



**CITY OF YPSILANTI  
COUNCIL MEETING MINUTES  
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.  
YPSILANTI, MI 48197  
TUESDAY, SEPTEMBER 16, 2014  
7:00 P.M. – OPEN SESSION**

**I. CALL TO ORDER –**

The meeting was called to order at 7:07 p.m.

**II. ROLL CALL –**

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

Mayor Pro-Tem Richardson moved, supported by Council Member Jefferson to excuse the absence of Council Member Moeller.

On a voice vote, the motion carried.

**III. INVOCATION –**

All stood 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 –**

**VI. INTRODUCTIONS –**

Mayor Schreiber introduced the following individuals; Republic Municipal Representative Scott Cabauatan, YCUA Finance Director Dwayne Harrigan, Assistant City Attorney Dan Duchene, City Attorney John Barr, Community Development Coordinator Teresa Gillotti, City Clerk Frances McMullan, Housing Commission Chair E. Renee Smith, Housing Commission Executive Director Zach Fosler, Recreation Commissioner Bob Krzewinski, Assistant to the City Manager Ericka Savage, City Manager Assistant Sean Sonneveldt, and former Council Member Mary Louise Foley.

**VII. PRESENTATIONS –**

1. Michigan Municipal League Liability and Property Pool - Judy Thomson-Torosian

Mayor Pro-Tem Richardson asked if the dividend included the liability pool, property pool and worker's compensation.

Judy Thomson-Torosian, MML, responded worker's compensation used to be paid out in check, now dividends are removed from the worker's compensation premiums; there is a return of surplus.

Mayor Pro-Tem Richardson asked what the surplus was for worker's compensation.

Ms. Thomson-Torosian answered Ypsilanti is not provided worker's compensation from MML it is self-insured.

## 2. I-94 Non-Motorized Crossing over I-94 at Huron-Hamilton Whittaker – Teresa Gillotti

Council Member Vogt expressed concern regarding the hard-barrier protecting pedestrians and asked if it would be strong enough to protect pedestrians from an out-of-control car.

Jeromie Windsor, Project Engineer, URS, responded MDOT has a very specific design concerning safety.

Council Member Vogt stated a large part of being pedestrian friendly is a pedestrian feeling safe, if they do not feel safe they will not use the crossing so it would fail its purpose.

Community Development Director Gillotti responded she was skeptical at first regarding the option of using the median for the non-motorized lane, however the survey and public meetings concluded the median is already being used by pedestrians. Ms. Gillotti expressed her concern was entering and exiting the non-motorized lane safely. Ms. Gillotti stated the situation was remedied by using a timed traffic signal to allow pedestrians to either exit or enter the center pedestrian lane.

Mr. Windsor stated there is some consideration from MDOT narrowing the travel lanes as a traffic calming method. Mr. Windsor added the center barrier protecting pedestrians from motorists will be strong enough to repel vehicles from harming pedestrians.

Council Member Murdock stated originally the hard barrier was not planned throughout the project; it now appears the design was changed and the barrier will be continuous through the project. Mr. Murdock added people use the median because its 3 ft. wide rather than the edge which is 1 ft. wide.

Mayor Pro-Tem Richardson asked for clarification of the color coding of the presentation.

Mr. Windsor responded each color represents a different alternative.

Mayor Schreiber stated it appears alternative 4 has a bus stop in front of Hamilton Crossing.

Ms. Gillotti responded Hamilton Crossing built a bus pad which is serviced by Route 46.

City Manager Lange asked if the Planning Commission has seen this presentation.

Ms. Gillotti responded they have and unanimously approved the alternative 4. Ms. Gillotti stated the Commission could not decide upon an alternative.

Council Member Murdock asked what would happen if the second option was removed from the resolution.

Ms. Gillotti responded if the City goes through the planning process and MDOT has an issue with the decided plan it would bring the project to a halt until an alternative is selected. Ms. Gillotti added Ypsilanti Township is also discussing this item during their Board meeting and the hope was to coordinate projects.

Council Member Vogt stated there is a problem with the exit ramp which appears to run into the pedestrian crossing in the corner and said there needs to be a hard-barrier at that location.

Mr. Windsor responded there is a long way to go in terms of defining geometrics and also it is not near as tight as it appears in the graphic.

Council Member Murdock asked if a traffic signal will be placed at that location.

