



CITY OF YPSILANTI
CITY COUNCIL AND POLICE ADVISORY COMMISSION
JOINT MEETING
OCTOBER 4, 2022 @ 7:00 PM
YPSILANTI SENIOR CENTER
1015 N Congress, Ypsilanti, MI 48197
Revised 10-4-2022

Page

I. CALL TO ORDER

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

VI. PUBLIC COMMENT (3 MINUTES)

VII. PRESENTATIONS

- 4** A. Proclamation for Domestic Violence Awareness Month - Mayor Richardson
(Added)
[Proclamation](#)

- 5** B. Proclamation in honor of Breast Cancer Awareness Month - Mayor Richardson
(added)
[Proclamation](#)

VIII. PUBLIC HEARINGS

- 6 - 16** A. Approving a Class C Liquor License for the Newton of Ypsilanti, located at 220 South Huron, Ypsilanti, MI 48197.
1. Resolution No. 2022-231, determination
2. Public Hearing
3. Resolution No. 2022-232, closing the public hearing
[Supporting Documents - Pdf](#)

IX. RESOLUTIONS/MOTIONS/DISCUSSIONS

- 17 - 24** A. Resolution No. 2022-233, approving the minutes of the September 26th and September 27th City Council Meetings.
[2022-233 - Pdf](#)

25 - 36

- B. Resolution No. 2022-234, approving a contract with Government Consulting Services Inc. (GCSI).
[2022-234 - Pdf](#)

37

- C. Resolution No. 2022-235, approving the closing of City Hall to all business other than that related to the administration of the General Election on November 8, 2022.
[2022-235 - Pdf](#)
- D. Discussion with the Police Advisory Commission regarding the following topics:
- Search for a new Police Chief
 - Officer engagement with the public
 - Incentives for retention and attraction of Police Officers
 - What are Council's expectations for the Ypsilanti Police Advisory Commission

X. BOARD AND COMMISSION - LIAISON REPORTS

1. Police Advisory Commission.
2. Human Relations Commission.
3. Arts Commission.
4. Parks and Recreation Commission.
5. Sustainability Commission.
6. Historic District Commission.
7. Planning Commission.
8. Zoning Board of Appeals
9. Bicentennial Committee

XI. LIAISON REPORTS

1. SEMCOG Update
2. Washtenaw Area Transportation Study
3. Urban County
4. Ypsilanti Downtown Development Authority
5. Friends of Rutherford Pool

XII. COUNCIL PROPOSED BUSINESS

XIII. COMMUNICATIONS FROM THE MAYOR

XIV. COMMUNICATIONS FROM THE CITY MANAGER

XV. COMMUNICATIONS

- A. October 18, 2022 - City Council and Planning Commission Joint Meeting at the EMU Student Center, 900 Oakwood St, Ballroom

XVI. PUBLIC COMMENT (3 MINUTES)

XVII. REMARKS FROM THE MAYOR

XVIII. ADJOURNMENT

- 38**
- A. Resolution No. 2022-236, adjourning the City Council Meeting.
[2022-236 - Pdf](#)
 - 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.

PROCLAMATION

Domestic Violence Awareness Month

WHEREAS, domestic violence perpetrators intentionally use a pattern of physical, emotional, sexual, psychological, and/or economic coercion and abuse to control their intimate partners, violating their dignity, security and psychological as well as physical well-being; and

WHEREAS, domestic violence perpetrators cause significant and long-lasting trauma to countless women and men of every religion, culture as well as economic and social status; and

WHEREAS, when children are involved, domestic violence perpetrators' choices to be violent and abusive are parenting choices that often have a devastating and far-reaching adverse impact on the safety and well-being of children and their non-offending parents; and

WHEREAS, The National Center for Injury Prevention and Control, Centers for Disease Control and Prevention reports that one in four women and one in nine men experience severe intimate partner physical violence, intimate partner contact sexual violence, and/or intimate partner stalking with impacts such as injury, fearfulness, posttraumatic stress disorder, use of victim services, contraction of sexually transmitted diseases, etc.; and

WHEREAS, Michigan is committed to holding domestic violence perpetrators accountable, employing interventions in order to reduce the risk and harm to all victims as well as providing victims the resources and support they deserve to enhance their safety and well-being; and

WHEREAS, Domestic Violence Awareness Month provides an important opportunity to learn more about domestic violence and to demonstrate support for the numerous organizations and individuals who provide advocacy efforts, services and assistance to victims; and

NOW, THEREFORE, I, LOIS ALLEN-RICHARDSON, MAYOR of the City of Ypsilanti hereby proclaim October 2022 as Domestic Violence Awareness Month in the City of Ypsilanti.

