



Approved

**CITY OF YPSILANTI
SPECIAL COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197**

**MONDAY, JULY 14, 2014
7:30 A.M.**

I. CALL TO ORDER –

The meeting was called order at 7:34 a.m.

II. ROLL CALL –

Council Member Jefferson	Present	Council Member Robb	Present
Council Member Moeller	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. INTRODUCTIONS –

Mayor Schreiber introduced the following persons; Community Development Director Teresa Gillotti, Washtenaw County Parks and Recreation Commissioner Janice Anschuetz, and Gail Castle owner of the Transformation Station.

VI. AUDIENCE PARTICIPATION-

1. Janice Anschuetz, 101 E. Forest, stated that she has been a member of the Washtenaw County Parks and Recreation Commission since its creation 42 years ago. Ms. Anschuetz thanked all for being here at this early hour, and Council for the work they do to enrich the lives of Ypsilanti's citizens and ensure that tax dollars are spent wisely.
2. Gail Castle, Business Owner, Transformation Station, 5 S. Washington, stated that for 18 years individuals in the health industry have been trying to coordinate health and wellness in the community. Ms. Castle stated the Recreation Center will help to achieve that goal. Ms. Castle added that incorporating the natural environment with the Recreation Center is another aspect that will attract those in the wellness field.

VII. REMARKS BY THE MAYOR –

Thanked the individuals who participated in audience participation and thanked Janice Anschuetz for her years of dedicated service with the WCPARC.

IX. RESOLUTIONS/MOTIONS/DISCUSSIONS

Resolution 2014-155, approving purchase agreement with Washtenaw County Parks and Recreation (WCPARC) to purchase 4.1 acres for the Eastern Washtenaw Recreation Center.

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 meeting 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 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, and

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

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

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

Council Member Robb asked if the best case scenario is a setback of 20 feet what would be the worst case scenario.

Ms. Gillotti responded possibly 60 feet, although she does not see that as anyone's intention.

Council Member Robb stated that Council has received a memo stating that developers are requesting that the Recreation Center be at this location. Mr. Robb asked what developers are being told regarding the design of the building. Mr. Robb added that the actual construction of the building may change as time progresses and he wants to make sure that the developers have correct expectations.

Ms. Gillotti responded that at the moment staff is showing interested developers the conceptual drawing provided by the County; however they are made aware the design is subject to change.

City Manager Lange stated that developers are aware that this is a County building and the County is not obligated to adhere to local zoning ordinance. Mr. Lange added that developers are told that the building will be up front and that it will be a substantial size.

Washtenaw County Parks and Recreation Commissioner Janice Anschuetz stated that the initial design is not necessarily the design that will be used. Ms. Anschuetz explained that in order to hasten the design process the County contracted two U of M professors and several graduate students to perform the designs. Two designs were made and the design that was presented was chosen at the Ypsilanti Heritage Festival. Ms. Anschuetz added that the amenities on the inside have been decided and were based on an intensive study which included a feasibility analysis. Ms. Anschuetz concluded that there is a misconception that the Recreation Center needs to make money most; parks and recreation facilities are subsidized by tax dollars.

Mayor Schreiber stated the city would like to have the aspects of the master plan be followed in construction of this building. Mayor Schreiber stated that this will be a public building and is subject to public oversight, the County is taking on the sole role of that task. Mayor Schreiber added that he will be paying close attention to this project and hopes that this community's best interests are kept in mind.

Ms. Anschuetz responded that every project she has worked on has paid close attention of the local community's zoning ordinances. Ms. Anschuetz stated that the Parks Department has an excellent track record and she takes pride in that. Ms. Anschuetz restated that the conceptual envelope is not necessarily what the building will look like.

Council Member Murdock stated that discussions of this project began after the November election in 2010 which passed the millage. Mr. Murdock stated that discussions that he had with Commissioner Sizemore were positive in that a Recreation Center would work well on Water Street. The issue is that the millage is up for renewal in November of 2014. Mr. Murdock added the City is doing something with a public entity that the City would not do with a private entity. Mr. Murdock stated that there is a misconception that the City has allowed Family Dollar and Herman Kittles to sidestep city ordinance and it's not true. Mr. Murdock said that there will need to be a lot of trust involved in this project but it must move forward. Mr. Murdock concluded that he would have liked to have the project begin before 2017 but it is good for the City, it's good for Water Street, and it's good for the citizens of Washtenaw County.

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July, 14, 2014

On a roll call, the vote to approve Resolution No. 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

X. AUDIENCE PARTICIPATION –

1. Washtenaw County Parks and Recreation Commissioner Janice Anschuetz, 101 E Forest, Stated that there is a beautiful park at Rolling Hills which was such a positive experience for that area that farmers were offering land to the Parks Department. Ms. Anschuetz explained originally Rolling Hills was the planned location for the Recreation Center, however Executive Director Tetens wanted to locate the center in Ypsilanti providing much needed recreation for the youth and hopefully spur the economy. Ms. Anschuetz added that the original plan was to purchase 12 acres and construct an urban park that housed the Recreation Center. Ms. Anschuetz concluded that the reason the project has been pushed back is that the County will need to show 10 years of income which will happen after the renewing of the millage.
2. Gail Castle. Transformation Station, 5 S. Washington, stated that she had been part of the charettes and meetings early on in this process, and stressed the need for the Recreation Center. Ms. Castle also suggested that the county add more up-to-date information to the website regarding the project.

XI. REMARKS BY THE MAYOR –

Mayor Schreiber thanked all those who spoke, as well as the hard work of staff.

XI. ADJOURNMENT –

Resolution No. 2013-171, adjourning the Special 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 Murdock

On a voice vote, the motion carried and the meeting adjourned at 8:05 a.m.