Mr. Windsor responded a traffic and pedestrian signal will be located everywhere a yellow line appears on the graphic.

Mayor Schreiber asked why alternative 1 does not use the median for the pedestrian lane.

Ms. Gillotti responded there are two reasons; the first is MDOT felt it would be feasible and the second is it is less cost prohibitive. Ms. Gillotti added alternative 5 provides the most protection from traffic but also warrants a greater cost.

Mayor Schreiber asked what the difference is between alternatives 3 and 4.

Mr. Windsor answered alternative 3 includes bike lanes on both the east and west sides of the bridge, alternative 4 including a bike lane on one side of the bridge. Mr. Windsor added alternative 3 was not preferred by MDOT due to structural issues with the design.

Mayor Schreiber stated the design for alternative 4 has 11 ft. on the south bound side and 12 ft. on the north bound side, and alternative 3 has the opposite.

Mr. Windsor responded both designs provide a 6 ft. pedestrian path, the issue is with the structural not comfort of the user.

### 3. Solid Waste Presentation – Ericka Savage

Council Member Murdock asked who citizen's call if there is an issue.

Scott Cabauatan, Municipal Representative, responded people can call the customer service number (800) 878-4626.

Assistant to the City Manager Ericka Savage stated all Council Members have received a draft of the newsletter which contains all that information in addition each home will receive a postcard including all contact information. Ms. Savage added there will be another press release for the change in service providers next week that will also provide Republic's information.

Council Member Murdock asked if Republic's employees are unionized.

Mr. Cabauatan responded yes, they are Teamsters Local 247.

## **VIII. AUDIENCE PARTICIPATION –**

1. Mary Louise Foley, 205 E. Ainsworth, stated Lather St. was supposed to be vacated but was never brought before Council. Ms. Foley stated she and her neighbor have been maintaining the property. Ms. Foley asked Council to finalize the vacation of the property.
2. Emmanuel Jones, Founder/CEO at Mentor2Youth, stated his organization will be holding a festival on Saturday from 1 to 5 p.m. at Recreation Park. Mr. Jones stated he has been working closely with the Assistant to the City Manager Savage to ensure that the event is properly planned. Mr. Jones stated his organization will be providing school supplies for children in attendance and all are welcome. Mr. Jones invited City Manager Lange, Mayor Schreiber, and Council to attend the event and meet individuals in their community.

**IX. REMARKS BY THE MAYOR –**

- Mayor Schreiber thanked Mr. Jones for informing Council of his organizations event.
- Mayor Schreiber stated he looks forward to staff informing him of what can be done regarding the Lather St. vacation.

**X. MINUTES –**

Resolution No. 2014-215, approving minutes of September 2, 2014

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**That the Minutes of September 2, 2014 be approved.**

OFFERED BY: Council Member Jefferson

SUPPORTED By: Council Member Vogt

Mayor Schreiber thanked City Clerk McMullan and the Clerk's department for the detail of the minutes.

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

**XI. CONSENT AGENDA –**

Resolution No. 2014-216

1. Resolution No. 2014-217, approving Ordinance No. 1227, an ordinance to amend Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances to increase water rates by 3.5% within the City of Ypsilanti. ***(Second Reading)***

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**That the proposed ordinance to amend Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances to increase water rates by 3.5% within the City of Ypsilanti, be approved on Second and Final Reading.**

2. Resolution No. 2014-218, approving Ordinance No. 1228, an ordinance to amend Chapter 106, Article V, Section 106-455(a) of the Code of Ordinances to increase sewage disposal service rates by 3.5% within the City of Ypsilanti. ***(Second Reading)***

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**That the proposed ordinance to amend Chapter 106, Article V, Section 106-455(a) of the Code of Ordinances to increase sewage disposal service rates by 3.5% within the City of Ypsilanti, be approved on Second and Final Reading.**

3. Resolution No. 2014-219, approving Ordinance No. 1229, an ordinance to amend Chapter 106, Article V, Section 106-499 to decrease the restricted debt retirement and capital improvement fund surcharge on water and sewer service bills within the City of Ypsilanti by adding a surcharge of 65% to each water and sewer bill for billings to be deposited in a restricted debt retirement and capital improvements fund. ***(Second Reading)***

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**That the proposed ordinance to amend Chapter 106, Article V, Section 106-499 of the Code of Ordinances to decrease the restricted debt retirement and capital improvement fund surcharge on water and sewer bills within the City of Ypsilanti by adding a surcharge of 65% to each water and sewage bill for billings to be deposited in a restricted debt retirement and capital improvements fund, be approved on Second and Final Reading.**

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

On a voice vote, the Consent Agenda was approved.

