



MINUTES
REGULAR COUNCIL MEETING
6:00 PM - Tuesday, December 9, 2025
Council Chambers
One South Huron, Ypsilanti, MI 48197

[IGNORE_INDENT]

I. CALL TO ORDER

Mayor Brown called the meeting to order at 6:06p.m.

II. ROLL CALL

PRESENT at roll call were Mayor Brown, Mayor Pro-Tem Wilcoxon, Council Member McLean, Council Member Fellows, Council Member Simmons, Council Member King and Council Member Tooson. ABSENT: None.

III. A MOMENT TO CENTER AND FOCUS

IV. AGENDA APPROVAL

Council Member Tooson moved to Approve the AGENDA. Mayor Pro-Tem Wilcoxon seconded the motion. City Manager Hellenga requested that Item K be moved right after the closed session, and that items E and G be moved to the front of Section VII.

Council Member Tooson moved to Approve the AGENDA as amended. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

V. CLOSED SESSION

A. Resolution No. 2025-241 entering into a Closed Session for the following purposes:

1. pursuant to MCL 15.268 (c), for strategy and negotiation sessions connected with the negotiation of the POAM collective bargaining agreement.

2. pursuant to MCL 15.268 (e), for the purpose of discussing the pending litigation of VTP River Woods LLC and VTP Arbor One LLC v City of Ypsilanti.

Mayor Pro-Tem Wilcoxon moved to Approve Resolution No. 2025-241 entering into a Closed Session for the following purposes:

1. pursuant to MCL 15.268 (c), for strategy and negotiation sessions connected with the negotiation of the POAM collective bargaining agreement.

2. pursuant to MCL 15.268 (e), for the purpose of discussing the pending litigation of VTP River Woods LLC and VTP Arbor One LLC v City of Ypsilanti. Council Member Tooson seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

B. Resolution No. 2025-242 Leaving the Closed Session and returning to the Open Session of this meeting.

Mayor Pro-Tem Wilcoxon moved to Approve Resolution No. 2025-242 Leaving the Closed Session and returning to the Open Session of this meeting. Council Member Tooson seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

C. Resolution No. 2025-248 Approving the new collective bargaining agreement between the City of Ypsilanti and the POAM, for the term commencing on January 1, 2026, and terminating on

December 31, 2030, as presented; also authorizing 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.

Council Member Simmons moved to Approve Resolution No. 2025-248 Approving the new collective bargaining agreement between the City of Ypsilanti and the POAM, for the term commencing on January 1, 2026, and terminating on December 31, 2027; also authorizing 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. Mayor Pro-Tem Wilcoxen seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

VI. PUBLIC COMMENT - 45 MINUTES TOTAL (3 MINUTES/EACH SPEAKER)

7 Members of the public spoke.

VII. RESOLUTIONS/MOTIONS/DISCUSSIONS

A. Resolution No. 2025-247 Approving the process laid out by staff to utilize the Ad Hoc Citizens committee to develop community benefits for the Water Street Redevelopment Area.

Council Member Fellows moved to Approve Resolution No. 2025-247. Council Member King seconded the motion.

Council Member Simmons moved to Amend Resolution No. 2025-247 by adding "After Fall 2026, the CBO process will be followed, without creating a new committee". Council Member Fellows seconded the motion. The amendment passed upon a roll call vote as follows:

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Fellows moved to Approve Resolution No. 2025-247 Approving the process laid out by staff to utilize the Ad Hoc Citizens committee to develop community benefits for the Water Street Redevelopment Area, as amended. Council Member King seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

B. Resolution No. 2025-237 Designating a Social District within the City, which may be used by qualified licensees that obtain a social district permit from the Michigan Liquor Control Commission (the "MLCC"), pursuant to Section 551 of the Michigan Liquor Control Code of 1998 (MCL 436.1101, et seq.), as amended.

Mayor Pro-Tem Wilcoxen moved to Approve Resolution No. 2025-237 Designating a Social District within the City. Council Member Simmons seconded the motion.

Council Member Fellows moved to Amend Resolution No. 2025-237 by changing the license fee to \$100 annually. Council Member Simmons seconded the motion. The amendment passed upon a roll call vote as follows:

Yes: (6) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Amber Fellows

No: 1 Patrick McLean

Absent: (0)

Council Member Fellows moved to Amend Resolution No. 2025-237 by extending the eastern border of the Social District to match the eastern DDA border and include Vertex. Council Member Simmons seconded the motion. Upon further discussion, a Friendly amendment was offered by Council Member Fellows to remove Vertex and Cross Street, which was accepted. The amendment failed upon a roll call vote as follows:

Yes: (1) Roland Tooson

No: (6) Michelle King, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Amber Fellows, Patrick McLean

Absent: (0)

Mayor Pro-Tem Wilcoxen moved to Approve Resolution No. 2025-237 Designating a Social District within the City, which may be used by qualified licensees that obtain a social district permit from the Michigan Liquor

Control Commission (the "MLCC"), pursuant to Section 551 of the Michigan Liquor Control Code of 1998 (MCL 436.1101, et seq.), as amended. Council Member Simmons seconded the motion.