Given under my hand
and the seal of the
City of Ypsilanti, October 4, 2022

Lois Allen-Richardson, Mayor

PROCLAMATION

Breast Cancer Awareness Month

WHEREAS, while considerable progress has been made in the fight against breast cancer, it remains the most common newly diagnosed cancer and second-leading cause of cancer deaths among Michigan women; and,

WHEREAS, in 2019, 9,000 new cases and 1,387 deaths of breast cancer were reported for women; and,

WHEREAS, in Michigan, an estimate of 8,900 of new cases of breast cancer will be diagnosed in 2022, and an estimate of 1,390 of women will die of the disease; and,

WHEREAS, certain factors put some women at a higher risk than others, including age, personal or family history of breast cancer, specific genetic mutations, dense breast tissue, starting menstruation at a young age, never giving birth or having first pregnancy after age 30; and,

WHEREAS, breast cancer mortality is nearly 40 percent higher for Black women than white women, as Black women are often diagnosed at later stages when treatments are limited and costly, and the prognosis is poor; and,

WHEREAS, breast cancer is the most common cancer diagnosed and the leading cause of cancer death in Hispanic/Latina women; and,

WHEREAS, through research and advocacy, advances have been made in the fight against breast cancer including an increased rate of early detection and a 98 percent five-year survival rate for localized breast cancer; and,

WHEREAS, October is Breast Cancer Awareness Month, an annual campaign to increase awareness about this disease and to raise funds for research into its cause, prevention, diagnosis, treatment, and ultimately finding a cure; and,

WHEREAS, during this month, we should reaffirm our commitment to supporting breast cancer research and to educating all citizens about its risk factors, detection, and treatment, as well as the importance of regular screenings, as early detection increases the effectiveness of available treatments; and

WHEREAS, as we display pink ribbons and wear pink clothing to raise awareness, we also recognize more than 3.8 million breast cancer survivors, those currently battling the disease, and their families and friends who are a tireless source of love and encouragement. We commend the efforts of our medical professionals and researchers working to find a cure for this deadly disease, and we honor the lives lost to breast cancer.

NOW, THEREFORE, I, LOIS ALLEN-RICHARDSON, MAYOR of the City of Ypsilanti hereby proclaim October 2022 as Breast Cancer Awareness Month in the City of Ypsilanti.

Given under my hand and seal of the
City of Ypsilanti October 4, 2022.

Lois Allen-Richardson, Mayor



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Andrew Hellenga
DATE: October 4, 2022
SUBJECT: Request for approval of a Class C license for 220 South Huron LLC
(d.b.a. The Newton of Ypsilanti), 220 South Huron St.

DESCRIPTION:

Request for approval of a Class C license for 220 South Huron LLC (d.b.a. The Newton of Ypsilanti), 220 South Huron St.

SUMMARY:

Allison Anastasio Zeglis and Charles Butman have applied to the City of Ypsilanti and State of Michigan Liquor Control Commission (MLCC) to purchase a Class C license with a Special Permit for Entertainment for 220 South Huron LLC, for a Bed and Breakfast located at 220 South Huron St.

If approved by the City and MLCC the Class C license will allow 220 South Huron LLC to serve beer, wine, mixed spirit drink, and spirits to customers for consumption on site. The MLCC cannot consider the approval of the reclassification without the approval of City Council.

RECOMMENDED ACTION:

Approval

ATTACHMENTS: Resolution
Application

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-231
October 4, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, 220 South Huron LLC has applied to the City of Ypsilanti and Michigan Liquor Control Commission requesting the following:

Transfer a Class C license and Special Permit for Entertainment, A Class C license, as defined by MCL 436.1107(2), is a place licensed to sell at retail, beer, wine, mixed spirit drink, and spirits for consumption on the premises, at 220 South Huron St, Ypsilanti, MI 48197, Washtenaw County; and

WHEREAS, a public hearing to consider the proposed transfer of a Class C for 220 South Huron LLC was duly noticed and held on October 4, 2022

NOW, THEREFORE, BE IT RESOLVED THAT the request of 220 South Huron LLC for the property located at 220 South Huron Street, Ypsilanti, MI 48197 be approved, contingent on Building Department and Health Department approval.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 4 day of October 2022

#Resolution No. 2022-231



Resolution No. 2022-232
October 4, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing to consider the proposed transfer of a Class C license with a Special Permit for Entertainment to 220 South Huron LLC be officially closed.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
4 day of October 2022

#Resolution No. 2022-232



City of Ypsilanti
Office of the City Clerk

**APPLICATION FOR NEW
OR
TRANSFER LIQUOR LICENSE**

Full Name: Allison Anastasio Zeglis Date of Birth: 05/06/1976

Home address: 220 South Huron Street Apt.# _____

City/State/Zip code: Ypsilanti MI 48197

Home phone: (617) 817-1479 Business Phone: [REDACTED]

Email address (optional): [REDACTED]

NAMES OF ALL PARTNERS OF THE APPLICANT, IF ANY:

Charles Bultman _____

IF THE APPLICANT IS A CORPORATION: Supply a copy of the Articles of Incorporation, current corporation records disclosing the identity, address of all Directors, Officers, and Shareholders. >

Address of place for a Liquor License: 220 South Huron Street
(Attach legal description of the premises) Ypsilanti MI 48197

Name and Address of Premise Owner: 220 South Huron LLC
220 South Huron Street Ypsilanti MI 48197
Address City/State/Zip code

TYPE OF LICENSE APPLIED FOR (Class C, Tavern, B-Hotel, etc.):

Class C

SPECIAL PERMITS APPLIED FOR (Dance, Entertainment, etc.):

Entertainment

SUPPLY WRITTEN EVIDENCE: That the Applicant has the right to possess the premises from the property owner.

The applicant is the property owner.

SUPPLY ZONING PERMIT OR CLEARANCE FROM THE ZONING ADMINISTRATOR: That the location is in compliance with the Zoning Ordinance.

SUPPLY CERTIFICATE OF OCCUPANCY OR SIMILAR CLEARANCE FROM THE BUILDING OFFICIAL: That the structure and premises is in compliance with local code provisions.

SUPPLY WRITTEN EVIDENCE FROM THE CITY TREASURER: That all real and personal property taxes and City utility bills associated with the premises are paid and that all real and personal property taxes and City utility bills in the name of the applicant are paid.