**XII. RESOLUTIONS/MOTIONS/DISCUSSIONS -**

1. Resolution No. 2014-220, approving one-year extension to Ypsilanti Housing Commission purchase agreement with New Parkridge LDHA Limited.

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

**WHEREAS, the City Council for the City of Ypsilanti adopted Ordinance No. 2014-1209 on February 4, 2014, which permitted the Mayor and City Clerk to enter into an Option to Purchase Land Agreement with New Parkridge LDHA for the sale of the city-owned Parkridge low income housing project; and**

**WHEREAS, this Option to Purchase Land Agreement was entered into by the parties on February 4, 2014 and had a term of one year; and**

**WHEREAS, a condition precedent to Buyer's ability to execute the option was if it received an allocation of Low-Income Housing Tax Credits from with the Michigan State Housing Development Authority; and**

**WHEREAS, New Parkridge LDHA's application for the February round was not so funded, as there were insufficient tax credits available; and**

**WHEREAS, New Parkridge LDHA now wishes to apply for this allocation again for the October round; and**

**WHEREAS, this application is due on October 1st and requires that New Parkridge LDHA show site control beyond the term of the executed Option to Purchase Land Agreement; and**

**WHEREAS, the City desires that New Parkridge LDHA's application be approved by the Michigan State Housing Development Authority; and**

**WHEREAS, Ordinance No. 2014-1209 permitted agreements subsequent to the execution of the Option to Purchase Land Agreement be approved by resolution of City Council;**

**NOW, THEREFORE, BE IT RESOLVED THAT the Mayor and City Clerk are authorized to enter into the attached First Amendment to the Option to Purchase Land Agreement between the City of Ypsilanti and New Parkridge LDHA Limited Partnership, in conjunction with and subject to the review and approval of the City Attorney.**

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

Assistant City Attorney Duchene stated there are two options of the purchase agreement brought before Council last February regarding public housing; one option was a Scattered site option and the second was the Parkridge property. Mr. Duchene explained the Parkridge project was denied by MSHDA for low income tax credits. Mr. Duchene said Parkridge will be reapplying in October in order to show site control beyond the one year term of the original option of purchase. Mr. Duchene stated the difference between Scattered site and the Parkridge project is Parkridge is a singular property and the Scattered site is the remaining public housing in Ypsilanti

Zach Fosler, Housing Commission Executive Director, informed Council the Housing Commission had received credits for the Strong Housing Project, financing is in place and construction will begin in February. Mr. Fosler stated they anticipate closing on February 2<sup>nd</sup>. Mr. Fosler said on the Paradise Manor and Hollow Creek buildings are to be built in order to provide onsite management of those properties. Mr. Fosler stated the application for Parkridge is due in October and should have the results by January. Mr. Fosler said the project consists of a full demolition and reconstruction. Mr. Fosler explained the new construction designation harmed its efforts in applying for tax credits during the last application round. Mr. Fosler said MSHDA was more inclined to approve preservation projects, since the last application cycle MSHDA has changed its opinion. Mr. Fosler added MSHDA has toured Housing Commission properties and have supported the Commission's efforts. Mr. Fosler stated he feels Parkridge is now in the best position to be approved for tax credits.

Council Member Murdock asked if Parkridge would be applying in the same round as the Water St Flats project.

Mr. Fosler asked if Water St. Flats is a 4% yield.

Community Development Director Gillotti responded Water St. Flats will be applying for the 4% and the 9% yield.

Mr. Fosler responded yes, Water St Flats and the Parkridge projects will be applying in the same round.

Council Member Murdock asked if an issue of both projects applying in the same round was considered. Mr. Murdock added MSHDA generally does not award two projects to the same community.

Mr. Fosler responded in his opinion in the first application process one developer had control of both projects and was asking for 20% of the States credits, this is no longer the case. Mr. Fosler added it could be a concern however you can't be certain.

Council Member Murdock asked what the plan is if the Parkridge application is denied.

Mr. Fosler responded if the project does not receive credits there are two options; the Commission can reapply for the 9% credits or the 4% credits. Mr. Fosler added at this time he could not tell Council which option would be chosen.

