CITY OF YPSILANTI
COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
TUESDAY, JULY 8, 2014
6:00 P.M. – CLOSED SESSION
7:00 P.M. – OPEN SESSION

I. CALL TO ORDER –

The meeting was called to order at 6:08 p.m.

II. ROLL CALL –

Council Member Jefferson	Present	Council Member Robb	Present
Council Member Moeller (6:50)	Present	Council Member Vogt	Present
Council Member Murdock	Present	Mayor Schreiber	Present
Mayor Pro-Tem Richardson	Present		

III. INVOCATION –

Mayor Schreiber 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. AGENDA APPROVAL –

City Manager Lange requested that Resolution 2014-170, regarding the Prospect Road repair grant, be added to Section XV (Motions/Resolutions/Discussions). Mr. Lange also requested that the date be changed from July 1st to July 19th in Resolution 2014-144 regarding the POAM contract.

On a voice vote the agenda was approved as amended.

VI. CLOSED SESSION – 6:00 – 7:00 p.m.

Closed Session to discuss attorney/client privilege (OMA 15.268, Section 8(e).

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

VOTE:

Yes: 6 No: 0 Absent: 1 (Moeller) Vote: Carried

The meeting adjourned to closed session at 6:11 p.m.

The open session reconvened at 7:29 p.m.

VII. INTRODUCTIONS –

Mayor Schreiber introduced the following persons; DPS Director Stan Kirton, Assistant to the City Manager Ericka Savage, State Representative David Rutledge, and Martha Valdez of the Community Ecology Center.

VIII. PRESENTATIONS –

Special Presentation on Eastern Washtenaw Safety Alliance – Council and Staff

State Representative David Rutledge provided an introduction to the presentation stating that Eastern Washtenaw Safety Alliance is a collaborative effort between Ypsilanti Police, Eastern Michigan University, and the Sherriff's department. Mr. Rutledge added that AAATA was also a crucial part to this initiative.

State Representative Rutledge thanked all individuals involved in this initiative.

IX. AUDIENCE PARTICIPATION –

1. Gail Wulkoff, Kwaylin, & Melinda, 104 S. Huron Street, from Dedicated to Make a Change, stated the are present to announce activities they have created for teens. Four events have been planned; July 18th, 7-11:30 p.m. Ypsilanti High School, teen party, August 1st, 6-9 p.m. community game night at the Senior Center, August 12th, 3:30-6:30 p.m., the group will be doing volunteer work at the Senior Center, August 8th, 5-8 p.m. Rec Night at the EMU Recreation Center.
2. Martha Valadez, 310 Maple St, Community Organizer with the Washtenaw Interfaith Coalition for Immigrant Rights (WICIR), discussed concerns of the immigrant community within Ypsilanti.
3. Maria & Alin Esquivel stated several issues that impact the immigrant population of Ypsilanti.
4. Luis Fabian, 1932 Washtenaw, came to support the immigrant and youth population and Informed that when he graduated from high school the valedictorian was not able to attend college due to her immigration status. Mr. Fabian stated that education should not be a privilege but a right.
5. Lalita Winters, Ann Arbor, described issues of being dehumanized by the term illegal immigrant. Ms. Winters stated that she has been here since she was three years old and lives in constant fear of deportation.
6. Peter Solenburger, 5736 Rothbury Court, stated that he attended the Council Meeting to show solidarity to the WICIR campaign. Mr. Solenburger asked that City Council form a taskforce to examine immigration issues affecting citizens of Ypsilanti. Mr. Solenburger cited Oakland, California as a model for how local governments can have a positive effect on the immigrant population of a city.
7. Manny Lagunes, 5229 W. Michigan, stated that he recently graduated from Ann Arbor High School. Mr. Lagunes added that when he was nine years old he and his family immigrated to the United States so that his parents could provide a better education and opportunities for their children. Mr. Lagunes stated that he has been subject to discrimination ranging from police treatment and conduct of education professionals. Mr. Lagunes highlighted that the Latino population in

Washtenaw County suffer from a 37% dropout rate. African Americans and White students combined only reach a 10% dropout rate. Mr. Lagunes stated that the reason for this discrepancy is ethnic intimidation.

8. Ronnie Rosner, Ann Arbor, stated that she has been volunteering with WICIR for the past three years. Ms. Rosner stated that she has been mentoring an individual who moved from Africa when he was 11 years old; he is now 22. Ms. Rosner stated that this individual received excellent grades in school; however he is unable to afford college due out of state tuition rates.
9. Melanie Harner, 1429 Chateau Vert, Co-founder of WICIR, stated that immigration issues are no longer at the forefront of the national news. Ms. Harner asked that City Council keep in mind what the young people have been saying and the risk they are taking voicing these concerns.
10. Guisela Anguiano, 2725 S. Wagner, stated that she is the wife of Jose Luis Sanchez and Mr. Sanchez was called for deportation this past February. Ms. Anguiano asked several local organizations, including WICIR, for assistance. She stated that she was extremely thankful for the help she received. On February 2nd the taskforce formed to assist Ms. Anguiano was able to stop Mr. Sanchez's deportation. Ms. Anguiano asked Council for their support and help to stop the separation of families, often leaving children alone in this country.
11. Nathen Phillips, 509 N. Washington St., stated that he came to this community years ago when his wife was diagnosed with bone cancer. During this time, Mr. Phillips stated that he was unemployed and would survive by donations at Native American Gatherings. Mr. Phillips stated that folks who come from other lands need to raise their families should be supported, especially children. Mr. Phillips added that he is in support of the construction of the Recreation Center on Water Street which will provide a place for young people to go.
12. Karen Samarita, 798 Fort St., stated that she supports the WICIR program. Ms. Samarita stated that she was born and raised in this country and is married to an undocumented worker, and they have a 17 year old child. Ms. Samarita stated that her son is a member of WICIR and she is proud of that fact. Ms. Samarita stated that her husband was taken into custody and brought to Detroit and then Monroe. Ms. Samarita said that she needed to sell personal property in order to raise the money to bring him home. She asked Council to support the youth here today who live in fear of deportation.

X. **<u>REMARKS BY THE MAYOR</u> –**

Mayor Schreiber thanked everyone for speaking, stating that it must be difficult to speak in front of a large group especially regarding these issues. Mayor Schreiber added that the City of Ypsilanti, by Charter have developed the Human Relations Commission (HRC). Mayor Schreiber stated that John Schuler, the Chair of the HRC, is in attendance and asked Mr. Schuler to say a few words regarding this topic.

John Schuler, 316 E. Forest Ave., stated that the HRC studies patterns of discrimination in Ypsilanti, and makes recommendations to Council. Mr. Schuler stated that currently the HRC is examining issues concerning the Latino population. The HRC plans to have a forum to discuss the issue at the end of August or the beginning of September. The HRC will hold a meeting on the fourth Monday of July (July 28th) to finalize the plans for this forum. The HRC is inviting Council Members, Board of Education, Washtenaw County Commissioners, and Ypsilanti Township Trustees to the forum. The HRC hopes that the forum will help to educate elected officials regarding the issues facing Latinos in Washtenaw County.