SUPPLY A WRITTEN STATEMENT: That the applicant will not violate any laws of the State of Michigan or the ordinances of the City of Ypsilanti in conducting the business where the liquor license will be used and that a violation on the premises may be caused for the City objecting to renewal of the license or requesting revocation of the license.

SUPPLY A WRITTEN STATEMENT: That the applicant understands that the City of Ypsilanti has an ordinance prohibiting public nudity, and a violation of the ordinance on the premises where the liquor license is used will be caused for objecting to renewal of the license, or for requesting revocation of the license.

SUPPLY DOCUMENTATION (REDEVELOPMENT APPLICANTS ONLY): That the applicant has invested at least \$75,000 for the rehabilitation or restoration of the building over a period of the preceding five years, or documentation that the applicant has or will commit a capital investment of at least \$75,000 that will be expended for rehabilitation or restoration of the building before the license is issued.

My signature acknowledges the following:

- I have read the above application and am submitting this completed application for consideration of a new or transfer liquor license in the City of Ypsilanti.
- I have (either in hardcopy or on line) received a copy of ordinance number 926, (as amended and codified in section 6-31 et sec) and have read and understand the City's ability to request revocation of the license upon violation of the ordinance terms, and/or breach of any agreement with the City.
- Council Approval **DOES NOT** take the place of or avoid any permitting process of the City, including, but not limited to Building, Zoning, Fire, ADA, etc. Significant issues with regards to non-conforming uses may arise after applicant properly submits detailed plans for such construction and/or use permits.
- Redevelopment Applicants:
 - I affirm that I have attempted to purchase an available on-premise escrowed license or quota license within the city, and that one was not readily available as defined in the Liquor Control Code (MCL 436.1521a).
 - I affirm that the premises described above will be a dining, entertainment, or recreation business open at least 5 days per week and open to the general public at least 10 hours a day.
 - I affirm that I have invested \$75,000 in the real property within the last 5 years, or I will invest \$75,000 prior to issuance of the license. This provision may be enforced

by the City as a breach of contract. In the event I fail to make the required investment and the City is required to enforce this provision, I agree to pay the City's actual attorney fees arising from the breach of contract.

- o I affirm that at least \$75,000 was invested or will be invested in the property by _____, and that the liquor license may issue on or after that date.

Signature of Applicant: _____

Signature of Applicant: _____

Signature of Applicant: _____

IF THIS IS A LIQUOR LICENSE TRANSFER REQUEST, THE SIGNATURE OF THE CURRENT LICENSE HOLDER IS REQUIRED.

Signature of Current License Holder: _____ Date _____

.....
For the City Clerk's Office Staff only:

Date application submitted: _____ Staff's Initials: _____

Routed for approval by the following departments: _____ Date: _____

For Department Approval:

_____ Building _____ Zoning _____ Fire Dept. _____ Police Dept.
_____ Assessor _____ Treasurer _____ City Attorney _____ DDA/DTDDA

Departments: Please conduct the appropriate review to ensure that the applicant does not have any outstanding issues within your department area. When you have completed your review, please report your findings to the City Clerk's Office, and initial on the line provided for your department.

City of Ypsilanti

Building Department
One South Huron St.
Ypsilanti, MI 48197

Phone: (734) 482-1025 Fax: (734) 483-7444

Certificate of Compliance & Occupancy

Property Address

220 S HURON

Certificate Holder:

220 SOUTH HURON STREET LLC
220 S HURON ST
YPSILANTI MI 48197

Responsible Party:

220 SOUTH HURON STREET LLC
220 S HURON ST
YPSILANTI MI 48197

The above structure substantially complies with the minimum requirements of the City of Ypsilanti Property Maintenance Code and may be used for the number of apartments and rooms as indicated below.

This Certificate Does Not Represent Compliance With The Americans With Disabilities Act Of 1991. This certificate only applies to the structure's use under the Building Codes and in no way does it approve the use under the city's Zoning Ordinance. Zoning approval can only be issued by the City Planner. All zoning questions should be referred to the Planning & Development Department at (734) 483-9646.

Certificate #: C862-22-0106

Apartments/Rooms: 1

Classification: Single Family

Inspector: Joe Meyers

Date Issued: 09/01/22

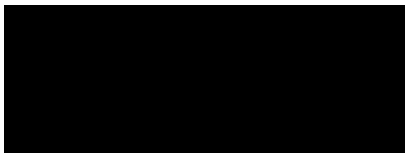
Certification Period: 08/01/22 - 08/01/24

Certificate expires at the end of certification period and not valid unless date issued is noted above

08/30/22 - RECEIVED COPY OF 08/30/22 APPROVED BOILER SERVICE CHECK PERFORMED BY ACCURATE COMFORT SYSTEMS PER PM-603.7 HVAC CERTIFICATION REQUIREMENT - WHICH CERTIFICATION OF INSPECTION SHALL BE PROVIDED MINIMALLY EVERY 4 YEARS.

