parties have agreed on a settlement of both the Federal District Court and Washtenaw County Circuit Court actions and all claims as set forth in the attached Settlement Agreement,**

**NOW THEREFORE, the City Council approves the settlement and authorizes the Mayor and City Clerk to sign the Settlement Agreement for and on behalf of the City of Ypsilanti and authorizes the City Attorney to take all necessary steps to implement the Settlement Agreement.**

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

## **VII PUBLIC COMMENT (3 MINUTES)**

Seven members of the public spoke

## **VIII CONSENT AGENDA**

a) Resolution No. 2022-237, approving the Consent Agenda.

**Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Brian Jones-Chance, to approve Resolution No. 2022-237**

**That the following items be approved:**

- 1. Resolution No. 2022-238, approving the minutes of the October 4, 2022 City Council Meeting.**
- 2. Resolution No. 2022-239, approving the acceptance of Parcel A from the Clark Road Family Limited Dividend Housing Association Limited Partnership and Clark Road Senior Limited Dividend Housing Association Limited Partnership.**
- 3. Resolution No. 2022-240, designating Director of Public Services Bonnie Wessler as the single Street Administrator of the City of Ypsilanti.**

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

- b) Resolution No. 2022-238, approving the minutes of October 3, 2022.**

**THAT the minutes of October 4, 2022 be approved.**

- c) Resolution No. 2022-239, approving the acceptance of Parcel A from the Clark Road Family Limited Dividend Housing Association Limited Partnership and Clark Road Senior Limited Dividend Housing Association Limited Partnership**

**Whereas, The City of Ypsilanti owns the property on Clark Rd (11-11-05-100-006) and has been working with Lincoln Avenue Capital to develop 306 units of affordable housing; and**

**Whereas, The City of Ypsilanti has a vested interest in connecting Green Road to Clark Rd based on the city's master plan and zoning ordinance; and**

**Whereas, a .3 acre parcel was found to be owned by Lincoln Avenue Capital that is needed to create the 66 ft Right of Way through the survey process,**

**WHEREAS, it is important for the city to control the entire parcel that it is granting an easement for.**

**Now therefore be it resolved that the Ypsilanti City Council approves accepting Parcel A from Clark Road Family Limited Dividend Housing Association Limited Partnership and Clark Road Senior Limited Dividend Housing Association Limited Partnership to finish the easement for construction of the Green Road Extension.**

- d) Resolution No. 2022-240, designating Director of Public Services Bonnie Wessler as the single Street Administrator of the City of Ypsilanti.**

**WHEREAS, Section 13(9) of Act 51, Public Acts of 1951 provided that each incorporated city and village to which funds are returned under the provisions of this section, that, "the responsibility for street improvements,**

**maintenance, and traffic operations work, and the development, construction, or repair of off-street parking facilities and construction or repair of street lighting shall be coordinated by a single administrator to be designated by the governing body who shall be responsible for and shall represent the municipality in transactions with the State Transportation Department pursuant to this act."**

**NOW THEREFORE, BE IT RESOLVED, that this Honorable Body designate Bonnie Wessler, Director of the Public Services, as the single Street Administrator for the City of Ypsilanti in all transactions with the State Transportation Department as provided in Section 13 of the Act.**

## **IX RESOLUTIONS/MOTIONS/DISCUSSIONS**

- a) Resolution No. 2022-241, approving the TPOAM labor contract.

**Council Member Steven Wilcoxon moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2022-241**

**WHEREAS, the collective bargaining agreement with the city and American Federation of State, County and Municipal Employees (AFSCME) expired on June 30, 2022; and**

**WHEREAS, on March 11, 2022 AFSCME union employees voted and switched their bargaining union to Technical, Professional, and Officeworkers of Michigan (TPOAM); and**

**WHEREAS, the city and TPOAM have been engaged in contract negotiations, and reached an agreement on a new collective bargaining agreement for the term commencing on July 1, 2022, and terminating on June 30, 2026; and**

**WHEREAS, the TPOAM employee union has voted and successfully ratified the new contract, and the city desires to approve the new contract as presented.**

**NOW THEREFORE BE IT RESOLVED BY THE CITY OF YPSILANTI that the city council does hereby approve the new collective bargaining agreement between the City of Ypsilanti and TPOAM for the term commencing on July 1, 2022, and terminating on June 30, 2026, as presented and authorize the Mayor, City Manager, and City Clerk to execute the agreement on behalf of the city after approval by the City Attorney as to form.**

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

- b) Resolution No. 2022-242, approving the agreement between Washtenaw County and the City of Ypsilanti for Subaward of Federal Financial Assistance for the Parkridge Ramps.

**Council Member Jennifer Symanns moved, seconded by Council Member Brian Jones-Chance, to approve Resolution No. 2022-242**

**Whereas, the City of Ypsilanti has been awarded \$50,000 in 2021 Community Development Block Grant funding by Washtenaw County to reconstruct sidewalk ramps within the City; and,**

**Whereas, in order to move forward with the project the City of Ypsilanti must enter into an agreement with Washtenaw County for the subaward of Community Development Block Grant Funds (CDBG); and,**

**Whereas, the City of Ypsilanti intends to complete the ramp improvements prior to the end of the fiscal year;**

**Now therefore be it resolved that that the City of Ypsilanti City Council approves the agreement between Washtenaw County and the City of Ypsilanti for Subaward of Federal Financial Assistance and authorizes the Mayor and Clerk to sign the agreement on the City's behalf. The agreement shall be subject to review by the City Attorney.**

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

- c) Resolution No. 2022-243, approving the agreement between Washtenaw County and the City of Ypsilanti for Subaward of Federal Financial Assistance and authorizes for Parkridge Accessibility.