Mayor Schreiber stated that the HRC has done some excellent work in the past citing a Resolution adopted by Council regarding support for same sex marriage. Mayor Schreiber stated that he looks forward to attending the forum.

XI. <u>MINUTES</u> –

Resolution No. 2014-154, approving minutes of June 17, 2014.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of June 17, 2014 be approved.

OFFERED BY: Council Member Jefferson
SUPPORTED BY: Council Member Vogt

On a voice vote the minutes were approved as submitted.

XII. <u>PUBLIC HEARINGS</u>:

1. Purchase agreement with Washtenaw County Parks and Recreation (WCPARC) to purchase 4.1 acres for the East-Side
   A. Resolution No. 2014-155, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The Ypsilanti City Council approved a Letter of Intent for the sale 4.1 acres at its regularly-scheduled January 10, 2012 and provided an extension to the letter of intent at its July 16, 2013 meeting; and

WHEREAS, Ypsilanti City staff have worked with Washtenaw County Parks and Recreation Commission (WCPARC) on concept plans and related purchase agreement for the acquisition of a 4.1 acre parcel on the Northwest portion of the Water Street Redevelopment Area; and

WHEREAS; Ypsilanti City Council approved an ordinance to sell Water Street on August 18, 2009; and

WHEREAS, Ypsilanti City Council passed a resolution requiring a public hearing with every purchase offer for the Water Street Redevelopment Area in July 21, 2009; and

WHEREAS; Ypsilanti City Council has held a public hearing for the sale of a 4.1 acre portion of the Water Street Redevelopment area to provide an opportunity for public input on July 8, 2014; and

WHEREAS; WCPARC intends to build an approximately 45,000 square foot East Side Recreation Center to be operated by the Ann Arbor YMCA; and

WHEREAS: WCPARC has negotiated terms including, due diligence, governmental approval periods, as well as purchase price, and development of related infrastructure; and

WHEREAS the City is the developer of the Water Street Redevelopment area where WCPARC is not subject to local zoning, Historic District ordinance or local building code due to its status as a county entity;

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council conditionally approve the attached Purchase Agreement with Washtenaw County Parks and Recreation Commission to sell and develop 4.1 acres of the Water Street Redevelopment Area as presented in the agreement and attachments, subject to the addition of binding zoning guidelines elements as agreed to by the two parties; and

FURTHER, that the Mayor and City Clerk are authorized to sign the Purchase Agreement

OFFERED BY: Council Member Murdock
SUPPORTED BY: Mayor Pro-Tem Richardson

Community Development Director Gillotti provided a presentation (see website for presentation).

Mayor Schreiber asked Ms. Gillotti if an agreement with the YMCA has been met to manage the Recreation Center.

Ms. Gillotti responded that the Washtenaw County Parks and Recreation officials would be better equipped to answer that question.

Mayor Schreiber asked if a member of the WCPARC would like to address Council.

WCPARC Executive Director Robert Tetens responded that there is a first draft contract with the YMCA to manage the building. Mr. Tetens stated that both the County and the YMCA realize that opening the Recreation Center will not have the membership to support the organization initially, so there is a shared risk.

Council Member Moeller asked for clarification regarding change in contractual language from the December 2013 agreement. Ms. Moeller cited added language such as "intent but not binding…" and asked Mr. Tetens for his opinion regarding that change.

Mr. Tetens responded the issue for Washtenaw County and the legal team is that the County suffered a lawsuit several years ago to prove its right to be exempt from local zoning ordinances. The County fears language stating that following local zoning ordinance is mandatory may set precedent.

Council Member Moeller asked if the location decided for the building is an issue the County may contest.

Mr. Tetens responded that the planned placement of the building is the location the County has wanted since the beginning of this process and the do not foresee a change.

Mayor Schreiber stated part of the agreement provides the County with governmental immunity in regards to zoning ordinances and adherence to Planning Commission guidelines and asked is there a possibility that the County would make an administrative agreement to follow zoning ordinance.

Mr. Tetens responded no, that could set precedent for future projects. Mr. Tetens added that he would ask for clarification from the County's legal team.

Mayor Schreiber stated that he understands why the County would not want to go through the entire process as there is a difference transferring land to another public entity rather than a private entity.

Mr. Tetens responded that the County has never gone through that process in any other of its land acquisitions. Mr. Tetens added that the City will be invited to the planning process but the County will remain immune from local zoning practices.

B. Open Public Hearing

1. Lisa Walters, 12 W. Michigan Ave., stated that she lives near the proposed project site and strongly encourages this project move forward. Ms. Walters stated that she feels there has been ample time discussing this project and it is time to commence construction. Ms. Walters stated that she feels the Recreation Center will attract business to the area and will improve the overall economy of the downtown. Ms. Walters added that she has heard individuals who are not pleased with the design of the building stating that it does not preserve the historical integrity of the downtown. Ms. Walters stated that historic preservation is in place to protect historical buildings not to deter the building of modern buildings.
2. Wayne Van Zomeren, 8173 Lake Crest, stated that he is happy with this project and that he commends Council for their efforts during the process. Mr. Van Zomeren added that he has seen many families leave for the weekend to attend their children's athletic tournaments and stated that it would be great for Ypsilanti if this was where athletic tournaments were held. Mr. Van Zomeren also stated that we would like to see a canoe launch added to the plan.
3. State Representative David Rutledge, 8585 Durham Court Superior Township, stated that this process began in 2010 and he is disappointed that construction has not yet commenced. Mr. Rutledge stated that in his view this project is a no brainer; the issue seems to be whether or not the City trusts the Washtenaw County Parks and Recreation Commission. Mr. Rutledge added that having spent 30 years on that Commission he can testify that the commission is trustworthy. Mr. Rutledge urged Council to move with some dispatch as this project will be very positive for the community.
4. Steve Gray, 1939 Roosevelt, stated that he is here in support of the Eastside Recreation Center and thanked Mr. Rutledge for his comments. Mr. Gray stated that placing the Center near the Border to Border Trail is an excellent idea. Mr. Gray added that he hopes that membership fees will be reasonable so that members of the community will be able to use the facilities.
5. Dave Heikkinen, business owner 133 W. Michigan Ave., stated that he is in support of the Eastside Recreation Center and urged both City Council and County Commissioners to move forward with this project, or elected officials would have to answer to the community.

6. Laura Van Zomeren, 5548 High Ridge, stated that she has spoken with officials from both the City and County and it appears that both sides are in agreement that they want this project to move forward, yet it has not. Ms. Van Zomeren stated that Council needs to trust the County and vote to approve this resolution.

C. Resolution No. 2014-156, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for Purchase agreement with Washtenaw County Parks and Recreation (WCPARC) to purchase 4.1 acres for the East-Side Recreation Center be officially closed.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Mayor Pro-Tem Richardson

On a voice vote the motion carried.