Mayor Pro-Tem Richardson asked when the next application round is.

Mr. Fosler answered in February.

Council Member Murdock asked if there are any thoughts on the competitiveness of two applications from the same community going before MSHDA.

Ms. Gillotti responded these are very different projects, the Parkridge project has a much lower median income target. Ms. Gillotti added each project will acquire points for different characteristics, such as the Parkridge project will be given points because it's a Housing Commission project while Water Street Flats will gain points because it offers market rate apartments. Ms. Gillotti stated in conversations with MSHDA there is support for both projects and encourage both to apply.

Council Member Murdock stated it is not his intention to slow the process he just wants to make sure everyone is aware of this possibility.

Ms. Gillotti responded Ann Arbor Housing Commission has submitted two applications during the same round and both were approved.

Council Member Robb asked if this project is funded will there be any Housing Commission properties left or will they all be a part of a hybrid development.

Mr. Fosler responded yes, the Housing Commission would become a general partner.

Council Member Robb asked what will become of the Housing Commission.

Mr. Fosler responded the Housing Commission would become a different organization, shifting from property management to asset management. Mr. Fosler explained this would result in a reduction of staff and remaining staff would take on different duties.

Council Member Murdock asked what happens to the funding for the Housing Commission.

Mr. Fosler replied there would be a funding shift from a subsidy for operating and capital improvements to a stream through project based rental assistance Section 8 to each unit financed by unit occupation. Mr. Fosler added the funding will no longer flow to the Housing Commission directly, instead it would go to a property management firm.

Mayor Pro-Tem Richardson asked if it would still use funding from HUD.

Mr. Fosler responded yes, not so much the equity to perform the work but for the operating fund.

Mayor Schreiber asked if it were fair to say the Commission has shifted from public housing to project based Section 8, making it less of a non-profit and more of a business.

Mr. Fosler responded yes, that is accurate.

Mayor Schreiber asked if the community would be involved with the planning process, including architectural plans.

Mr. Fosler responded yes, the Commission plans on meeting with residents to gain their opinion of the property and how it can be improved which will be incorporated into the plans. Mr. Fosler added currently the architectural plans are being developed as well as plans for relocation.

Mayor Schreiber asked when the plans will be shared with the community.

Vicki Vaughn, Chesapeake Community Partners, answered our architect has been working with Community Development Director Teresa Gillotti and their goal is to submit site plans by October 15<sup>th</sup> and go before the Planning Commission by the November meeting.

Mayor Schreiber asked if a funding mechanism is in place for family assistance like that used at Hamilton Crossing.

Ms. Vaughn replied we are going to participate in a new program offered by the Kresge Foundation called Strong Families Fund which was designed off of the Family Empowerment Program. Ms. Vaughn added the fund will fund a year compliance period so we will be able to expand the Family Empowerment Program to all residence.

Mayor Schreiber stated its great news, one of the reasons Hamilton Crossing has been successful was the funding mechanism. Mr. Schreiber added he is not worried about voting to approve this project for the same application process as the Water St. Flats project. Mr. Schreiber stated hopefully both projects are awarded tax credits.

Housing Commission Chair Renee Smith stated she is very proud of the progress the Housing Commission has made. Ms. Smith added the team has been doing some great things for the City of Ypsilanti.

Council Member Robb asked how much money will be in this round of funding and how much does this project cost opposed to Water St Flats.

Mr. Fosler responded the Commission is asking for a \$1.5 million allocation which provides \$15 million in equity.

Ms. Gillotti stated for the 4% round Water St. Flats will be awarded \$4.1 million, now \$2 million because they have partial allocation. Ms. Gillotti stated she is not certain about the 9% allocation.

Mr. Fosler stated there is \$15 million available for award.

Council Member Robb stated if both projects apply the City will be asking for 25% of total funds and it seems unlikely that Ypsilanti will be awarded 25%. Mr. Robb asked what project is more important to Ypsilanti.

Mayor Schreiber responded the Water St. Flats project is more important to Water St. and the Parkridge project is more important to public housing.

Council Member Robb stated both projects are applying to be funded from the same funding source and the odds of both projects, which were denied during the last application process, being awarded funds seems unlikely.

Ms. Gillotti responded with the new scoring system used by MSHDA it becomes difficult to predict what will be funded and what won't, so it becomes challenging to know which project will score higher. Ms. Gillotti added the Flats will be competing in two rounds so there is potential that either could be awarded.