MAKE: DUNKIRK MODEL: G95-200M SER. # 351000085
MECHANICAL LIC. #: 7113016 LIC. EXPIRATION: 08/31/25

NEXT HVAC SERVICE CHECK REQUIRED: AUGUST 2026



Joe Meyers

Administrative Services Director



City of Ypsilanti

Community and Economic Development

September 12, 2022

Charles Bultman
220 S Huron St
Ypsilanti, MI 48197

RE: 220 S Huron St Zoning Verification Letter

Dear Charles Bultman,

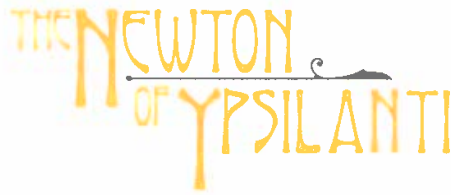
The property at 220 S Huron St is zoned HC "Historic Corridor." The bed & breakfast use is a conforming principal use according to the Zoning Ordinance.

Please contact the Community and Economic Development Department at 734-483-9646 with any questions. The entire text of the Zoning Ordinance is available on our website, at <http://cityofypsilanti.com/zoning>.

Sincerely,

Andy Aamodt
City Planner, Community and Economic Development Department

CC: File



220 SOUTH HURON STREET
THE NEWTON OF YPSILANTI.COM

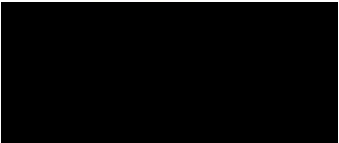
734.340.3345
YPSILANTI, MICHIGAN 48197

September 14, 2022

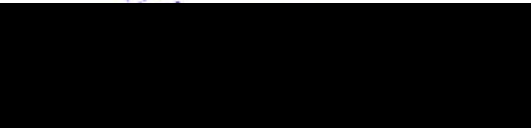
City of Ypsilanti
Office of the City Clerk
1 South Huron Street
Ypsilanti, MI 48197

The Newton of Ypsilanti will not violate any laws of the state of Michigan or the ordinances of the City of Ypsilanti in conducting the business where the liquor license will be used and that a violation on the premises may be caused for the City objecting to renewal of the license or requesting revocation of the license.

The Newton of Ypsilanti understands that the City of Ypsilanti has an ordinance prohibiting public nudity, and a violation of the ordinance on the premises where the liquor license is used will be caused for objecting to renewal of the license, or for requesting revocation of the license.



Allison Anastasio
Owner & operator



Charles Bultman
Owner & operator



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC use only)

Local Government Approval
(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (township, city, village)

called to order by _____ on _____ at _____
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from _____
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): _____
(list specific licenses requested)

to be located at: _____

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____
council/board at a _____ meeting held on _____ (township, city, village)
(regular or special) (date)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059



Resolution No. 2022-233
October 4, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of September 26 and September 27, 2022 be approved.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
4 day of October 2022

#Resolution No. 2022-233



**CITY OF YPSILANTI
COUNCIL MEETING & YPSILANTI COMMUNITY SCHOOLS BOARD AGENDA
1885 PACKARD RD
YPSILANTI, MI 48197
MONDAY, SEPTEMBER 26, 2022
6:30 P.M.**

I. CALL TO ORDER –

The meeting was called to order at 6:32 pm

II. ROLL CALL –

City Council

Present: Mayor Lois Allen-Richardson, Mayor Pro-Tem Nicole Brown, Council Member Annie Somerville, Mr. Brian Jones-Chance, and Council Member Evan Sweet.

Absent: Council Member Jennifer Symanns and Council Member Wilcoxon

Ypsilanti Community Schools Board

Present: President Celeste Hawkins, Vice-President Sharon Lee, Secretary Maria Goodrich, Treasurer Gillian Gainsley, Trustee Yvonne Fields, Trustee Jeanice Townsend, and Trustee Meredith Schindler

Absent: None

III. 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."

IV. AGENDA APPROVAL –

Vice-President Lee moved, Seconded by Treasurer Giansley to approve the agenda. On a voice vote, the motion carried, and the agenda was approved.

V. ACHIEVEMENTS, AWARDS, AND RECOGNITION –

Ypsilanti Community Schools provided a presentation of several aspects of the functions of the district.

VI. PRESENTATIONS –

Ypsilanti Community Schools provided a presentation of several aspects of the functions of the district.

VII. PUBLIC COMMENT –

One member of the public spoke

VIII. CONSENT AGENDA –

Treasurer Giansley moved, Seconded by Trustee Townsend to approve the Consent Agenda. On a voice vote, the motion carried, and the Consent Agenda was approved.

IX. DISCUSSIONS -

City Council and the YCS School Board discussed ongoing collaboration and potential debt relief for the school district

X. PUBLIC COMMENTS –

None

XI. BOARD/SUPERINTENDENT COMMENTS –

**XII. ADJOURNMENT -
The meeting adjourned at 9:05 pm**



MINUTES REGULAR COUNCIL Meeting

7:00 PM - Tuesday, September 27, 2022
Council Chambers

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, September 27, 2022, at 7:00 PM, in the Council Chambers, with the following members present:

PRESENT: Council Member Jennifer Symanns, Mayor Lois Richardson, Council Member Brian Jones-Chance, and Council Member Evan Sweet

ABSENT: Council Member Steven Wilcoxon, Mayor Pro-Tem Nicole Brown, and Council Member Annie Somerville

I CALL TO ORDER

The meeting was called to order at 7:00 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

Mr. Jones-Chance moved, seconded by Council Member Sweet to approve the agenda. On a voice vote the agenda was approved.