City Manager Lange stated that he has had the opportunity to work on this project for a long time and he understands the issue of governmental immunity. Mr. Lange stated that in the initial study performed by the County the Recreation Center would cover 55,000 square feet which has been reduced to 45,000 square feet. Mr. Lange asked if there is any possibility that the square footage would again be reduced.

Mr. Tetens responded no, the initial plan was based off the Mary Lou Murray building in Ann Arbor. Mr. Tetens stated that after a market study had been performed it showed a smaller building would be more economically sustainable.

City Manager Lange stated that the County was gracious in accepting that the building be placed north of Parson St. Mr. Lange asked, due to the size, is there a possibility that the building be set back from Michigan Avenue.

Mr.Tetens responded that the location will be as close to Michigan Avenue as possible. Mr. Tetens added that there are environmental issues involved with this particular site and that will add to the final decision.

City Manager Lange stated that an issue of importance to the City is if the County sits on the property for a long time. Mr. Lange asked that if the County, in doing their due diligence incurs a cost in the $100,000's, is there a chance that construction will not commence.

Mr. Tetens responded that much of the due diligence in the early stages will not reach that amount. Mr. Tetens added the design stage is where it begins to get pricey.

City Manager Lange stated that the County has committed to run the recreation center for 10 years but still does not have a commitment from the YMCA.

Mr. Tetens responded no there is not an agreement.

City Manager Lange stated that the county has committed to 10 years.

Mr. Tetens responded that in the first proposition in April of 2011 there was a three-way partnership. At the time the County did not have the resources to buy it and build it, or build it and operate it. Mr. Tetens added that due to the millage there would need to be a flat cash flow in order to operate the

Center. Also, there would need to be a bond to cover residuals so essentially the Center would have a mortgage and that issue is something that would need to be worked out with the YMCA.

City Manager Lange asked if the Eastside Recreation Center would be the most visible facility in the County, due to its proximity to Michigan Avenue.

Mr. Tetens asked if Mr. Lange had been to the Ann Arbor Skate Park.

City Manager Lange responded the he had not been to the park.

Mr. Tetens stated that everything that the WCPARC does is done to the best of their ability and there have been several projects completed over the past several years that have been high profile. Mr. Tetens encouraged Mr. Lange to visit any of those facilities.

City Manager Lange asked if this project would be the most visible due to its location on Michigan Avenue.

Mr. Tetens responded that it would be the most visible in the City of Ypsilanti.

City Manager Lange asked if the quality of the Recreation Center would reflect the quality of the WCPARC.

Mr. Tetens responded yes it would.

City Manager Lange stated that it is a difficult tradeoff. Mr. Lange added that the City has developers interested in mixed use development and encouraged the City to move forward with the project.

Council Member Moeller asked if other WCPARC projects have had purchase agreements.

Mr. Tetens responded that many of the projects were on County land so there was no need for a purchase agreement. However, projects such as the border to border trail, the Ann Arbor Skate Park, and some trails in Dexter did require purchase agreements.

Council Member Moeller asked if the purchase agreements contained language such as "intent but not binding…"

Mr. Tetens responded that many of those purchase agreements were less complicated.

Mayor Schreiber stated that he would like to see the recreation center in its planned location. Mayor Schreiber added that there is a strong desire from the community and a great need for recreation; however the city should conform to its master plan. Mayor Schreiber added that he understands the situation of governmental immunity but requests that administrative approval be added to the contract.

Mr. Tetens responded that he is willing to bring that back to the Commission, however, that issue has been discussed extensively. Mr. Tetens added that there is a direct statement in the contract that the County would refer to the Water Street development guidelines as well as the zoning ordinance. Mr. Tetens stated that he does not see the Commission adding any additional guidelines.

Council Member Murdock stated that he remembered in early 2011 having a discussion to build a Recreation Center on Water Street stating that Commissioner Sizemore was a strong advocate for the project. Mr. Murdock stated that there were several discussions on the best way to move forward with the project with some apprehension of selling property to an entity that would be tax exempt. Mr. Murdock added that many of us thought that this project would move much faster, but realize that negotiations have slowed the process. Mr. Murdock stated that he is concerned with guideline adherence and the ability for City review. Mr. Murdock added that he is not sure if the City is there yet.

Mr. Tetens responded that he believes that the County is at that point just not at the point of adding it to the purchase agreement.

Council Member Murdock stated that he feels that from the perspective of the City the contract is not complete. However, Mr. Murdock added that the project is important to the City and the development of Water Street.

Council Member Jefferson stated that a lot of work has been done through this process and commended those on both sides. Mr. Jefferson stated that this project is a high priority for Ypsilanti; there are issues to this contract that Ypsilanti has never dealt with before. Mr. Jefferson stated there are risks with contracts of this nature; this project may result in an empty lot. Mr. Jefferson stated that Council is in a hard position.

Mr. Tetens reassured Council the WCPARC, in the 42 years of existence, has never sold a piece of property; it has never closed a facility, and never abandoned a building. Mr. Tetens added that as an organization, the WCPARC has a collective interest in the project if the recreation center is not a magnet for the downtown, then the WCPARC did not accomplish what it set out to.

Council Member Jefferson stated that there has been no discussion regarding fees, construction, bidding, or contracts containing the use of minority labor.

Mr. Tetens responded that the County has a bidding process that the WCPARC are obligated to follow.

Council Member Jefferson asked if it includes employment at the facility itself.

Mr. Tetens responded yes.

Council Member Jefferson stated that he believes this is a great project and is something that Ypsilanti greatly needs.

Mr. Tetens responded that part of the market study focused on price sensitivity. Mr. Tetens stated that the YMCA has a scholarship program as well as a high functioning fundraising system. Mr. Tetens added that those techniques would help to alleviate operational costs.

Council Member Jefferson stated that as a young man he spent a good deal of time at the Boy's and Girl's Club which is something that this community needs.

Mr. Tetens stated that this means a great deal to the entire corridor. This project could result in linear parks connecting Ford Lake and connecting the township to the city. Mr. Tetens added that there are some big visions in what this project could produce.

Council Member Jefferson asked Mr. Tetens if the County would accept the offer presented to the city.

Mr. Tetens responded that at one time he was an elected official and it would have been hard to not accept the proposal on the first day it was offered. Mr. Tetens added that he would have needed to do his due diligence but would have accepted it a long time ago. Mr. Tetens stated that he is an urban planner and has the ability to see the possibilities.

Council Member Jefferson responded that his decision is the same since the beginning of discussions; it is the details of the contract that need to be worked out.

Mayor Pro-Tem Richardson stated that in 2011 or 2012 Mr. Tetens stood before Council and asked for the entire corridor. Mayor Pro-Tem Richardson stated that she did not agree with providing that to the County. She stated that she was in agreement with the citizen who asked to add a canoe livery as the city does not use the Huron River to its advantage. Mayor Pro-Tem Richardson added that there are items in the contract that she is hesitant about, but she agrees with Representative Rutledge that there needs to be trust. Mayor Pro-Tem Richardson added that at one time Mr. Tetens stated that this project would take 18 months, now project completion is estimated for 2018. Mayor Pro-Tem stated that she will trust the County Parks Department.