City Manager Lange said Mr. Fosler stated \$1.5 million in tax credits can produce \$15 million in equity.

Mr. Fosler responded the award is \$1.5 million each year for ten years totaling \$15 million.

Mr. Lange stated the 4% round, which is a home fund, has nothing to do with tax credits. Mr. Lange asked Mr. Fosler what would be the total budget for the Parkridge project.

Ms. Vaughn responded because the rents are so low the Commission can't support very much debt, the tax credits are the primary funding for equity, the whole project cost \$16 to \$17 million.

Mr. Lange stated if that ratio is accurate then the Water St. Flats project's whole budget is \$11-\$12 million so it wouldn't be \$2 million worth of tax credits, it would be closer to \$1.2 million.

Ms. Vaughn stated she has no information on how Water St will be funded. Ms. Vaughn stated perhaps it could work at 4% which would mean half of the tax credits. Ms. Vaughn added the 4% category would be difficult for the Parkridge project to do a demolition and a re-construction, it would have to settle for a renovation.

Mr. Lange stated the numbers for Water St. at 4% are not equivalent to those at 9%.

Council Member Robb replied realistically Water St. needs to be approved at 9% in order to have more market rate apartments, making it more attractive to the community.

Ms. Vaughn added the Ann Arbor Housing Commission took two projects through the application process and was awarded \$1.5 million for each project.

Council Member Murdock stated the City needs both projects to work and he does not see it as impossible to have both approved. Mr. Murdock added the City needs to move forward with both projects and if one or both are not awarded credits they should reapply during the next cycle.

2. Resolution No. 2014-221, approving I-94 Non-Motorized Alternate #4 median pedestrian path and two-way cycle track and supports an MDOT Transportation Alternatives Program (TAP) grant application.

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**WHEREAS, Ypsilanti City Council has identified a non-motorized crossing as a priority in numerous planning documents including the Shape Ypsi Master Plan, the City Non-Motorized Transportation Plan and the City's Parks and Recreation Plan; and**

**WHEREAS, Ypsilanti has previously worked with Ypsi Township, MDOT, Road Commission and other partners on concepts for a non-motorized crossing in 2005; and**

**WHEREAS, funding from the HUD sustainability grant provided for revisiting and update concepts for a non-motorized concept, gaining public input from the community as a preferred option, and working with MDOT on a permit-able preferred concept; and**

**WHEREAS, the I-94 non-motorized crossing Steering Committee has identified a preferred option of Alternate #4 with Alternate #1 as a secondary option; based on community feedback, recommendation from the project consulting team, cost implications affecting the likelihood of implementation , and involvement of MDOT; and**

**WHEREAS, the Ypsilanti Planning Commission recommended Alternative 4 as the preferred option;**

**NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council approve Alternate #4 (median pedestrian path and two-way cycle track) as the locally preferred alternative. Should issues arise with the preferred alternative, Alternative 1 (shared use path on west side of bridge) is the second local preference; and**

**MAY IT FURTHER BE RESOLVED THAT the Ypsilanti City Council supports an MDOT Transportation Alternatives Program (TAP) grant application to finance the locally preferred alternative non-motorized crossing.**

OFFERED BY: Council Member Vogt

SUPPORTED BY: Council Member Jefferson

Council Member Murdock stated this has been a long time coming, this plan is not ideal but it would be accepted by MDOT and it will be completed in a reasonable amount of time.

Council Member Vogt said he agrees with Mr. Murdock, however, he would prefer option 5 but there is no perfect answer to this issue. Mr. Vogt stated he will trust the planning staff to strengthen which ever option is chosen, making it safer and user friendly.

3. Resolution No. 2014-222, awarding contract for the Fire Station Roof Replacement project.

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**WHEREAS, Funds have been programmed in the 2014-15 FY-Budget; and**

**WHEREAS, bids were solicited on MITN and by direct mail; and**

**WHEREAS, three bids were received and opened on August 29, 2014 ranging from \$78,800.00 to \$61,451.00; and**

**WHEREAS, Staff recommends accepting the bid submitted by Roof Management, Farmington Hills, MI. for the amount of \$71,833.00; and**

**WHEREAS, the construction services will be expended from account number 4142-7-2651-971-20 in the FY 2014-15 budget; and**

**NOW, THEREFORE, BE IT RESOLVED THAT the City Council approves the proposal submitted by Roof Management, Farmington Hills MI and**

**THAT the Mayor and City Clerk are authorized to sign this contract, subject to review and approval by the City Attorney; and**

**THAT the City Manager is authorized to sign any change orders that may be needed to maintain the project's schedule, subject to review and approval by the City Attorney.**

OFFERED BY: Council Member Robb

SUPPORTED BY: Council Member Vogt

City Manager Lange welcomed back Fire Chief Max Anthouard who will answer any questions Council may have.

