APPROVED

CITY OF YPSILANTI
COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
TUESDAY, JANUARY 7, 2014
7:00 p.m.

I. CALL TO ORDER –

The meeting was called to order at 7:14 p.m.

II. ROLL CALL –

Council Member Jefferson	Absent	Council Member Robb	Present
Council Member Moeller	Present	Council Member Vogt	Present
Council Member Murdock	Present	Mayor Schreiber	Present
Mayor Pro-Tem Richardson	Absent		

Council Member Vogt moved, supported by Council Member Moeller to excuse the absences. On a voice vote the motion carried.

III. INVOCATION –

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

IV. 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."

V. INTRODUCTIONS –

Mayor Schreiber introduced Assistant City Attorney Dan DuChene, Assistant to the City Manager Ericka Savage, Community Development Director Teresa Gillotti and Tyler Weston.

VI. AGENDA APPROVAL –

Council Member Robb suggested the following changes to the agenda:

Move from Consent Agenda: Resolutions 2014-003 and 2014-007

On a voice vote, the motion carried with Council Member Moeller dissenting.

VII. PRESENTATION –

Water Street Infrastructure Plan – Teresa Gillotti, and Scott Betzold, Midwestern Consulting

Background

Starting in 2008, a shift in the marketing and sale of the Water Street redevelopment area occurred. Prior to that time, City Council had directed staff to find a single developer to develop the entirety of the site. Due to economic changes including the housing market crash and resulting changes within the financial markets, the likelihood of a single developer lessened dramatically. City Council adapted to this change by allowing greater flexibility in the marketing and sale of the property agreeing to sell the property in smaller pieces or as a whole, depending on subsequent development proposals.

To accommodate that strategy, council pursued the following changes:

- Updates to the master plan to allow for a variety of developments
- Adoption of a series of infrastructure layouts on July 21, 2009
- Creating of zoning to accomplish these goals (this was ultimately tabled, but have been used as guidelines with potential developers).

Moving Forward

In 2013, the City launched the Shape Ypsi master plan process, resulting in adoption of the Shape Ypsi Master plan in October of 2013. This holistic planning effort includes a new concept plan for the Water Street redevelopment area developed by the City rather than as proposed by a developer. This plan emphasizes development mimicking that of downtown, with an extension of the existing and adjacent street grid system. The design layout reflects that of the successful Downtown, Depot Town and West Cross areas where buildings comprising the majority of the frontage on major streets providing pedestrian orientation and connections with parking in the rear.

Now adopted, the steps to formalizing this concept plan include the continuing work on zoning ordinance to incorporate the design elements defined in the Master Plan and adoption of an infrastructure plan to define the street grid, location of related infrastructure, define block sizes for sale, and plan a centralized storm water management system in coordination with the DEQ. Estimates for the approved infrastructure plan will be used to update the Water Street Redevelopment Area Brownfield Plan.

Mr. Betzold presented the concept plan and gave a summary of the design.

The street layout should connect to existing streets. New streets should continue with the same width and design. Block perimeter should be 1200 feet or less. In the rear of site is area for collective storm water retention. Linear park/trail system is along River frontage for extent of the site. Street grid extends and mimicking that of existing street grid pattern to the east.

Proposed Infrastructure Plan

The City was able to utilize the same funding for the Shape Ypsi Master Plan process to continue work with Midwestern Consulting on a revised infrastructure plan reflecting the above work. The concept plan showed the following:

- Location of the flood plain as defined during the work done with the Biltmore development in the early 2000s
- Existing and proposed water and sewer lines. Note that the sizing is subject to change based on proposed developments as a single story office park would have different needs than a four-story

housing development, for example. However, while sizing may change, location under the proposed street grid would likely not.

- Location of the street network. There will be more discussion of this on Jan. 7 as current proposals already discuss changes to this proposed network.
- On-street parking along all streets including Michigan Avenue (similar to downtown).
- Small collective storm water area, as DEQ will likely allow for some initial treatment and then quick disposal into the river rather than long term detention on-site.
- Definition of blocks to allow for more clarity as to parcels for sale.