Mr. Tetens responded that the first proposal was for 10-12 acres, and that was before the re-building of the Rutherford Pool. Mr. Tetens added that the schedule should consist of 6-8 months to bid out the design and time to bid for construction. Mr. Tetens stated that the YMCA wants to open on January 1st so that more individuals will join to use the indoor facilities.

Mayor Pro-Tem Richardson responded that she hopes for a 2017 opening date.

Mr. Tetens responded that both the WCPARC and the YMCA understand the desire to open as quickly as possible.

Mayor Schreiber asked Community Development Director Gillotti to explain what it would mean to pass this resolution.

Ms. Gillotti responded that approving the resolution would approve the contract with conditions relating to zoning guidelines and gives the power to staff to re-negotiate. If there are additional amendments they would need to go before Council.

Mayor Schreiber asked if there are additional amendments would Council need to reapprove the contract.

Ms. Gillotti responded that there would be a couple of avenue; Council could vote against the proposal, they could vote for the proposal, or vote for the proposal removing the conditional aspect of the contract.

Council Member Moeller stated that 15 years ago City Council voted to purchase Water Street and through the course of history they were vilified for doing so. She stated that it seems that everyone wants this project to move forward. Ms. Moeller added Representative Rutledge wants the City and the County to trust each other, but what happens if this project fails and the city is left with an empty lot. Ms. Moeller stated that if this project moves forward and it fails the public must know that Council did the best they could. Ms. Moller asked if the planning department will try and re-negotiate some zoning issues if Council approves this resolution.

City Attorney Barr responded that it depends on the circumstances. Mr. Barr stated that if the resolution is passed Council is saying that it wants to work with the County and would come back to Council unless the conditional aspect were to be removed.

On a roll call, the vote for Resolution 2014-155 was as follows:

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

VOTE:

Yes: 7 No: 0 Absent: 0 Vote: Carried

2. 6 and 12 S. Washington OPRA application

A. Resolution No. 2014-157, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Obsolete Property Rehabilitation Act, Public Act 146 of 2000 (the "Act"), provides for a tax incentive to encourage the redevelopment of obsolete buildings through the establishment of an Obsolete Property Rehabilitation District; and

WHEREAS, pursuant to PA 146 of 2000, the City of Ypsilanti is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the Council of the City of Ypsilanti legally established an Obsolete Property Rehabilitation District that includes parcel #11-11-39-102-016 and parcel #11-11-39-102-017 (6-12 S. Washington St.) as part of a broader district including the three DDA districts on June 5, 2012 after a public hearing held on the same date as provided by section 3 of Public Act 146 of 2000; and

WHEREAS, the parcel at 6 and 12 S. Washington Street have been certified functionally obsolete by the City Assessor per P.A. 146 in September 2013; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Ypsilanti eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, the owners of the above referenced parcels, Birdscolors, LLC have submitted an application for an obsolete property as defined in section 2(h) of Public Act 146 of 2000 requesting an exemption for a period of 12 years as a function of the Act; and

WHEREAS, the application included all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate; and

WHEREAS, Birdscolors, LLC are not delinquent in any taxes related to the facility; and

WHEREAS, the owners of the above referenced parcel have proposed to rehabilitate currently vacant, fire-

damaged, and functionally obsolete structure into first floor commercial space, and upper story residential; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Ypsilanti; and

WHEREAS the rehabilitation includes improvements aggregating approximately 100% of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

WHEREAS, the review committee met on June 2, 2013 and recommends approval of the application for a period of twelve years (2015-2026); and

WHEREAS, the application is not recommended for an extension; and

WHEREAS the completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, increase commercial activity, revitalize urban areas, and increase number of residents in the community in which the facility is situated.

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on July 8, 2014; and

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council herby grants an Obsolete Property Rehabilitation Exemption for a period of 12 years beginning December 31, 2014 and ending December 30, 2026 for the real property, excluding land, located in the Obsolete Property Rehabilitation District which include parcel #11-11-39-102-016 and parcel #11-11-39-102-017 (6-12 S. Washington St.) pursuant to the provisions of PA 146 of 2000, as amended, subject to completion of the renovations by within three years of final approval of exemption certificates by the State Tax Commission, and to the taxes on the property being paid on time.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Robb

Council Member Moeller asked if OPRA's are common for rehabilitation projects.

Ms. Gillotti responded there are requirements in order to have the property certified obsolete. Ms. Gillotti referred to Sidetrack, a successful business, however the condition of the upper level qualifies it for an OPRA. Ms. Gillotti stated that Smith's Furniture would be eligible for an OPRA. Ms. Gillotti added that that Red Rock, which occupies the building that used to house TC's Speakeasy, did not qualify for an OPRA. Ms. Gillotti added that OPRA eligibility depends on the condition of the building.

Council Member Moeller asked what happens if construction on the building is not finished.

Ms. Gillotti responded after three years staff would review the OPRA and it is possible that the applicant would lose the tax benefit. Ms. Gillotti added that if an applicant failed to pay taxes on time could also result in the revocation.

B. Open Public Hearing

1. Andrew Epstein, 4631 Midway Dr., Ann Arbor, thanked Council for considering the OPRA exemption and explained that it would facilitate the construction of two upper level apartments of which he would like to begin as soon as possible. Mr. Epstein added that the lower level would be used as a restaurant and bar. He concluded that he feels that the additions to the downtown will be beneficial to Ypsilanti as a whole.

C. Resolution No. 2014-158, close public hearing.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for the "6 and 12 S. Washington OPRA" be officially closed.

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

On a voice vote the motion carried.

Council Member Robb asked if Ms. Gillotti would mind postponing this item.

Ms. Gillotti responded that she would not have an issue with a postponement.

Council Member Moeller asked why this item should be tabled.

Council Member Robb responded that there is an assumption in the proforma that the millage rate would increase by 3% each year until 2025, and at that time the millage rate would be 120. Mr. Robb added that his issue is with the integrity of the work.

Council Member Moeller asked if there was an issue with the information on the 12 year projection.

Council Member Robb responded that the issue is with the information that supports the request for a 12 year OPRA exemption.

Andrew Epstein, OPRA applicant, responded that he has no issue with correcting the information that he provided in the proforma.

Council Member Robb responded that he understands and is in support of this item being tabled. Mr. Robb added if Council votes to approve this item it would be voting for something that is incorrect.

Council Member Robb moved, supported by Mayor Pro-Tem Richardson to postpone Resolution 2014-157 until the August meeting.

Council Member Moeller asked if it were possible to pass an item with conditions.

Ms. Gillotti responded that Mr. Robb's concern is that staff makes recommendations on the OPRA based on the information provided in the application. Ms. Gillotti added this information would be used to recommend an appropriate length of an OPRA exemption.

Council Member Moeller asked Ms. Gillotti if when the assessment of this application took place, the application was believed to have been done correctly.

Ms. Gillotti responded yes. Ms. Gillotti added when the application was assessed, more time should have been spent on the spreadsheet provided, especially the rate of inflation.