Fire Chief Anthouard stated the fire station roof is need of repair, the project consists of replacing the roof and any water damaged insulation. The roof will also be equipped with solar panels to provide for

greater energy conservation. Chief Anthouard explained three bids were received and this bid was selected as it was the only bid which covered the complete scope of work as well as providing a 20 year warranty opposed to 15 years as the other two bids offered. Chief Anthouard stated the selected bid provides a membrane of 50ml instead of 40ml, as well as replacing all damaged insulation with insulation more compatible with the weight of the solar panels. Chief Anthouard added there will be an engineer on site to ensure the project is completed correctly.

City Manager Lange stated project is budgeted for \$80,000 so this bid is under budget.

Council Member Murdock asked if the contract of \$71,833 includes the installation of the solar panels.

Chief Anthouard responded yes, it does.

Council Member Murdock stated the bid sheet does not include solar panel installation. Mr. Murdock asked what the R-rating will be upon project completion.

Chief Anthouard responded he does not know the specifics however the roof over the dorm and office area will have additional insulation installed which will increase the R-rating.

Council Member Murdock stated one item of the bid sheet had an R-9 rating and added he was not sure if that is in addition to another layer but the rating should be at least R-38.

Chief Anthouard stated the insulation on the lower roof will be replaced.

Council Member Murdock said his concern is when the roof is replaced the opportunity to insulate the building properly should be taken.

Council Member Robb asked how you can address the concern, if we do not know what the improvement is. Mr. Robb asked if Council should move forward with this project.

Chief Anthouard responded the project was reviewed by John Roe, Ypsilanti Fire Investigator, and DPS Director Stan Kirton who are familiar with projects of this scope and they approved this project.

Council Member Robb asked if the roof will receive an R-38 rating or is the exact rating known.

Chief Anthouard responded he can provide the rating at a later date.

Mr. Lange stated staff can consult with the contractor to find out the R-rating of the insulation. Mr. Lange added the project will be equipped with solar panels which will help with the heating the fire station.

Chief Anthouard stated Roof Management, the selected company, provided two bids the proposed bid and a bid that uses a thicker insulation. Chief Anthouard added the second bid is \$10,000 more, making it \$1,000 over the allocated funds.

Council Member Murdock stated the bid specification is ½ inch Duro-Gaurd roofing insulation which will not provide a high R-rating.

Chief Anthouard stated he did not have the full R-rating however the ½ inch Duro-Gaurd insulation will be installed in the living area, also additional padding will be added around the solar panels.

Council Member Murdock replied supports for the solar panels don't have anything to do with insulation. Mr. Murdock added he wants to know the total R-rating after the completion of the project.

Chief Anthouard stated there is already insulation on the roof, the proposed insulation would be in addition to that.

Council Member Murdock replied yes, and some insulation needs to be replaced.

Chief Anthouard agreed that some of the current insulation needs to be replaced.

Council Member Murdock said he would like to know the cumulative R-rating between the current insulation and the insulation being installed. Mr. Murdock added once this roof is replaced it will not be done again for another 20 years so it should be done correctly and save money in heating and cooling.

Mr. Lange stated the electrical demand should decrease with the addition of the CRE lighting and the solar panels should keep the operating costs down.

Council Member Murdock responded we should do both of those things but that does not change the situation of insulating the building correctly.

Mr. Lange responded correct they are two different elements of cost savings and the city is moving a lot of money and energy into lowering energy costs.

Council Member Robb replied it doesn't make sense to lower operating costs by installing a substandard roof.

Mr. Lange responded it is not known at this point if the roof is substandard; more research should be down to provide a cumulative R-rating.

Mayor Pro-Tem Richardson stated if it is not essential to vote on this tonight it should be postponed until the answers to the questions asked have been provided.

Mr. Anthouard answered the issue with postponing the construction is weather related and may push the project back a year.