If adopted by City Council, staff will continue working with Midwestern Consulting on the final layout and sizing of the sanitary sewer, storm sewer, water main and storm water management components. Road grading and alignment along with roadside parking will be illustrated and a comprehensive preliminary cost estimate will be provided. The cost estimates will be included in the Brownfield Plan revision for the Water Street redevelopment area. The block dimensions and sizes will be used to update marketing materials and related pricing for the area, and info will be provided to all prospective developers.

Council agreed to act on Resolution No. 2014-012 following the presentation.

Resolution No. 2014-012, approving revised infrastructure plan for Water Street Redevelopment Area.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti has adopted a concept plan for the Water Street Redevelopment Area as part of the City's 2013 Shape Ypsi Master planning process; and,

WHEREAS, the City intends to update related infrastructure and brownfield plans as well as zoning to reflect the Master Plan concept for the Water Street Redevelopment Area; and,

WHEREAS, Midwestern Consulting has developed a preliminary infrastructure plan incorporating the standards, concept and goals as presented in the Shape Ypsi Master Plan

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council adopt the infrastructure plans and that they will supersede any previous infrastructure plans, provided for the Water Street Redevelopment Area; and

FURTHERMORE, the attached infrastructure plan serves as the basis for an update to the Brownfield Plan as well as for updated marketing materials for the Water Street Redevelopment Area.

OFFERED BY: Council Member Moeller
SUPPORTED BY: Council Member Vogt

Council Member Murdock suggested something be placed in the resolution to state that a River Street bridge is a low priority.

Council Member Robb moved, supported by Council Member Vogt, to add the underlined wording to the 4th paragraph of the resolution:

4th paragraph:

> **NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council adopt the infrastructure plans, less western-most segment of Parsons Street, northwestern-most segment of proposed Ring Road, and with the proposed River Street bridge as low priority; and that they will supersede any previous infrastructure plans, provided for the Water Street Redevelopment Area; and**

On a voice vote, the amendment carried.

On a roll call vote, the vote to approve Resolution No. 2014-012 as amended was as follows:

Council Member Moeller	Yes	Council Member Vogt	Yes
Council Member Murdock	Yes	Mayor Schreiber	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Jefferson	Absent
Council Member Robb	Yes		

VOTE:

Yes: 5 No: 0 Absent: 2 (Richardson, Jefferson) Vote: Carried

VIII. AUDIENCE PARTICIPATION –

None

IX. REMARKS BY THE MAYOR –

None

X. MINUTES –

Resolution No. 2014-001, approving the minutes of December 10 and December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of December 10 and December 17, 2013 be approved.

OFFERED BY: Council Member Robb
SUPPORTED BY: Council Member Vogt

On a voice vote, the motion carried and the minutes were approved as submitted.

XI. CONSENT AGENDA – Resolution No. 2014-002

~~1. Resolution No. 2014-003, approving Ordinance No. 1208, an extension of conditional rezoning for used car sales at 311 S. Grove Street.~~ ~~***(Second Reading)***~~ ***Moved***

2. Resolution No. 2014-004, appointing Dan DuChene as Assistant City Attorney and Jennifer Healy as Deputy Freedom of Information Act Coordinator.

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that upon the recommendation of John M. Barr, Ypsilanti City Attorney, the appointment of Daniel James DuChene as an Assistant City Attorney and Jennifer Healey as Deputy FOIA Coordinator is hereby confirmed and ratified.

3. Resolution No. 2014-005, approving Worker's Compensation Reimbursement Agreement with the Friends of Rutherford Pool.

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: The agreement entitled "Worker's Compensation Reimbursement Agreement By and Between the City of Ypsilanti and the Friends of the Rutherford Pool" is approved and the Mayor and City Clerk are authorized to sign the same for and on behalf of the City, subject to the approval of the City Attorney.

4. Resolution No. 2014-006, approving appointment to Boards and Commissions.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

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

NAME	BOARD	TERM EXPIRATION
Nicki Sandberg (open) 910 Sheridan, Apt. 2 Ypsilanti, MI 48197	**ZBA**	**05/01/2015**

~~5. Resolution No. 2014-007, adopting 2014 City Council goals.~~ ***Moved***

6. Resolution No. 2014-008, approving CDBG allocation adjustments for previous projects through Washtenaw Urban County.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City is a member of the Urban County, through Washtenaw County and receives an annual Community Development Block Grant (CDBG) allocation through this body for eligible projects

WHEREAS, from time to time previous allocations are funded by different funds or not all of the allocation is utilized;

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council approves reallocation of the following CDBG funding:

- **$50,000 from the 2010 CDBG allocation for ADA Ramps be reallocated to the dangerous building demolition/abatement fund**

- **$6,214.65 of 2011 CDBG allocation for Parkridge Park be reallocated to the Senior Center kitchen improvement project**

OFFERED BY: Council Member Vogt
SUPPORTED BY: Council Member Moeller

On a voice vote, the motion carried and the Consent Agenda was approved.