Yes: (5) Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Amber Fellows

No: 2 Michelle King, Patrick McLean

Absent: (0)

Mayor Pro Tem Wilcoxon moved, seconded by Council Member Simmons, to extend the meeting until 11p.m. The motion passed upon a voice vote.

Council Member McLean moved, seconded by Council Member Fellows, to move up Resolution No. 2025-246 as the next item. The motion passed upon a voice vote.

C. Resolution No. 2025-246 Appointing resident Ingrid Lao to the Planning Commission, with a term ending May 1, 2027.

Council Member King moved to Approve Resolution No. 2025-246 Appointing resident Ingrid Lao to the Planning Commission, with a term ending May 1, 2027. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

D. Resolution No. 2025-243 Approving the minutes of the November 18, 2025 Regular City Council Meeting.

Council Member Simmons left the Chambers at 9:23p.m.

Council Member Tooson moved to Approve the Resolution No. 2025-243 Approving the minutes of the November 18, 2025 Regular City Council Meeting. as presented. Council Member McLean seconded the motion.

Yes: (6) Michelle King, Roland Tooson, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (1) Desirae Simmons

E. Resolution No. 2025-244 Adopting Ordinance No. 1456, an ordinance to amend CHAPTER 2 "ADMINISTRATION" ARTICLE V "FINANCE", DIVISION 2 "FUNDS", SUBDIVISION V "BUDGET STABILIZATION FUND" upon second and final reading.

Council Member Simmons returned to the Chambers at 9:25p.m.

Council Member McLean moved to Approve Resolution No. 2025-244 Adopting Ordinance No. 1456, upon second and final reading. Mayor Pro-Tem Wilcoxon seconded the motion.

Council Member McLean moved to Amend Resolution No. 2025-244 Adopting Ordinance No. 1456, by adding formatting provided by the City Manager. Council Member Simmons seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Fellows moved, seconded by Council Member Simmons, to Amend Resolution No. 2025-244 Adopting Ordinance No. 1456, by adding the following preamble:

"Purpose. The Budget Stabilization Fund is established to provide for the financial stability of the City during periods of significant, unforeseen revenue shortfalls or economic distress, ensuring continuity of essential public services. Use of this fund is intended to be a measure of last resort."

Council Member McLean offered a friendly amendment to make this addition "Section 2-281". The friendly amendment was accepted. The amendment passed upon a roll call vote as follows:

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Fellows, seconded by Mayor Pro Tem Wilcoxon, moved to Amend Resolution No. 2025-244 Adopting Ordinance No. 1456, by adding the following wording, under "Procedures", before subsection (a): "Projections must be detailed in a public memo from the Finance Director to the City Council, which shall include the data, methodology, and assumptions".

City Attorney Barker offered a friendly amendment to add "and any other information council may require for the purposes of deliberation, used to make the projection." The friendly amendment was accepted. The amendment passed upon a roll call vote as follows:

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member McLean moved to Approve Resolution No. 2025-244 Adopting Ordinance No. 1456, an ordinance to amend CHAPTER 2 "ADMINISTRATION" ARTICLE V "FINANCE", DIVISION 2 "FUNDS", SUBDIVISION V "BUDGET STABILIZATION FUND" upon second and final reading, as amended. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

F. Resolution No. 2025-245 Reappointing resident Alexander Pettit to the Historic District Commission with a term ending December 31, 2028.

Council Member King moved to Approve Resolution No. 2025-245 Reappointing resident Alexander Pettit to the Historic District Commission with a term ending December 31, 2028. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

G. Resolution No. 2025-236 A Resolution To Make Veterans Day a Holiday in Ypsilanti beginning in 2026.

Council Member McLean moved to Approve Resolution No. 2025-236. Council Member Tooson seconded the motion.

Council Member Simmons moved to Amend Resolution No. 2025-236 by removing the #9 and #10 "Whereas" clauses. Council Member King seconded the motion. The amendment failed upon a roll call vote as follows:

Yes: (3) Michelle King, Desirae Simmons, Amber Fellows

No: 4 Roland Tooson, Steve Wilcoxon, Nicole Brown, Patrick McLean

Absent: (0)

Council Member McLean moved to Approve Resolution No. 2025-236 A Resolution To Make Veterans Day a Holiday in Ypsilanti beginning in 2026 as presented. Council Member Tooson seconded the motion.

Yes: (5) Michelle King, Roland Tooson, Steve Wilcoxon, Nicole Brown, Patrick McLean

No: 1 Desirae Simmons

Absent: (1) Amber Fellows

H. Resolution No. 2025-238 Adopting the attached fee schedule, pursuant to the Ypsilanti City Code, and Establishing certain fees relating to various sections of the City Code and activities of the City, also authorizing the various City Departments to charge and collect such fees, effective immediately.