VI PRESENTATIONS

- a) Proclamation in dedication to Hispanic Heritage Month. - Mayor Richardson
b) Proclamation in Honor of the 80th Anniversary of the Ypsilanti Thrift Shop - Mayor Pro-Tem Brown and Council Members Somerville and Sweet

VII PUBLIC COMMENT (3 MINUTES)

No members of the public spoke

VIII CONSENT AGENDA

- a) Resolution No. 2022-226, approving the Consent Agenda.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. **Resolution No. 2022-227, approving the minutes of the September 13, 2022 City Council Meeting.**
2. **Resolution No. 2022-228, approving Ordinance No. 1403 - An Ordinance entitled, "An ordinance to impose a moratorium on issuance of new marihuana permits for sale or dispensing of marihuana in the City of Ypsilanti for 180 days". (Second Reading)**

Council Member Jennifer Symanns moved, seconded by Council Member Brian Jones-Chance, to approve Resolution No. 2022-226

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

- b) Resolution No. 2022-227, approving the minutes of the September 13, 2022 City Council Meeting.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of September 13, 2022 be approved.

- c) Resolution No. 2022-228, approving Ordinance No. 1403 - An Ordinance entitled, "An ordinance to impose a moratorium on issuance of new marihuana permits for sale or dispensing of marihuana in the City of Ypsilanti for 180 days". **(Second Reading)**

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled "An ordinance to impose a moratorium on issuance of marihuana permits for sale or dispensing of marihuana in the City of Ypsilanti for 180 days" be approved on Second and Final Reading.

IX RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No. 2022-229, approving the memorandum of understanding with the Shelter Association of Washtenaw County to support a warming center.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City of Ypsilanti recognizes the importance of a warming center during the cold harsh winter months in Michigan and seeks to assist our most vulnerable; and

WHEREAS, the City operates the Ypsilanti Freighthouse and generates revenue to help support the ongoing maintenance and community purpose of the space; and

WHEREAS, the investment in a warming center at the Freighthouse is part of a broader strategy to prioritize community health collaboration with

community partners like the County Shelter Association and Ypsilanti Downtown Development Authority; and

Now therefore be it resolved that the Ypsilanti City Council approve the Memorandum of Understanding with the Shelter Association of Washtenaw County to support the Warming Center operation beginning in November 2022 and ending in April 2023.

Council Member Evan Sweet moved, seconded by Council Member Brian Jones-Chance, to approve Resolution No. 2022-229

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

X BOARD AND COMMISSION - NOMINATIONS

a) Police Advisory Commission (Exp. 07/01/2025)

Anthony Morgan
108 N Normal St
Ypsilanti, MI 48197

Council Member Brian Jones-Chance moved, seconded by Council Member Evan Sweet, to approve the nomination of Anthony Morgan to the Police Advisory Commission

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

XI BOARD AND COMMISSION - COMMUNICATIONS

a) Police Advisory Commission potential joint meeting dates - October 4th, October 18th, and November 2nd. (added)

Council Member Brian Jones-Chance moved, seconded by Council Member Jennifer Symanns, to approve the joint meeting date for October 4, 2022

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

XII BOARD AND COMMISSION - LIAISON REPORTS

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 recently hosted the Fall River Days and it was an excellent event.

5. Sustainability Commission. - None
6. Historic District Commission. - None
7. Planning Commission. - None
8. Zoning Board of Appeals - None
9. Bicentennial Committee - Mr. Jones-Chance stated the Committee recently hosted their homecoming 1973 event which was well attended.

XIII LIAISON REPORTS

1. SEMCOG Update - Mayor Richardson stated the General Assembly will be held on October 14, 2022.
2. Washtenaw Area Transportation Study - None
3. Urban County - None
4. Ypsilanti Downtown Development Authority - None
5. Friends of Rutherford Pool - Council member Sweet stated that the pool is wrapping up its closing for the season, and planning for next seasons with hopes to leverage funding to provide swim lessons to kids.

XIV COUNCIL PROPOSED BUSINESS

- a) Sweet
None
- b) Symanns
 1. Reminded Council to submit their evaluations for the City Manager and City Clerk with hopes to hold evaluations in October.
- c) Mr. Jones-Chance
 1. Stated he enjoyed to joint meeting with the YCS Board and is looking forward to continued collaboration.

XV COMMUNICATIONS FROM THE MAYOR

- a)
 1. Mayor Richardson stated she enjoyed the joint meeting with the YCS Board and provided kudos to the Superintendent.
 2. Stated Nat Alston came to the city for a Human Resources convention and fell in love with the city and formed a memorandum of understanding with YCS and has been promoting the district ever since.
 3. Stated she received a comment regarding vermin on Ferris Street and asked for staff to look into solutions.
 4. The Men and Women to make a change will be hosting a walk against domestic violence this Saturday at 8pm.
 5. Stated there will be a violence intervention rally on October 8th from 10 am to 1pm at Parkridge Center.
 6. Stated it was unfortunate and disturbing to hear a person was able to get to the third floor with concealed weapons, and that the police allowed the individual to leave without arresting the individual.

XVI COMMUNICATIONS FROM THE CITY MANAGER

- a)
 1. Stated there was an individual that was allowed to enter the building and go to the third floor as is protocol. She and staff have been reviewing additional safety measures to ensure that staff will be safe.

2. She was been working with the police department on staffing issues and has been identifying several strategies to improve functionality.
3. She stated that all staff evaluations have been completed.
4. Union negotiations are near completion and she will be bringing a report to City Council.
5. She has been working with the Office of Community and Economic Development on the approved developments, and toward further developments in the city.
6. She congratulated Bonnie Wessler on her appointment to the Department of Public Services Director.