XII. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. ~~Resolution No. 2014-012, approving revised infrastructure plan for Water Street Redevelopment Area.~~ **Moved up and heard after 'Presentation'**

2. Resolution No. 2013-269, approving Ordinance No. 1205 entitled "Thompson Block Redevelopment Project", to rezone from B3 (Central Business District), right-of-way, R1, single family residential and Historic Overlay (HO) to a Planned Unit Development (PUD) for the development of the former Thompson Block building (400 N. River St.), a portion of the public alley to the east, and 107 E. Cross St. ***(Second Reading) First Reading and public hearing held 11/19/13***

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

THAT An Ordinance Entitled, "THOMPSON BLOCK REDEVELOPMENT PROJECT ORDINANCE" to rezone from B3 (Central Business District), right-of-way, R1, single family residential and Historic Overlay (HO) to a Planned Unit Development (PUD) for the development of the former Thompson Block building (400 N. River St.), a portion of the public alley to the east, and 107 E. Cross Street be adopted on Second and Final Reading.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Vogt

Ms. Gillotti stated all changes were made on the site plan upon Council's request.

Ms. Gillotti explained that the agreement puts the language into place that reflects the changes to the zoning ordinance that are being requested. There was a recent change to the agreement and a request to postpone it to allow Council to further review it. There were also a few small changes to the agreement mostly because it was a template. They wanted to make sure it fit very well with the process in the agreement related to the approval duration. She said she will take action to remove some of that process since there's already an existing process in the ordinance. Also, clarified that after site plan approval there is a six month window for a developer to pull building permits which keeps a site plan active, and then a developer has two years to complete a project. Developer can request an extension as long as work is in progress. City Council can choose to approve or deny request. Other changes were made to avoid interference with processes.

Council Member Robb questioned the date for the project to be completed.

Ms. Gillotti explained they have six months to pull building permits and two years to finish the project.

Council Member Murdock stated the original plan was for the project to be completed by the beginning of 2015 and asked if the project was extended a year.

Ms. Gillotti suggested they contact the developer for specific timeline.

Council Member Robb asked about the phrase "substantial completion."

Ms. Gillotti explained that they don't use the term in their zoning ordinance.

Mr. Barr explained it is not legally defined. He gave an example of what "substantial completion" is.

Council member Murdock asked about building permits and why have they been working since permits have expired.

Tyler Weston, representing the developer, stated brick work was done, along with general maintenance and upkeep.

Council Member Murdock asked about the zoning of 107 East Cross.

Council Member Robb replied PUDs can't be in the R1 zone.

On roll call, the vote to approve Resolution No. 2013-269 for the "Thompson Block Redevelopment Project" ordinance at Second Reading was as follows:

Council Member Murdock	Yes	Mayor Schreiber	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Jefferson	Absent
Council Member Robb	Yes	Council Member Moeller	Yes
Council Member Vogt	Yes		

VOTE:

YES: 5 NO: 0 ABSENT: 2 (Richardson, Jefferson) VOTE: Carried

3. Resolution No. 2014-009, approving Thompson Block PUD agreement.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti approved the Planned Unit Development rezoning for the Thompson Block Redevelopment Project; and

WHEREAS, the attached development agreement has been drafted by the City Attorney and reviewed by the developer's attorney and ensures that the use of the property will conform to the approved Planned unit Development and that the site will be developed and maintained in accordance with the approved PUD plan and attached site plan;

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council approves the attached Planned Unit Development agreement and,

FURTHER, that the Mayor and City Clerk are authorized to sign the agreement to approval by the City Attorney.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Vogt

Council Member Robb asked to change the PUD to an 18 month period.