Council Member Moeller asked how much of a change can be expected.

Council Member Robb responded that there is a difference of $38,000 in net cash. Mr. Robb added from the numbers provided this business would see profits in 8 years.

Council Member Moeller asked if Mr. Robb was saying that the OPRA exemption should be for 8 years.

Council Member Robb responded that he is not saying anything, only that he would like to see the correct information before making a decision.

Ms. Gillotti stated that she agrees with Council Member Robb and would prefer more time for evaluation before making a recommendation to Council.

On a roll call, the vote to postpone Resolution 2014-157 was as follows:

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

VOTE:

Yes: 6 No: 1 (Moeller) Absent: 0 Vote: Carried (Resolution Postponed)

XIII. ORDINANCES - FIRST READING

Ordinance No. 1225

1. Ordinance to Amend the Ypsilanti City Code to prohibit the operation of motor vehicles and motorcycles without insurance consistent with MCL 500.3101, MCL 500.3102, and MCL 500.3103.

   A. Resolution No. 2014-159, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled "AN ORDINANCE TO AMEND CHAPTER 102 "TRAFFIC AND VEHICLES" OF THE YPSILANTI CITY CODE, BY ADDING ARTICLE V "MOTOR

VEHICLE AND MOTORCYCLE INSURANCE REQUIRED", INCLUDING SECTION 102-225 SETTING FORTH DEFINITIONS AND SECTION 102-226 MAKING IT A VIOLATION TO OPERATE OR PERMIT THE OPERATION OF A MOTOR VEHICLE OR MOTORCYCLE WITHOUT THE INSURANCE REQUIRED BY STATE LAW, CREATION OF A PRESUMPTION, AND SETTING FORTH THE PENALTIES" be approved on First Reading.

OFFERED BY: Council Member Vogt
SUPPORTED BY: Council Member Jefferson

City Attorney Barr stated that this is a housekeeping item to change city code to match the State Code. Mr. Barr indicated the city has adopted the motor vehicle code and the adoption of this resolution would make city code more cohesive with the State.

B. Open Public Hearing

None

C. Resolution No. 2014-160, close public hearing.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for an ordinance entitled "AN ORDINANCE TO AMEND CHAPTER 102 "TRAFFIC AND VEHICLES" OF THE YPSILANTI CITY CODE, BY ADDING ARTICLE V "MOTOR VEHICLE AND MOTORCYCLE INSURANCE REQUIRED", INCLUDING SECTION 102-225 SETTING FORTH DEFINITIONS AND SECTION 102-226 MAKING IT A VIOLATION TO OPERATE OR PERMIT THE OPERATION OF A MOTOR VEHICLE OR MOTORCYCLE WITHOUT THE INSURANCE REQUIRED BY STATE LAW, CREATION OF A PRESUMPTION, AND SETTING FORTH THE PENALTIES" be officially closed.

OFFERED BY: Council Member Vogt
SUPPORTED BY: Council Member Jefferson

On a voice vote, the motion carried.

On a roll call, the vote to approve Resolution 2014-159 was as follows:

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

VOTE:

Yes: 7 No: 0 Absent: 0 Vote: Carried

Ordinance No. 1226

2. Ninde-River Alley Vacation
   A. Resolution No. 2014-161, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI: that an ordinance entitled "An ordinance to vacate a certain 14 foot wide, 130 foot long alley from Ninde Street heading east to N. River Street to the extent of the southerly parcel boundaries of 11-11-09-131-005 (46-50 E. Cross) and 11-11-09-131-043 (52-56 E. Cross) and the northerly parcel boundaries of 11-11-09-131-021 and 11-11-09-131-022 in the City of Ypsilanti, Michigan" be approved on First Reading.

OFFERED BY: Council Member Moller
SUPPORTED BY: Council Member Vogt

Community Development Director Gillotti stated that this is a unique case in which original documents do not show an alley. Ms. Gillotti stated that as time passed definitions have changed and there are now legal documents which show an alley.

Council Member Moeller asked if anyone will complain if the alley is vacated.

Ms. Gillotti responded city ordinance states that after approval, the vacation must be posted for 45 days and at second reading there be a public hearing for individuals to address Council.

Council Member Murdock stated that there are only two owners that this would affect, the Frenchs and Richies Mr. Murdock asked if the alley is vacated would that provide room for a dumpster enclosure.

Ms. Gillotti stated that at the moment it is all public land.

Council Member Murdock stated that essentially the alley would become property of the individual that is currently using it, and have been for years.

Ms. responded yes.

On a roll call, the vote to approve Resolution 2014-161 was as follows:

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

VOTE:

Yes: 7 No: 0 Absent: 0 Vote: Carried

XIV. <u>CONSENT AGENDA</u> – Resolution No. 2014-162

1. Resolution No. 2014-163, approving delegate and alternate to the Municipal Employees' Retirement System (MERS) 68th Annual Meeting.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Municipal Employees' Retirement System of Michigan covers all full-time City employees excluding Fire and Police Pension system Members, and

WHEREAS, the Municipal Employees' Retirement System is holding its annual meeting September 24 - 26, 2014 in Detroit, MI and

WHEREAS, the Municipal Employees' Retirement System allows an employee delegate to be elected by secret ballot, and

WHEREAS, the employees have elected Nan Schuette from the City Manager' Office as delegate with Anthony Roberts from the Department of Public Works as the alternate,

THEREFORE, BE IT RERESOLVED, that these employees be appointed as employee delegate and alternate.

2. Resolution No. 2014-164, recognizing the week of July 20^{th} – July 26^{th} as Gun Safety Week in the City of Ypsilanti.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti Police Department and the City Council are committed to enhancing the safety and well-being of all the residents of the City of Ypsilanti and public safety can be increased by raising awareness and educating residents about how to keep themselves and their families safe; and

WHEREAS, specifically educating the public and increasing knowledge about gun safety issues and encouraging responsible gun ownership can help protect our community and our families; and provides a public service which benefits everyone, especially our children; and

WHEREAS, though national attention is often drawn only to large scale tragedies, gun violence is a serious local as well as national problem affecting many Americans and Michigan residents, as gun violence and injures occur daily throughout too many of our municipalities; and

WHEREAS, guns are the most common weapon used in domestic violence against women and access to firearms increases the risk of homicide by more than 5 times, and individuals suffering from mental illness are at greater risk of being perpetrators or victims of gun violence, especially suicide, recognition of early warning signs and

knowledge of how to respond can reduce gun violence and potentially save lives; and

WHEREAS, during the week of July 20, 2014 through July 26, 2014 the Ypsilanti Police Department will join other law enforcement agencies in Washtenaw County in order to increase the safety of our residents will be providing free gun locks and gun safety information to members of the public and collaborating with community organizations to enhance public knowledge and promote gun safety.

NOW THEREFORE BE IT RESOLVED that the City Council of The City of Ypsilanti in order to increase public safety and awareness about gun safety hereby declares the week of July 20, 2014 through July 26, 2014 as Gun Safety Week in The City of Ypsilanti.