XVII COMMUNICATIONS

- a) October 18th - City Council and Planning Commission Joint Meeting at the EMU Student Center

XVIII PUBLIC COMMENT (3 MINUTES)

XIX REMARKS FROM THE MAYOR

XX ADJOURNMENT

- a) Resolution No. 2022-230, adjourning the City Council Meeting.

The meeting adjourned at 7:54 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.



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Frances McMullan
DATE: October 4, 2022
SUBJECT: Approval of Retainer Agreement between the City of Ypsilanti and Governmental Consultant Services, Inc.

DESCRIPTION:

Approval of Retainer Agreement between the City of Ypsilanti and Governmental Consultant Services, Inc.

SUMMARY:

Attached is the proposed retainer agreement between the City and Governmental Consultant Services, Inc. for lobbying services beginning October 1, 2022, through October 1, 2023, and thereafter on a month-to-month basis until written notice of termination has been served with a ninety (90) day notice of termination by either party.

GCSI has worked with the city to solidify expectations and deliverables. GCSI agrees to monthly reporting on activities related to the city.

The agreement sets compensation at each \$3,000 monthly for professional services.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Resolution No. 2022-234
Retainer Agreement between City of Ypsilanti and GCSI

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-234
October 4, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the proposed retainer agreement with GCSCI (Governmental Consultant Services, Inc.) sets compensation at \$3,000 per month for professional services beginning October 1, 2022 and commencing to October 1, 2023 for (12) twelve months. The contract will continue thereafter on a month-to-month basis until written notice of termination has been served with ninety (90) days prior notice by either party; and

WHEREAS, GCSCI (Governmental Consultant Services, Inc.) agrees to written monthly reporting to the City Manager of activities and services on behalf of the City of Ypsilanti.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council approves the retainer agreement between the City of Ypsilanti and Governmental Consultant Services, Inc. and authorizes the Mayor and City Clerk to sign the agreement.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
4 day of October 2022

#Resolution No. 2022-234

RETAINER AGREEMENT

THIS AGREEMENT is made October 1, 2022 between GOVERNMENTAL CONSULTANT SERVICES, INC., a Michigan Corporation with its principal office located at 120 N. Washington Square, Suite 110, Lansing, Michigan 48933, First Party, (hereinafter referred to as GCSI), and THE CITY OF YPSILANTI, a Michigan municipal corporation, with offices located at One South Huron Street, Ypsilanti, MI 48197, (hereinafter CITY).

GCSI'S REPRESENTATIONS AND WARRANTIES

1.1 GCSI has been duly organized and validly exists in good standing under the laws of the State of Michigan. GCSI has corporate power to enter into and carry out this Agreement.

1.2 This Agreement has been duly executed and delivered by its appropriate corporate officers and is duly authorized by its Board of Directors.

CITY'S REPRESENTATIONS AND WARRANTIES

2.1 CITY has been duly organized and validly exists in good standing under the laws of the State of Michigan and its business affairs and conduct are in accord with the intent and purpose of its existence as described in its charter documents of record. CITY has corporate power to enter into and carry out this Agreement.

2.2 This Agreement has been duly executed and delivered by its Mayor and City Clerk and is duly authorized by its City Council.

AGREEMENT

3.1 CITY does hereby retain GCSI and GCSI does hereby agree to provide professional services for the purpose of aiding CITY in accomplishing its charter objectives, and GCSI agrees to the best of its ability to assist CITY in accomplishing such objectives.

3.2 It is understood and agreed that GCSI's operations hereunder are those of an independent contractor, and that GCSI has the authority to control and direct the performance of the details of the services to be rendered and performed. It is further agreed that GCSI's officers and employees are not employees of CITY and that GCSI is not, except as herein provided, subject to control by CITY.

3.3 GCSI will provide CITY with assistance in state-related matters, including legislation and administrative decisions affecting budgets, grants, business, environment, and health.

3.4 GCSI will provide periodic written and/or verbal reports at the request and direction of the City Manager, Mayor and Council.

COMPENSATION

4.1 For and in consideration for such services CITY agrees to pay GCSI and GCSI agrees to accept the sum of \$3,000 on the first day of each month commencing October 1, 2022 for professional services.

COSTS AND EXPENSES

5.1 It is understood and agreed that the compensation recited in Paragraph 4.1 includes usual and ordinary costs and expenses. If it develops that GCSI shall be exposed to extraordinary costs and expenses, then in that event CITY shall assume and pay the same providing the nature and circumstances thereof are disclosed to and approved by CITY prior to the time the same are incurred. In addition, the CITY shall indemnify and hold GCSI harmless from any expense, liability, or loss (including without limitation, court costs and actual attorney fees arising from litigation relating to the passage of legislation), in any manner arising out of, or in connection with the professional services rendered by GCSI. Notwithstanding the foregoing, this indemnification does not apply to those expenses, liabilities or losses attributable to GCSI's sole negligence or which are for personal injury or direct damage to tangible property.

TERM

6.1 The term of this Agreement shall be for a minimum of 12 months and continue thereafter on a month-to-month basis until written notice of termination has been served with ninety (90) days prior notice by either party hereto.

NON-ASSIGNABILITY

7.1 This Agreement shall be personal to the parties hereof and shall not be transferable or assignable by operation of law or otherwise.