**Council Member Evan Sweet moved, seconded by Council Member Steven Wilcoxon, to approve Resolution No. 2022-243**

**Whereas, the City of Ypsilanti has been awarded \$91,517 in past-year Community Development Block Grant funding by Washtenaw County to improve the accessibility of Parkridge Park; and,**

**Whereas, in order to move forward with the project the City of Ypsilanti must enter into an agreement with Washtenaw County for the subaward of Community Development Block Grant Funds (CDBG); and,**

**Whereas, the City of Ypsilanti intends to complete the ramp improvements prior to the end of the fiscal year;**

**Now therefore be it resolved that that the City of Ypsilanti City Council approves the agreement between Washtenaw County and the City of Ypsilanti for Subaward of Federal Financial Assistance and authorizes the Mayor and Clerk to sign the agreement on the City's behalf. The agreement shall be subject to review by the City Attorney.**

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

- d) Resolution No. 2022-244, awarding the Parkridge Park Accessibility Improvements & CDBG Ramp Upgrades contract to GM & Sons.

**Council Member Brian Jones-Chance moved, seconded by Council Member Evan Sweet, to approve Resolution No. 2022-244**

**Whereas, funding has been programmed in the Washtenaw County Community Development Block Grant Program for the retrofitting of existing sidewalk ramps and upgrading accessibility in Parkridge Park in the City of Ypsilanti; and,**

**Whereas, the City of Ypsilanti has solicited sealed bids for the project; and,**

**Whereas, GM & Sons Construction is the lowest qualified bidder and is being recommended by the City's engineering consultant for this project.**

**Now therefore be it resolved that that the City of Ypsilanti awards the Parkridge Park Accessibility Improvements & CDBG Ramp Upgrades contract to GM & Sons Construction for the bid amount of \$174,500.**

**THAT the Mayor and City Clerk are authorized to sign this contract, subject to review by the City Attorney and any change orders are subject to review and approval by the City Manager to facilitate the completion of this work.**

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

- e) Discussion regarding Chapter 7 and Associated Zoning Codes with the Planning Commission.

**Council Member Annie Somerville moved, seconded by Council Member Brian Jones-Chance, to direct staff to examine potential buffers to expand to 1,000 ft from all facility types except designated consumption sites from retail with an additional exemption for cultivation and processing facilities.**

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

- f) Discussion regarding potential negotiations with the Downtown Development Authority on how Tax Increment Financing (TIF) Revenues can assist in the the reconstruction of the Frog Island Parking Lot.

**Council Member Brian Jones-Chance moved, seconded by Council Member Annie Somerville, to direct staff to enter into more expansive negotiations for the reconstruction of the Frog Island Parking Lot**

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

1. Police Advisory Commission. - None
2. Human Relations Commission. - none
3. Arts Commission. - None
4. Parks and Recreation Commission. - Council Member Sweet stated the commission is currently submitting nominations to MParks. The Senior Center is examining potential funding options to extend hours and staffing.
5. Sustainability Commission. - Council Member Wilcoxon stated the commission welcomed two new commissioners.
6. Historic District Commission. - None
7. Planning Commission. - None
8. Zoning Board of Appeals - None

## **XI LIAISON REPORTS**

1. SEMCOG Update - Mayor Richardson stated that SEMCOG held it's General Assembly and reminded Council that is open to everyone.
2. Washtenaw Area Transportation Study - None
3. Urban County - None
4. Ypsilanti Downtown Development Authority - DDA Director Jacobs stated the next meeting will be held on Thursday.
5. Friends of Rutherford Pool - None
6. Bicentennial Committee - None

## **XII COUNCIL PROPOSED BUSINESS**

### **a) Brown**

1. Stated that the comments made during public comment are a clear statement on why talent acquisition and retention is concerning, especially in the Police Department.

### **b) Jones-Chance**

1. Thanked those who spoke during public comment and express that public safety is not for ideologs. Low staffing is an issue that is creating problems in the city.

### **c) Symanns**

1. Stated the Police Department is in crisis mode. Staffing is an issue, but removing an officer from the Detective Bureau causes a domino effect in the department.

### **d) Sweet**

1. The city needs to focus on recruitment and retention, not only for the Police Department, but for all city staff. He thanked Det. Coppock for her comments.

### **e) Wilcoxon**

1. Stated the culture at the Police Department has been an issue for a long time and it needs to change to create real progress.

### **f) Somerville**

1. Thanked Det. Coppock and the family for their comments. She expressed that this is an issue throughout the country and hopes the city will be able to leverage funds that have been made available by the Governor for police departments.

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

1. Thanked Det. Coppock for speaking today and stated what she heard was not just an issue with staffing, but retaliation from the Interim Chief.
2. Stated she has spoken with Mr. Rajabi on several occasions, and reminded that council also represents the all citizens of this city, even those that can be difficult.

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

### **XV PUBLIC COMMENT (3 MINUTES)**

**Four members of the public spoke.**

### **XVI REMARKS FROM THE MAYOR**

### **XVII ADJOURNMENT**

- a) Resolution No. 2022-245, adjourning the City Council Meeting.

**The meeting adjourned at 9:52 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.