3. Resolution No. 2014-165, approving an agreement with the Washtenaw County Community Development Block Grant Program (CDBG) to utilize the appropriated CDBG funds for the 2013-2014 City of Ypsilanti Infrastructure Improvement Project for the Sidewalk Ramp Replacement Program.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Washtenaw County administers CDBG funds received through the United States Department of Housing and Urban Development's (HUD) Community Development Block Grant Entitlement Communities Grant (CDBG) and

WHEREAS, the City of Ypsilanti is a member of the Washtenaw County, Urban County Program and;

WHEREAS, the Urban County Program disperses Community Development Block Grant (CDBG) funding to participating members; and

WHEREAS, the 2013-2014 CDBG Urban Funding includes funds for Infrastructure Improvement Projects, including funds for ADA sidewalk ramp replacement in low to moderate income areas within the city (The City of Ypsilanti Sidewalk Ramp Replacement Program) in the amount of $50,000 in 2013-2014 funding; and

WHEREAS, an agreement is needed between the City and Washtenaw County in order to utilize the appropriated funds; and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council approves the proposed agreement; and

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

4. Resolution No. 2014-166, approving contract with Saladino Construction for ADA sidewalk ramps.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, bids were duly advertised for The Sidewalk Ramp Replacement Program; and

Whereas, four (4) bids were publicly opened on Tuesday, June 3, 2014 at 2:00 p.m. and reviewed for compliance with bidding qualifications and project specifications; and

WHEREAS, the bid submitted by Saladino Construction Co., Inc., 3303 N. Territorial Road, Ann Arbor, MI 48106, best meets the project specifications and qualifications and is in the best interests of the City; and

WHEREAS, Metro Act Funds and Community Development Block Grant Funds have been allocated for the Sidewalk Ramp Replacement Program.

Now Therefore Be It Resolved That the City awards the bid to Saladino Construction Co., Inc. in the amount of $87,000.00 for the construction of ADA sidewalk ramps throughout the City during the 2014 construction season; and

THAT the Mayor and City Clerk are authorized to sign the necessary contract documents, subject to approval by the City Attorney, to facilitate the completion of this work.

5. Resolution No. 2014-168, approving the purchase of two (2) 2014 Ford Police Interceptors from Gorno Ford.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti Police Department desires to replace two (2) Patrol Vehicle with 2014 Ford Police Interceptors, and

WHEREAS, the City of Ypsilanti Police Department has been allocated funds in the FY 2014-15 budget for the purpose of purchasing these vehicles, and

WHEREAS, Gorno Ford of Woodhaven, Michigan has provided State of Michigan bid pricing in the amount of $49,040.00.

THEREFORE BE IT RESOLVED, that the Chief of Police be authorized to sign all necessary documents needed to execute the vehicle purchase.

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

On a voice vote the motion to approve the Consent Agenda carried.

XV. RESOLUTIONS/MOTIONS/DISCUSSIONS -

1. Resolution No. 2014-167, approving Thompson Block PUD agreement.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The Ypsilanti City Council approved the rezoning, PUD and site plan for the Thompson Block project on January 7, 2014; and

WHEREAS, the Thompson Block Partners have shown substantial progress with securing tenants and project financing; and

WHEREAS, the Thompson Block Partners have requested a 6 month extension from July 7, 2014 to January 7, 2015;

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council approve a 6 month extension for Thompson Block Partners to pull building permits and commence actual physical construction on the Thompson Block Project.

OFFERED BY: Council Member Robb
SUPPORTED BY: Mayor Pro-Tem Richardson

Community Development Director Gillotti stated that the applicant has requested that Council provide them with a 6 month extension. The applicant reported that they are in the process of securing tenants and have four letters of intent, one of which has recently signed a lease. Ms. Gillotti added that the applicant has provided this information to both the MEDC and North Star Bank; North Star Bank has provided a letter of support for a conditional loan. Ms. Gillotti stated that Thompson Block Partners, LLC, in addition to executing the first lease, have sold 70% of its shares and hope to begin construction in late fall.

Tyler Weston Howard Hanna Realty, thanked Council for approving the first Planned Unit Development (PUD) and stated that evidenced by the information provided much has been accomplished. Mr. Weston added he estimates two more leases will be signed by the end of next week. Mr. Weston stressed the importance of a signed lease in leveraging bank funding. Mr. Weston stated both the capital raised and the appraisals are positives.

Council Member Robb stated that years ago the City was going through litigation and the City was threatened by Mr. Weston's partner. Mr. Robb stated Council was told that if a resolution was not passed construction would not be able to begin until after winter. Mr. Robb stated this proposal states that construction will continue through the winter and asked if Mr. Weston could provide clarification on how construction is able to occur in the winter months.

Mr. Weston responded that he would not be able to comment on issues that occurred before he became the Real Estate Agent. Mr. Weston added that he would like to comment about what will happen in the next 6 months and that his background is not in construction so he would only be able to provide a limited explanation.

Council Member Moeller asked Mr. Weston to explain the progress made on leasing space.

Mr. Weston explained that Thompson Block Partners, LLC have secured four letters of intent, which covers 100% of first floor commercial space. Mr. Weston further explained that one of the four have signed a lease, which would cover a third of the floor space. Mr. Weston expects that two others will sign leases by the end of next week, which would cover another 50% of floor space, leaving 15% remaining.

Council Member Moeller asked for clarification of the signed lease.

Mr. Weston responded that the first floor commercial space is around 10,000 square feet and a third of that has been leased.

Council Member Moeller asked which has been signed.

Mr. Weston responded that the corner space along Cross and River, which will be a bar with a venue below it, has been signed.

Mayor Schreiber thanked Mr. Weston and his partners, stating that there had been an outcry to tear down the Thompson Block Façade and now they are very close to construction. Mayor Schreiber added that this is really gratifying personally. Mayor Schreiber further stated that this is both a win for historic preservation as well as economic development in the Depot Town District.

On a roll call, the vote to approve Resolution 2014-167 was as follows:

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

VOTE:

Yes: 6 No: 1 (Moeller) Absent: 0 Vote: Carried

2. Resolution No. 2014-144, approving POAM contract.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the labor contract between the City of Ypsilanti and Ypsilanti Police Officers Association of Michigan (P.O.A.M.) be adopted with the following changes:

Existing Employees:

1. **One year Contract Extension (July 17, 2016 — June 30, 2017)**

2. **Attachment B (Page 49) New Police Officers Association of Michigan (P.O.A.M.) Pay Scale – Please see attached new pay scale.**

   1 % increase for all steps effective 7-19-2014

3. **Article XXXX - Signing bonus (page 42)- All the current members of the POAM as of July 19, 2014 will receive a**

onetime not added to the base pay signing bonus of $500 after the contract has been ratified by all parties.

4. **17.4: Maintenance Allowance- No change to the $1,120.00 for the next 3 years. After this contract expires the maintenance allowance will be tied to any increase or decrease to the % increase or decrease to the base wage of POAM officers pay.**

5. **25.8: Final Average Compensation (FAC) Calculation- Remove #11 EMT Bonus and #3 food allowance. Also place overtime adjustment bonus and signing bonus to list of items not included in the FAC.**

6. **PROMOTION**

   Assessment Center- Remove the requirement for having an assessment center and replace with new language agreed to by both parties.