GOVERNMENTAL CONSULTANT
SERVICES, INCORPORATED

BY: _____

Kirk Profit, President

BY: _____

Michael Hawks, CEO

CITY OF YPSILANTI, a Michigan
Municipal Corporation

BY: _____
Lois Richardson, Mayor

BY: _____
Andrew Hellenga, City Clerk

APPROVED AS TO FORM:

JOHN M. BARR
Ypsilanti City Attorney

ADDENDUM TO AGREEMENT TO SERVICES

This Addendum shall be a part of a certain Agreement between the CITY OF YPSILANTI, a Michigan municipal Home-rule corporation of One South Huron Street, Ypsilanti, Michigan 48197 referred to as "Ypsi" and or "CITY", and Governmental Consultant Services, Inc., of 120 North Washington Square, Suite 110, Lansing, Michigan 48933, referred to as "CONTRACTOR", a Michigan Corporation.

1. This Addendum is an addition and amendment to the primary Contract between the parties. In an event of a conflict between the language of this Addendum and the primary Contract, the language and terms of this Addendum shall take precedence.

2. Standard of Performance. The CONTRACTOR shall perform the Contract faithfully and diligently and perform the services in a competent, professional, satisfactory and proper manner and during the Contract term or extensions thereof, use every best effort and endeavor to promote the interests of the CITY and devote such time, attention, skill, knowledge and ability as is necessary to most effectively and efficiently carry out and perform the Contract.

This Contract is to be performed in Michigan, and all legal venue shall exclusively lie in Washtenaw County, Michigan.

3. The parties agree that time is of the essence in the performance of this Contract by the CONTRACTOR.

4. Each provision of this Contract shall be separately enforceable and in the event that a court of competent jurisdiction determines or adjudges that any provision of this Contract is invalid or illegal, such decision shall not affect the rest of the Contract which shall remain in full force and effect.

5. This Agreement shall be governed by and construed in accordance with the laws of Michigan.

6. Independent Contractor. The relationship of the CONTRACTOR to the CITY is and shall continue to be that of an independent contractor and no liability or benefits such as worker's compensation, pension rights, or other rights or liabilities arising out of or related to a contract for hire or employer/employee relationship shall arise or accrue to either party as a result of the performance of this Contract.

7. Waiver of Liability. The CONTRACTOR hereby waives any claim against the CITY and agrees not to hold the CITY liable for any personal injury or damage incurred by it, its employees or associates on this project which is not held by a court of competent jurisdiction to be directly attributable to the sole and/or gross negligence or malicious intentional conduct of any employee of the CITY acting within the scope of their employment. It further agrees to hold the CITY harmless from any such claim by its employees or associates.

8. For the purpose of the hold harmless indemnity and insurance provisions contained in this Contract, the term "CITY" shall be deemed to include the City of Ypsilanti and all other associated, affiliated, allied or subsidiary entities, or commissions, officers, agents, representatives and employees.

9. Insurance:

- a. The CONTRACTOR prior to commencing work shall provide at his own cost and expense the following insurance to the CITY in insurance companies licensed and/or approved in the State of Michigan, which insurance shall be evidenced by certificates and/or policies as determined by the CITY. All policies and certificates of insurance shall be approved by the Department of City Manager of the CITY prior to the inception of any work.
- b. Each certificate or policy shall require that, thirty days prior to cancellation or material change in the policies, notice thereof shall be given to the CITY by registered mail, return receipt requested, for all of the following stated insurance policies. All such notices shall name the CONTRACTOR and identify the contract number.
- c. In order to determine financial strength and reputation of insurance carriers, all companies providing the coverages required shall be licensed or approved by the Insurance Bureau of the State in which the work is performed and shall have a financial rating not lower than XI and a policyholder's service rating no lower than a B+ as listed in A.M. Best's Key Rating Guide, current edition. Certificates of insurance shall note A.M. Best's Rating. Companies with rating lower than B+:XI will be acceptable only upon written consent of the Owner.
- d. All policies and certificates of insurance of the CONTRACTOR shall contain the following clauses:
 - (1) The clause "other insurance provision" in a policy in which the CITY is named as an insured, shall not apply to the CITY.
 - (2) The insurance companies issuing the policy or policies shall have no recourse against the CITY (including its agents and agencies as aforesaid) for payment of any premiums or assessments under any form of policy.
 - (3) Any and all deductibles in the above described insurance policies shall be assumed by and be for the account of, and at the sole risk of the CONTRACTOR.

- (4) The CITY (at its option) shall be listed as an Additional Named Insured on the following insurance coverages provided by the CONTRACTOR.

YES X NO 1) Comprehensive General Liability
YES X NO 2) Automotive Liability

- a. The CONTRACTOR shall maintain at its own expense during the term of the Contract the following insurance.

(1) Worker's Compensation insurance with Michigan statutory limits and employers' liability insurance with minimum limits of \$100,000 each accident.

(2) General Liability insurance with a minimum limit of liability per occurrence of \$500,000 Combined Single Limit (Bodily Injury/Property Damage).

(3) Automobile Liability insurance with minimum limits of liability, per occurrence, of \$500,000 Combined Single Limit (Bodily Injury/Property Damage) unless otherwise indicated in the "Special Conditions" of the Contract specifications. This insurance shall include for bodily injury and property damage the following coverages:

- (a) Hired automobiles
(b) Non-owned automobiles

- a. If any of the Property and Casualty insurance requirements are not complied with at their renewal dates, payments to the CONTRACTOR will be withheld until those requirements have been met, or at the option of the CITY the CITY may pay the Renewal Premium and withhold such payments from any monies due the CONTRACTOR.