Mayor Pro-Tem Richardson asked if there is a time limit to when the construction can start.

Chief Anthouard responded the roof cannot be installed during the winter or if it is raining.

Mayor Pro-Tem responded our next meeting is at the beginning of October, the winter won't begin before that.

Council Member Murdock asked if the bids are valid for another three weeks.

Chief Anthouard replied he wasn't sure.

Council Member Robb stated if this information can be found out by tomorrow a special meeting can be held to vote a decision.

Mayor Pro-Tem Richardson stated she is fine with holding a special meeting.

Mr. Lange stated staff will check how long the bids are valid.

Council Member Murdock stated if the bid proposal does not last for three weeks then there needs to be a vote before three weeks.

Mr. Lange responded staff will find out as soon as possible and meetings will be planned accordingly.

Mayor Schreiber asked when this matter will be postponed till.

Council Member Murdock responded it will be postponed until the information necessary to make a decision has been provided.

4. Resolution No. 2014-223, approving Medicare Advantage plan with Blue Cross Blue Shield.

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**WHEREAS, City Council of the City of Ypsilanti deems it to be in the best interest of the City to continue to reduce health care costs where applicable and/or to minimize increases; and**

**WHEREAS, the Medicare Advantage Plan would reduce retiree health care costs while still offering additional benefits to the retirees that are eligible to participate; and**

**WHEREAS, retirees currently enrolled in Medicare A & B would be eligible for this Medicare Advantage Plan;**

**THEREFORE BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF YPSILANTI to approve another yearly contract from January 1, 2015 through December 31, 2015, of the Blue Cross Blue Shield Medicare Advantage Plan for all eligible participating retirees.**

OFFERED BY: Council Member Murdock

SUPPORTED BY: Mayor Pro-Tem Richardson

City Manager Assistant Sean Sonneveldt, stated retirees are split into two groups; Blue Cross Traditional and Medicare Advantage. Mr. Sonneveldt explained for 2001 to 2013 there was a steady increase in retiree healthcare costs, and once Medicare Advantage was employed there was a significant decrease in costs in the first six months of 2014.

Council Member Murdock asked if the graphs provided included all retirees.

Mr. Sonneveldt replied graph 1 includes all retirees in traditional Blue Cross, and the second graph illustrates those in group 601 and 602 who have been moved to Medicare Advantage.

Council Member Robb stated this group does not include certain police officers still receiving a much higher grade of insurance.

Mr. Sonneveldt replied the graph includes all police and fire retirees.

Council Member Murdock clarified if that was the total amount.

Mr. Sonneveldt replied correct.

City Manager Lange asked if the graphs include those retirees who opted out of the insurance plan.

Mr. Sonneveldt responded the graphs only include retirees who are receiving insurance. Mr. Sonneveldt added the numbers for the traditional Blue Cross for 2015 will soon be available which will provide a snapshot for both active and retired employees.

Mr. Lange stated Medicare Advantage is only available for retirees, the city is trying to move more retirees to this plan which will provide for extra savings.

**XIII. LIASON REPORTS –**

- A. SEMCOG Update – Thursday afternoon, September 18th SEMCOG will hold an open house in Council Chambers in City Hall from 4-7 p.m. In November the general assembly will be included in the Big House in Ann Arbor which will include a tour.
- B. Washtenaw Area Transportation Study – Meeting Tomorrow
- C. Washtenaw Metro Alliance – No Meeting
- D. Urban County – Nothing to report
- E. Freight House – Request for funding from the DDA is on the Board Meeting Agenda for this Thursday.

#### **XIV. COUNCIL PROPOSED BUSINESS –**

##### Richardson

- Recommended Council vote to vacate Lather St. as described by Ms. Foley.

Council Member Murdock responded a vacation of an alley requires an ordinance as was done with Ninde. Mr. Murdock added that this would not be able to be done tonight.

Mayor Pro-Tem Richardson responded she had spoken with Community Development Director Gillotti who stated this could be completed this evening. Mayor Pro-Tem Richardson asked for advice from City Attorney Barr.

City Attorney John Barr responded when vacating an alley there is a code provision that must be adhered to. Mr. Barr stated he sympathized with the individual but his recommendation would need to follow the proper steps and bring this item to the next Council meeting.

Mayor Pro-Tem Richardson asked Mr. Barr to follow-up on this issue.