   27.5: Interview Examination: An oral examination of the candidates will be conducted by an outside panel. Questions will be designed to test the candidate's knowledge and skills in the areas of leadership, supervision, communications, problem solving and decision making.

   27.6: Eligibility for Promotion: A composite score will be calculated using 50% Written and 50% Oral examination. The top five candidates will be ranked in order and will be the list of eligible for promotion to the rank of Sergeant. The Chief of Police shall select one of the top five candidates for promotion. The Chief of Police may also require personal interviews prior to selection for promotion. Only the original top five candidates shall be eligible for promotion until the list expires. The list will expire after a period of two years, or when all of the top five candidates have been promoted, whichever occurs first. A new test shall be given at this time to establish a list of candidates.

7. **29.3: Compensatory Time- Eliminate the effective date.**

8. **32.6: Early Check- Discontinue early check for vacations**

9. **Part-time Police Officers (page 45) section (I) - Include new language agreed to by both parties that will allow the Ypsilanti Police Department (YPD) to employ two part time police officers. The maximum of two (2) part-time police officers shall be based on twenty (20) full-time police**

officers within the P.O.A.M. unit regardless of assignment within the YPD.

10. **Eliminate page 53 - (Refer to 25.9 DROP Program)**

11. **Remove page #57 - Expired – Temp Sergeant's letter.**

12. **Adjust step raises to July 17th of every year for all employees - Include new language agreed to by both parties that will allow this to occur, for all employees hired on or after July 1, 2017.**

13. **22.4 Retiree Health Care-**

Employees hired on or after July 17, 2012, will not be eligible to receive retiree health, dental or vision insurance coverage. However, the city will provide a Health Care Savings Account for new hires and will contribute $150 per month to their fund. The following is the Vesting Period for employees in the Health Care Savings Account:

3 years - 25% of the HCSA can be received by the employee upon separation
5 years - 50% of the HCSA can be received by the employee upon separation
7 years - 75% of the HCSA can be received by the employee upon separation
10 years - 100% of the HCSA can be received by the employee upon separation
No contributions will be required of the employees.

14. **Contract Distribution-**
The City agrees to print and deliver hard copies of the P.O.A.M. Union Contract to the participants of the negotiating team at the expense of the City. All other copies will be distributed to the P.O.A.M. members electronically.

15. **Please see Attachments for P.O.A.M. Benefits by Date Hired.**

P.O.A.M. WAGES

POLICE OFFICER PAY SCALE
July 19, 2014 to June 30, 2017

STEP	PO1-1A	PO1-1	PO1-2	PO1-3	PO1-4	PO1-5	PO3-1
Pay Grade	$40,889	$42,153	$44,764	$47,362	$50,213	$54,671	$63,047

PSO (PUBLIC SAFETY OFFICER) PAY SCALE (7% increase over

above scale)
July 19, 2014 to June 30, 2017

STEP	PSO-1A	PSO1-1	PSO1-2	PSO1-3	PSO1-4	PSO1-5	PSO3-1A
Pay Grade	$43,751	$45,105	$47,897	$50,678	$53,728	$58,498	$67,461

Contract Language Changes

Additional contract language changes will be made in order to properly integrate new contract language with existing contract language.

OFFERED BY: Council Member Jefferson
SUPPORTED BY: Council Member Vogt

City Manager Lange stated that there will be a savings of $1,000 that is not reported in this resolution being that two officers have been promoted to the COAM.

Council Member Moeller asked why the Public Safety Officer is still listed in the contract.

City Manager Lange responded that the contract has been extended for the Safety Officers.

Council Member Robb asked if the increase in the POAM of $19,000 would be shown in the General Fund or the Pension Fund.

City Manager Lange responded in the General Fund.

Council Member Murdock asked for an explanation of the multiplier in each category.

Police Chief DeGiusti responded that long time employees would have a 3.0 multiplier and a single employee would have a 2.0 multiplier with a 5% contribution.

Council Member Murdock asked how long the 3.0 multiplier will last.

Chief DeGiusti responded that it will last for the duration of the contract, brand new employees are at a 2.0 multiplier with a 5% contribution, and with no annuity which they won't be able to elect to collect when they retire.

Council Member Murdock asked what would happen when POAM officers are promoted to COAM and will the officers have the same rates.

Chief DeGiusti answered yes, as officers move up their contract structure follows them. Chief DeGiusti added that this will take a long time as Ypsilanti has a young force.

Council Member Murdock asked if all officers hired after July 1, 2009 are at a 2.0 multiplier.

City Manager Lange responded they add $50,000 a year to the pension plan. Mr. Lange added that $900,000 a year is paid to non-union retirees, $800,000 comes from interest and the other $100,000 comes from employee contribution.

Council Member Moeller asked if the city is adding anything.

City Manager Lange stated that recently $14,000 was added which basically drops the over funding from 145% to 144%.

Council Member Murdock stated that the individuals being discussed in this contract are paying between 5-10% to the pension; the city is paying around 28%.

City Manager Lange stated that number is coupled with the retiree health benefit.

Council Member Murdock responded if the retiree health benefit is added the number increases to nearly 60%.

City Manager Lange stressed the fact that until recently employees were not adding anything into the pension fund. Mr. Lange added the new structure will no longer require 17 POAM officers on the road at once, with the addition of the road sergeants. Mr. Lange stated the unification of the benefits has really made a difference.

On a roll call, the vote to approve Resolution 2014-144 was as follows:

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

VOTE:

Yes: 7 No: 0 Absent: 0 Vote: Carried

3. Resolution No. 2014-170, approving Prospect Road State grant.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, Prospect Street is in need of repair and reconstruction; and

Whereas the work needs to be done as soon as financially feasible; and

Whereas, thanks to the hard work of many people, especially State Representative Dave Rutledge, the City was notified last week that it is in line to receive a state grant in the amount of $1,900,000 to make improvements to Prospect Street; and

Whereas, certain documents and contracts need to be signed by the Mayor, City Clerk and City Manager in order to receive this grant money; and

Now therefore, be it resolved that the Ypsilanti City Council authorizes the Mayor and City Clerk to sign all necessary contracts and the City Manager to sign all change orders and project certification forms necessary to secure the above referenced grant as soon as possible, and the City Council officially accepts a state grant in the amount of $1,900,000 for the purpose for making improvements to Prospect Street.

OFFERED BY: Mayor Pro-Tem Richardson
SUPPORTED BY: Council Member Vogt

Mayor Schreiber stated without this grant minor repairs were planned for this year with major repairs planned for next year. Mayor Schreiber asked how the grant would change the repair schedule.

City Manager Lange responded that this grant requires substantial repairs to occur this year and there will be a mill and fill of Prospect Road, South of Michigan Ave. to Grove St. Mr. Lange added that the grant will allow the city to complete the project next year, which we will see, major construction on Prospect Rd, North of Michigan Ave. to Holmes Rd. Mr. Lange stated repairs should commence in spring of 2015.