- b. In the event that claims in excess of the insured amounts provided herein, are filed by reason of any operations under the Contract, the amount of excess of such claims, or any portion thereof, may be withheld from payment due or to become due the CONTRACTOR until such time as the CONTRACTOR shall furnish such additional security covering such claims as may be determined by the CITY.

- c. If at any time any of the foregoing policies shall be or become unsatisfactory to the CITY to form or substance, or if a company insuring any such policy shall be or become unsatisfactory to the CITY, the CONTRACTOR shall upon notice to that effect from the CITY promptly obtain a new policy, submit the same to the City Manager for approval and submit a certificate

thereof as herein provided. Upon failure of the CONTRACTOR to furnish, deliver and maintain such insurance as above provided, this Contract, at the election of the CITY may be forthwith declared suspended, discontinued or terminated. Failure of the CONTRACTOR to take out and/or maintain or the taking out and/or maintenance of any required insurance, shall not relieve the CONTRACTOR from any liability under the Contract, nor shall the insurance requirements be construed to conflict with or otherwise limit the obligations of the CONTRACTOR concerning indemnification.

9. Conflict of Interest. The CONTRACTOR covenants that neither said corporation nor any officer, agent or employee of the corporation has any interest nor shall they acquire any interest, directly or indirectly, which would conflict in the manner or degree of performance with the Contract.
10. Contingent Fees. The CONTRACTOR warrants it has not employed or retained any company or person other than bonafide employees working solely for the CONTRACTOR, to solicit or secure this Contract, and that it has not paid or agreed to pay any company, or person, other than a bonafide employee working solely for the CONTRACTOR, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award of making this Contract. For breach or violation of this warranty, the CITY shall have the right to annul the Contract without liability or, at its discretion, to deduct from the fees due the CONTRACTOR, or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.
11. Equal Opportunity. The CONTRACTOR has knowledge of and agrees to comply with the provisions of the Ypsilanti City Ordinance 538, Affirmative Action.
12. The CONTRACTOR further agrees to perform this Contract in accord with all federal, state and local laws and will not discriminate against any person on the basis of race, sex, color, national origin, religion, handicap status, height, weight, marital status, or other criteria not relevant to the particular job.
13. The CONTRACTOR further agrees not to discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, disability as set forth in the American's With Disability Act, age, height, weight, or marital status (except insofar as it relates to a bonafide or occupational qualification reasonable necessary to the normal operation of the business). Breach of this provision may be regarded as material breach of the Agreement.
14. Davis-Bacon Act. Pursuant to the Davis-Bacon Act, Title 40, UCS Section 276A-276A-5 the rates of wages paid to employees of the CONTRACTOR on any covered work shall be the prevailing wages for this locality to all class of workers employed by the CONTRACTOR on the covered work.

15. Living Wage.

A.

- (1) Living Wages be paid according to the Ypsilanti Living Wage Ordinance NO. 892 (The Ordinance), and
- (2) Suitable notices be posted in the work place; and
- (3) Evidence of compliance including payroll records be provided to the Ypsilanti Personnel Department within 10 days or written request from the Ypsilanti Personnel Department.

A. In the event of violation of the provisions of The Ordinance or this contract this contract may be modified or terminated to comply with the provisions of The Ordinance, including withholding of moneys in amount equal to Living Wages not paid in accordance with The Ordinance and the City may also take action to recover the amount of the contract provided to any person found to have violated The Ordinance.

B. Any employee shall have a separate cause of action to enforce the provisions of this contract and The Ordinance and any rights conferred under The Ordinance, in law and or equity, and any court of competent jurisdiction upon proper proof and the prevailing of the employee in such action, shall award actual damages, wage restitution, interest and actual attorney fees.

C. The City shall have the right to enforce this contract and The Ordinance in law or equity by court process including specific performance.

9. This Contract and attachments hereto are the sole Contract and Agreement between the parties. Any changes, additions or deletions shall not be effective or actionable unless they are in writing signed by the parties.

IN WITNESS WHEREOF, the undersigned have set their hands this _____ day of _____, 2022.

In the presence of:

Governmental Consultant Services, Inc.

BY: Kirk Profit, President

BY: Michael Hawks, CEO

CITY OF YPSILANTI, a Michigan
Municipal Home-rule City

BY: _____
Lois Richardson, Mayor

BY: _____
Andrew Hellenga, City Clerk

APPROVED AS TO FORM:

JOHN M. BARR P-10475
Ypsilanti City Attorney



Resolution No. 2022-235
October 4, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS; the Democratic process is the backbone of this country allowing citizens to voice their opinions on both policy and their representation in government; and

WHEREAS; a General Election is scheduled for November 8, 2022, the first Tuesday following the first Monday, as prescribed by law; and

WHEREAS; the City of Ypsilanti understands this is a day of great importance to both citizens of this city, and throughout the country; and

WHEREAS; the City Manager wishes to provide additional staff to aid in the efforts of the Clerk Department to administer a successful election.

NOW THEREFOR BY IT RESOLVED, That the City Council of the City of Ypsilanti, hereby close all City Operations located at City Hall, other than those specific to the administration of the November 8, 2022 General Election, for the purpose of providing additional administrative staff assistance to the Clerk Department.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 4 day of October 2022

#Resolution No. 2022-235



Resolution No. 2022-236
October 4, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council Meeting be adjourned, on call, by the Mayor or three (3) members of Council.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
4 day of October 2022

#Resolution No. 2022-236