Ms. Gillotti preferred that it reflect the development agreement they already have in the zoning ordinance

On roll call, the vote to approve Resolution No. 2014-009 (Thompson Block PUD Agreement) was as follows:

Mayor Pro-Tem Richardson	Absent	Council Member Jefferson	Absent
Council Member Robb	Yes	Council Member Moeller	Yes
Council Member Vogt	Yes	Council Member Murdock	Yes
Mayor Schreiber	Yes		

VOTE:

YES: 5 NO: 0 ABSENT: 2 (Richardson, Jefferson) VOTE: Carried

4. Resolution No. 2014-010, approving Ordinance No. 1206, an ordinance to amend mid-year budget appropriations by department and major organizational unit for FY 2013-2014. ***(Second Reading)***

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

THAT An Ordinance to amend mid-year budget appropriations by department and major organizational unit for FY 2013-2014 be approved on Second and Final Reading.

OFFERED BY: Council Member Vogt
SUPPORTED BY: Council Member Moeller

Council Member Murdock stated that he has decided to support the ordinance after discussing it with Mr. Lange.

On a roll call, the vote to approve Resolution No. 2014-010 (Ordinance No. 1206) at Second Reading was as follows:

Council Member Robb	No	Council Member Murdock	Yes
Council Member Vogt	Yes	Mayor Pro-Tem Richardson	Absent
Mayor Schreiber	Yes	Council Member Moeller	Yes
Council Member Jefferson	Absent		

VOTE:

YES: 4 NO: 1 (Robb) ABSENT: 2 (Richardson, Jefferson) VOTE: Carried

5. Resolution No. 2014-011, approving Ordinance No. 1207, an ordinance to amend Chapter 10, Article VI of the Ypsilanti Code of Ordinances to update provisions related to special events. ***(Second Reading) First Reading and public hearing held 12/17/13.***

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: the ordinance entitled " An ordinance to Amend Sections 10-251 and 10-252 of the Ypsilanti City Code to refine definitions and provide for City Council regulations of Events by Resolution" be adopted on Second and Final Reading.

OFFERED BY: Council Member Moeller
SUPPORTED BY: Council Member Vogt

On a roll call, the vote to approve Resolution No. 2014-011 (Ordinance No. 1207 at Second Reading) was as follows:

Council Member Vogt	Yes	Council Member Murdock	Yes
Mayor Schreiber	Yes	Mayor Pro-Tem Richardson	Absent
Council Member Jefferson	Absent	Council Member Robb	Yes
Council Member Moeller	Yes		

VOTE:

YES: 5 NO: 0 ABSENT: 2 (Richardson, Jefferson) VOTE: Carried

6. Resolution No. 2013-253, approving Ordinance No. 1201, an ordinance to repeal Ordinances No. 965 and 1054, that amended the provisions of the city of Ypsilanti Fire and Police Retirement System, contained in Public Act 345 of 1937, as amended, to provide for retirement and post retirement pension improvements to retirees who have retired from the position of Police or Fire Chief. ***(Second Reading) First Reading and public hearing held on 12/3/13***

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

An ordinance to adopt an ordinance to repeal Ordinance No.1054 "An ordinance to amend the provisions of the city of Ypsilanti Fire and Police Retirement System, contained in Public Act 345 of 1937, as amended, to provide for post retirement pension improvements to retirees who have retired from the position of Fire Chief, and Ordinance No. 965, "An ordinance to amend the provisions of the City of Ypsilanti Fire and Police Retirement System, contained in Act 345 of 1937, as amended, to provide for Post Retirement Pension improvements to retirees who retired from the position of Police Chief, be approved on Second and Final Reading.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Vogt

Council Member Robb expressed concern that even with this ordinance, the City Manager can change the multiplier for unelected officials without Council approval and that is why a policy is needed.

Mr. Lange stated that non-union employee pensions are excluded from the ordinance.

Mr. Barr stated that passing the ordinance wouldn't obligate Council to set a policy.

Council Member Robb stated Police and Fire Chiefs are not tied to Public Act 345.