Mayor Schreiber asked for clarification on the schedule.

City Manager Lange responded that this year there will be a mill and fill of Prospect Rd. between Michigan Ave. and Grove. Mr. Lange added that the emergency road repairs should begin next week and major construction will begin on Prospect Rd. between Michigan Ave. and Holmes Rd in the first 4 to 6 months of 2015 with all construction being completed by December 31, 2015.

Council Member Murdock asked if Prospect Bridge is still going to be repaired this year.

City Manager Lange stated that he could not guarantee that.

Council Member Murdock asked for clarification.

City Manager Lange explained that there was an issue that DPS Director Stan Kirton had brought to his attention but said he could not go into more detail at this time.

Council Member Murdock stated that the City had received a federal grant to complete that project and that the public was told that the project should begin this week.

City Manager Lange stated that he understood that and would be able to provide more information at a later date.

Council Member Murdock asked if the intersection would still be repaired.

City Manager Lange answered those repairs are still on track for 2015.

Council Member Murdock asked if the emergency road repairs are on schedule.

City Manager Lange responded yes. Mr. Lange explained that the grant will provide a $567,000 match to the City's $100,000 or less, and that federal aid the city has received can be pushed to future years.

Council Member Murdock responded that it was not just the City's money involved in that deal, funding had also been provided from WATS.

City Manager Lange stated the City can lend those funds to the Road Commission and be returned the funds once needed.

On a roll call, the vote to approve Resolution 2014-170 was as follows:

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

VOTE:

Yes: 7 No: 0 Absent: 0 Vote: Carried

XVI. **<u>LIASON REPORTS</u> –**

A. SEMCOG Update - None
B. Washtenaw Area Transportation Study - None
C. Washtenaw Metro Alliance - None
D. Urban County – Passed coordinated funding recommendations which would pool funds from United Way, City of Ann Arbor, Washtenaw County, and various other organizations.
E. Freight House - None

XVII. **<u>COUNCIL PROPOSED BUSINESS</u> –**

<u>Murdock</u>

- Stated Saladino Construction has been awarded the contract and asked if it would be possible to not plant alien grass as a replacement.

  City Manager Lange responded that he would make sure of it, and asked if the signs had been placed in the rain gardens.

  Council member Murdock replied that they had not.

- Stated that there is discussion in the City regarding home invasions and the possibility of a neighborhood watch. Mr. Murdock asked if a meeting could be held that involved neighborhood associations to coordinate efforts.

<u>Robb</u>

- Stated that the Quattro property appears to have added more dirt. Mr. Robb added that the property owner was provided 5 days to remedy the situation and asked for an update.

  Community Development Director Gillotti responded the property owners were provided a certain amount of time to comply which they have not so they will be issued a ticket.

  Council Member Robb asked what that means.

  Ms. Gillotti responded that they have been issued a ticket and if the property owner fails to comply they will receive a judgment form the Administrative Hearings Bureau. Ms. Gillotti said if the property owner still fails to comply the city would perform the clean-up, which will be costly, and place a lean on the property.

  Council Member Robb asked what the timeline was for this issue being fixed.

  Ms. Gillotti answered that she would be able to provide that information next week.

- Stated that the street lights are rusting through and pointed out that the city holds a maintenance agreement with DTE. Mr. Robb added that DTE has responded to request for repairs have not been budgeted. Mr. Robb expressed his disbelief with DTE response and asked to see the contract the City holds with the company.

City Manager Lange stated that he would provide Mr. Robb with the contract.

- Stated that the Hertz sign in the Washington St. lot was hit and has fallen over. Mr. Robb asked if Hertz still operated in that area, being that he never sees cars parked there.

  Ms. Gillotti replied that the cars are often parked elsewhere in that lot.

  Council Member Robb stated that he is not sure who the responsible party is, either the City or Hertz, but it needs to be taken care of.

Moeller
- Stated that she contacted the Police Chief regarding speeding on Mansfield. Ms. Moeller stated that the residents of the Normal Park area appreciated the police department's efforts to reduce driving speeds in their neighborhood.

- Stated that fireworks have become an issue to the extent that dog owners may petition the State to change the law. Ms. Moeller asked if it is legal to have fireworks in Candy Cane Park.

  City Manager Lange responded that it is not.

- Stated that there is an issue with chickens walking around Collegewood and dogs are beginning to attack them.
-
- Asked about the progress of the trash issue with Ahmos.

  Assistant to the City Manager Savage responded that she has communicated with the complainant and the issue appears to be improving.

  Council Member Moeller asked if Ahmos had paid their fines.

  Assistant to the City Manager responded yes, they have paid a total of five.

- Asked if Mr. Pizza on Washtenaw, is allowed to be open until 4 a.m.

  Council Member Robb responded that they are allowed to be open until 4 a.m. per a January 17, 2014 special use permit.

  Council Member Moeller asked if the permit is permanent.

  Ms. Gillotti responded a special use permit has specific conditions and if the permit holder is not in compliance the permit can be revoked.

Vogt
- Stated that he and Council Member Moeller have been receiving emails regarding the number of cars parked at the BP gas station on Washtenaw and asked what could be done regarding the issue.

  Ms. Gillotti replied that there are only a certain amount of days cars can sit while being repaired. Ms. Gillotti added that the site plan would only allow for so many parking spaces and the city will need to monitor the business to ensure that they are in compliance.

XVIII. <u>COMMUNICATIONS FROM THE MAYOR</u> –

<u>Nominations</u>:

Zoning Board of Appeals
Jake Albers (replacing Tony Bedogne)
1533 Collegewood
Ypsilanti, MI 48197
Term ends: 5/1/2017

XIX. <u>COMMUNICATIONS FROM THE CITY MANAGER</u> –

- Hopes to get the Recreation Center process moving forward quickly.
- East Washtenaw Safety Alliance will be meeting next week.
- The border to border trail is coming together.
- The City was able to get a TAP grant match.
- The City is working on gathering funding matches for the Freight House.
- POAM and COAM contracts are moving forward.
- Stated that he is anxious to get staffing levels up in both the Fire and Police Departments.
- Parkridge Center contract negotiations are going well, a fund raising mechanism has been created through the creation of the Advisory Committee.
- The 2014 Fleet Reduction Plan has sold $135,795 worth of equipment and still has 11 items and a compressor for sale.
- The hiring of a Deputy Police Chief has been put on hold.
- Staff is working hard to close the books on FY 2013-2014.
- Stated he recently attended the Blake Transit Center dedication and it was a positive experience.

XX. <u>AUDIENCE PARTICIPATION</u> –

None

XXI. <u>REMARKS FROM THE MAYOR</u> –

None

XXII. <u>ADJOURNMENT</u> –

Resolution No. 2014-169, adjourning the 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 Jefferson
SUPPORTED BY: Council Member Vogt

On a voice vote the motion carried and the meeting was adjourned at 10:59 p.m.