Council Member Tooson moved to Postpone Resolution No. 2025-238 Adopting the attached fee schedule, pursuant to the Ypsilanti City Code, and Establishing certain fees relating to various sections of the City Code and activities of the City, also authorizing the various City Departments to charge and collect such fees, effective immediately. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

I. Resolution No. 2025-239 Approving the 2026 Regular City Council Meeting Schedule.

Council Member Tooson moved to Approve Resolution No. 2025-239 Approving the 2026 Regular City Council Meeting Schedule. Council Member King seconded the motion.

Council Member Simmons moved to Amend Resolution No. 2025-239 by removing the meeting of December 15th. Council Member Tooson seconded the motion.

Mayor Pro Tem Wilcoxon offered a friendly amendment to move the December 1st meeting to December 8th. The friendly amendment was accepted. The amendment passed upon a roll call vote:

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Simmons moved to Amend Resolution No. 2025-239 by removing the meeting of July 7th.
Council Member Fellows seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Tooson moved to Approve Resolution No. 2025-239 Approving the 2026 Regular City Council Meeting Schedule, as amended. Council Member King seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member McLean left the Chambers at 10:24p.m. and returned at 10:25p.m.

J. Resolution No. 2025-240 Approving the Council Onboarding and Orientation Process and directing the City Clerk to provide this to each Council Member and future Council Member upon certification of the election; also directing the City Clerk to schedule all meetings as instructed in the Onboarding and Orientation Process.

Council Member Fellows moved to Approve Resolution No. 2025-240. Council Member Simmons seconded the motion.

Mayor Brown left the Council Chambers at 10:26p.m. and returned at 10:29p.m.

Mayor Pro-Tem Wilcoxon moved to Amend Resolution No. 2025-240 by changing "Staff" to "Mayor or Mayor Pro Tem" in #4. Council Member Simmons seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Fellows moved to Approve Resolution No. 2025-240 Approving the Council Onboarding and Orientation Process and directing the City Clerk to provide this to each Council Member and future Council Member upon certification of the election; also directing the City Clerk to schedule all meetings as instructed in the Onboarding and Orientation Process, as amended. Council Member Simmons seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

K. Resolution No. 2025-249 Approving a one-year contract with EHIM to administer the self-funded Simply Blue PPO 100% for the IAFF membership in addition to Community Blue PPO 100%.

Council Member King moved to Approve Resolution No. 2025-249 Approving a one-year contract with EHIM to administer the self-funded Simply Blue PPO 100% for the IAFF membership, in addition to Community Blue PPO 100%. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

L. Resolution No. 2025-250 Approving a three-year contract, with 2, one-year renewal options, with Dewpoint for Managed Services, in the amount of \$186,000 for the first year.

Mayor Pro-Tem Wilcoxon moved to Approve Resolution No. 2025-250 Approving a three-year contract, with 2, one-year renewal options, with Dewpoint for Managed Services, in the amount of \$186,000 for the first year.
Council Member King seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Fellows moved, seconded by Council Member Tooson, to extend the meeting until 11:30p.m. The motion passed upon a voice vote.

M. Discussion regarding annual review of City Manager and City Clerk.

City Manager and City Clerk will turn in self-evaluations to the Mayor by January 20, 2026. Council Members will turn in their evaluations by February 17, 2026.

N. Discussion regarding Parks and Events.

O. TABLED Discussion Regarding scope of Third Party Investigation for September 23, 2025 Hearing to Review A Removal Action.

City Manager will draft an RFP for a third party investigation to look into claims of discrimination.

VIII. BOARD AND COMMISSION - LIAISON REPORTS

Council Member Fellows offered to extend the meeting until 11:45p.m. The motion died for lack of support. Liaison reports and Council Business were put aside so the Mayor and City Manager could give their reports.

A. Police Advisory Commission

B. Human Relations Commission

C. Parks and Arts Commission

D. Sustainability Commission

E. Historic District Commission

F. Planning Commission

G. Zoning Board of Appeals

IX. LIAISON REPORTS

A. SEMCOG Update

B. Washtenaw Area Transportation Study

C. Urban County

D. Ypsilanti Downtown Development Authority

E. Friends of Rutherford Pool

X. COUNCIL PROPOSED BUSINESS

XI. COMMUNICATIONS FROM THE MAYOR

- EMU will announce their new president tomorrow at 12:30p.m. and then there will be a mixer with the President Elect in the Student Center at 2p.m.

XII. COMMUNICATIONS FROM THE CITY MANAGER

- Have met with the Dzanc House representatives and currently awaiting forms to be submitted.
- An MOU with LEAF will be coming soon.

- The RXKids program is underway.
- The City Holiday Closure Schedule for 2026 has been posted.
- Holiday Dinner with the Firefighters on December 14th.

XIII. COMMUNICATIONS

XIV. PUBLIC COMMENT - CONTINUED (3 MINUTES/EACH SPEAKER)

XV. REMARKS FROM THE MAYOR

XVI. ADJOURNMENT

A. Resolution No. 2023-, adjourning the City Council Meeting.

Mayor Brown adjourned the meeting at 11:30p.m.

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.