On a roll call, the vote to approve Resolution No. 2013-253 (Ordinance 1201 at Second Reading) was as follows:

Mayor Schreiber	Yes	Mayor Pro-Tem Richardson	Absent
Council Member Jefferson	Absent	Council Member Robb	No
Council Member Moeller	Yes	Council Member Vogt	Yes
Council Member Murdock	Yes		

VOTE:

YES: 4 NO: 1 (Robb) ABSENT: 2 (Richardson, Jefferson) VOTE: Carried

7. Resolution No. 2014-003, approving Ordinance No. 1208, an extension of conditional rezoning for used car sales at 311 S. Grove Street. ***(Second Reading)***

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that an ordinance for the 311 S. Grove Street extension of conditional rezoning for used car sales" be adopted at Second and Final Reading.

OFFERED BY: Council Member Vogt
SUPPORTED BY: Council Member Moeller

Council Member Robb requested that code enforcement check the status of the cars at this location.

Ms. Gillotti stated that no one has checked but she will direct staff to follow up.

On a roll call, the vote to approve Resolution No. 2014-003 (Ordinance No. 1208 at Second Reading) was as follows:

Council Member Jefferson	Absent	Council Member Robb	No
Council Member Moeller	Yes	Council Member Vogt	Yes
Council Member Murdock	Yes	Mayor Schreiber	Yes
Mayor Pro-Tem Richardson	Absent		

VOTE:

YES: 4 NO: 1 (Robb) ABSENT: 2 (Richardson, Jefferson) VOTE: Carried

8. Resolution No. 2014-007, adopting 2014 City Council goals.

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that the attached document entitled City Council Goals for 2014, is approved and the goals stated therein are adopted as the official goals of the Ypsilanti City Council for 2014.

OFFERED BY: Council Member Vogt
SUPPORTED BY: Council Member Moeller

Council Member Robb questioned if City Manager Lange is comfortable with the list of goals.

Mr. Lange replied no. He said it almost seems like a set-up to fail.

On a roll call, the vote to approve Resolution No. 2014-007 was as follows:

Council Member Moeller	Yes	Council Member Vogt	Yes
Council Member Murdock	Yes	Mayor Schreiber	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Jefferson	Absent
Council Member Robb	Yes		

VOTE:

YES: 4 NO: 0 ABSENT: 2 (Richardson, Jefferson) VOTE: Carried

XIII. <u>LIASON REPORTS</u> –

A. SEMCOG Update
B. Washtenaw Area Transportation Study
C. Washtenaw Metro Alliance
D. Urban County
E. Freight House

XIV. <u>COUNCIL PROPOSED BUSINESS</u> –

<u>Murdock</u>

- Asked about the status of the dumping ordinance.

  Mr. Barr replied it will be ready for the next meeting.

- Thanked DPS for a great job with snow removal.

<u>Robb</u>

- Asked if pensioners earn cost of living raises.

  Mr. Lange replied no.

- Asked if there would be any administrative arbitration for the COAM contract to make sure everyone understands what the multiplier is.

  Mr. Lange replied he would work on a strategy with Chief DeGiusti.

- Asked for an update on 208 E. Cross St.

  Ms. Gillotti replied that an inspection may have been scheduled.

- Inquired about the Terry Bakery sign

  Ms. Gillotti stated that the city was involved initially, however since things have changed the only involvement from the city is for HDC approval. She said Huron Signs have agreed to work with Terry's Bakery but the city is no longer involved.

Moeller

- Thanked DPS for a job well done during the recent snow fall.

- Asked if trash pickup delays and/or changes can be placed on the city's website.

  Ms. Savage replied the changes were placed on the website.

- Stated a resident told her they received an email from a listserv that the trash pickup would be delayed.

  Mrs. McMullan replied she had sent one Monday morning.

  Council Member Robb described to Council Member Moeller how residents can subscribe to the email listserv.

XV. COMMUNICATIONS FROM THE MAYOR –

Thanked city staff and the public for supporting the city during the recent winter weather event.

XVI. COMMUNICATIONS FROM THE CITY MANAGER –

XVII. AUDIENCE PARTICIPATION -

XVIII. REMARKS FROM THE MAYOR -

XIX. ADJOURNMENT –

Resolution No. 2014-013, adjourning the City Council meeting.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council Meeting be adjourned, on call, by the Mayor or two (2) members of Council.

OFFERED BY: Council Member Vogt

SUPPORTED BY: Council Member Moeller

On a voice vote, the motion carried and the meeting adjourned at 9:10 p.m.