Mr. Barr responded he would and if it is agreeable with Council he will make it top priority.

Council Member Robb stated the area within 500 ft. of the road will need to be noticed so its an issue with mailing.

- Stated she was very appreciative for the quality of work done on Harriet St.

##### Murdock

- Stated at the last meeting he asked for a community report from the police department and asked if that report would be complete by the next Council meeting.

##### Robb

- Inquired now that the Smith's Furniture building has been purchased what is the timeline for bringing the building up to compliance.
- Asked when the new planner will be hired.
- Stated the City last reviewed the May 2016 Economic Development Plan this past May and asked when the City will be reviewing that plan.
- Asked if there is a policy for replacing broken meters, do individuals check if the meters are in working order when collecting parking revenue.

- Stated he has not received all of Council evaluations for City Manager. Mr. Robb stated the evaluations will take place with or without all input. Mr. Robb said he hopes Council will take the time to complete the evaluations.

Vogt

- Stated he has been noticing the vast improvements to the roads and is surprised at the value received for these repairs. Mr. Vogt thanked all those involved in this process.

Jefferson

- Stated the 2<sup>nd</sup> Baptist Church reported it is taking an exceptionally long time to receive a permit to construct bathrooms on the first floor of the building.

**XV. COMMUNICATIONS FROM THE MAYOR – None**

**XVI. COMMUNICATIONS FROM THE CITY MANAGER –**

- Informed Council the DTE team has changed and Lance Alley is now in charge. The survey has been completed concluding that 79 posts need repairs, 7 of which need new boxes and 7 need foundations.
- The conversion of 876 streetlights has been completed except for 119.
- Stated at this time the streetlights on Washington cannot be repaired, DPS is unable to obtain the proper bulb. In order to convert over to DTE street lights the cost will be \$25,000.

Council Member Robb asked if the electricity used by those lights are paid for by the DDA.

Council Member Murdock responded the DDA installed the lights but he is not sure if the city or the DDA is responsible for paying for electricity.

- The POAM and the COAM contracts are almost complete, waiting on signatures.
- He appreciated the work of Assistant to the City Manager Savage, Human Resources Manager Judy Smith, and City Manager Assistant Sean Sonneveldt for their work on Medicare Advantage.
- The MuniRent contract has been signed and should provide costs savings for the City.
- The duel fuel project continues with the addition of EMU's assistance adding a duel fuel pump station to the DPS yard.
- Thanked Council for all the compliments on the urgent road repairs and stated EMU and AAATA have increased their investment in the project.
- Stated staff is investigating possible capital improvement projects.
- Stated the Police, Fire and Code Enforcement departments are planning a public forum for the middle of October. It is the goal of those departments to continue to be positive, proactive and transparent. Mr. Lange stated that Officer Starr Hunt has been selected as the school resource officer and the contract for that service is going to the school board for approval.

- Stated the DDA officer will begin patrol next week.

Council Member Murdock asked if it is possible to introduce the DDA officer at the Thursday DDA Board meeting.

Mr. Lange replied it may be possible, the chief is introducing the officer throughout the DDA district.

- In response to Council Member Murdock's question on the status of the Community Policing Report, he stated the City intends to speak to the community regarding police efforts and provide the public with a an analysis of the demographics of the police force.
- Stated the size of the deficit was initially thought to be the size of the Water Street debt but it turns out that is not the case which is positive.
- Regarding the status of the former Smith's Furniture building. Reported that Community Development Coordinator Teresa Gillotti has been working with the new owners who are proactive and the City at this point is not concerned with a timeline.
- Stated he has had discussions with Ms. Gillotti on the hiring of a new planner and Ms. Gillotti is handling that process.
- In response to Council Member Robb's concern with parking meters he said the City is provided with a bi-weekly report from parking enforcement on which meters need repairs.
- Asked for clarification of the date of his evaluation.

Council Member Robb responded the evaluation will occur at the next Council Meeting.

#### **XVII. AUDIENCE PARTICIPATION –**

Assistant to the City Manager Ericka Savage informed Council that Crystal Elliott is leaving Washtenaw One for another position and wished her well.

Mayor Schreiber wished Ms. Elliot luck in her next venture.

#### **XVIII. REMARKS FROM THE MAYOR - None**

#### **XIX. ADJOURNMENT –**

Resolution No. 2014-224, 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 adjourned at 9:23 p.m.