APPROVED AS AMENDED

CITY OF YPSILANTI
COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
Tuesday, April 7, 2015
7:00 p.m.

I. CALL TO ORDER –

The meeting was called to order at 7:05 p.m.

II. ROLL CALL –

Council Member Anne Brown	Present	Council Member Robb	Present
Council Member Nicole Brown	Present	Council Member Vogt	Present
Council Member Murdock	Present	Mayor Edmonds	Present
Mayor Pro-Tem Richardson	Present		

III. INVOCATION –

Mayor Edmonds 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 –

None

VI. AGENDA APPROVAL –

Council Member N. Brown moved, supported by Council Member A. Brown to approve the agenda.

Council Member Robb moved to amend the agenda to remove Resolution No. 2015-084.

Council Member A. Brown moved to amend the agenda and move Resolution No. 2015-083 to after the minutes.

On a voice vote, the motion carried and the agenda was approved as amended.

VII. **PRESENTATIONS** –

Proclamation – Mayor's Day of Recognition for National Service

Mayor Edmonds stated 2,630 Mayors across the country are thanking those for their volunteer service in various organizations and acknowledged three organizations Retired Senior Volunteer Program, Foster Grandparents, and Americore VISTA, and thanked them for their service.

Presentation – Chidester Place Management

Mr. Stavedahl, Director of Legal Affairs and in-house counsel for Independent Management Services, the property management firm servicing Chidester Place Apartments. Mr. Stavedahl introduced two Vice Presidents; Blake Hunter and Mark Sack who have had experience with Chidester since 2005 when Independent Management Services took over the property and as of March 2015 Chidester scored 95 out of 100 on a Real Estate Assessment Center (REAC) Score.

Council Member Murdock asked Mr. Stavedahl to explain concerns regarding mold, and the heating and cooling system at Chidester.

Mr. Stavedahl replied in September there was a complaint regarding mold in a resident's unit which was examined twice and the test stated it was at acceptable limits. He stated there have been issues with gaining access to resident's apartments, who at times refuse entrance. He stated individual medical conditions may create a greater susceptibility and pets could add to the problem. He added trees near the property may transfer spores to units and each unit has specific heating and cooling systems which have been cleaned.

Council Member A. Brown asked what the remediation process was.

Mr. Stavedahl responded it was consistent with IIIRC remediation standards and to date there have only been complaints from two residents.

Blake Hunter, Independent Management Services, stated an independent third party test was performed and the outdoor spore counts were higher than any of the building's units.

Mayor Edmonds asked how many units received remediation.

Mr. Stavedahl replied every unit received remediation.

Mayor Edmonds asked when the remediation took place.

Mr. Stavedahl responded earlier this year.

Mayor Edmonds asked if spore levels prior to January prompted the remediation.

Mr. Stavedahl answered the remediation was in response to resident complaints. However, he stated there is not a concern, that the entire building was affected by mold.

Council Member A. Brown asked if there was any testing before the remediation.

Mr. Stavedahl replied prior testing was performed on one specific unit. He added the entire building was not tested because the issue does not affect the entire building.

Mayor Edmonds asked what the internal complaint process is and how is it documented.

Mark Sack, Independent Management Services, explained when a resident has a complaint it should be reported at the rental office in writing and the manager would take care of any normal service request. He stated in this instance, the request came in form of a petition, describing a concern of mold in the building. He said the petition was used as a target list to address all units on that petition.

Mayor Edmonds asked if there is a complaint form.

Mr. Sack replied yes, there is a site complaint form.

Mr. Stavedahl stated during the April 7th Council Meeting, a "mold awareness" policy was discussed. He said the addendum to the lease, which is certified by Housing and Urban Development (HUD), simply states that residents must inform management within 24 hours of seeing mold, or if they believe mold is present.

Council Member A. Brown asked if Mr. Stavedahl had a copy of the addendum.

Mr. Stavedahl responded he did not, but said he would be happy to provide one for Council.

Mayor Edmonds asked if the addendum is recent.

Mr. Stavedahl replied no, and said it was not created in response to this situation.

Council Member Vogt asked when did the symptoms begin in and when did they end for those units who reported them.

Mr. Stavedahl answered in one particular case symptoms began in 2014 and a few others began in 2015. He said he does not recall any petitions that described symptoms, such as vomiting, except for one that was addressed specifically.

Council Member Vogt asked if any residents reporting symptoms have had a medical evaluation.

Mr. Stavedahl replied he does not know.

Mayor Edmonds asked what a reasonable accommodation would be for an individual with an auto-immune susceptibility.

Mr. Stavedahl responded it is difficult to estimate because a reasonable cost would be balanced with the ability to provide a livable unit.

Mayor Edmonds asked about adding additional filtration.

Mr. Stavedahl replied that is a possibility, but currently each unit has its own filtration.

City Manager Lange stated there was a claim made that a unit was so bad that the mold turned the walls black, and the resident was placed in a hotel during remediation. He asked if the claim was true.

Mr. Stavedahl replied that is false, the reason why the resident was provided hotel accommodations was to allow time for the anti-microbial solution to sit and take effect.

Mayor Edmonds asked Mr. Lange for the amount of compliants received by the Building Department regarding mold at Chidester.

Mr. Lange replied the Building Department is in the process of inspecting Chidester Place, but have not received any specific complaints.

Mr. Stavedahl asked that he be provided notice of compliants received by the City.

Mr. Lange responded reports are public record.

City Attorney Barr responded a continuing request under FOIA could be filed for a specified time period.

Council Member Murdock stated when the City performs an inspection on a complaint the results are provided to management.

Council Member A. Brown asked if Independent Management Services has met with the resident council to discuss its findings.

Mr. Stavedahl responded there has not been a formal meeting with the resident council, nor has there been a formal request for management to meet with the council.

Council Member A. Brown asked if Independent Management Services would take the initiative to meet with the resident council.

Mr. Stavedahl replied yes, and said he is also willing to provide residents with his direct phone extension. Mr. Stavedahl stated to date there have been no communications with a resident council, nor is he aware that one exists.

Mayor Pro-Tem Richardson confirmed there is a resident council and said she has spoken with them.

Council Member A. Brown asked if Vice Presidents Mark Sack and Blake Hunter are based at Chidester Place.

Mr. Hunter responded no, there are site managers and a property manager for Chidester Place.

Mayor Edmonds explained the resident council is not a formal body, so it is not unlikely that formal requests were made, but site managers and the property manager should be involved with that group.

Mr. Stavedahl stated current practice is to handle each complaint individually which is why management has not met with the council, but in the future Independent Management Services would be willing to make that connection.

VIII. AUDIENCE PARTICIPATION –

1. Alexandra Way, 202 Sellers Hall, stated she is a Senator on student government and would like to see an increased connection between the University and the City. She said an initiative she has worked on is getting local business to provide coupons to students. Unfortunately, many students are not aware of businesses in Ypsilanti and asked the City for help in making this connection and help market the City to Eastern's student body. Ms. Way stated she is drafting a resolution for the Public Affairs Committee to include an off-campus event and asked Council and City staff to contact her with any ideas or strategies.
2. Roland Seizmore, 7727 Tuttle Hill, stated he has spoken with the YMCA who is interested in putting soccer fields in Waterworks Park. Also, he recommended the DDA and Eastern Leaders Group encourage property owners on Huron Street to improve the rear of their properties. He thanked Mayor Edmonds in getting local artists in community buildings. He stated he is not in favor of consolidating the Ypsilanti and Ann Arbor Convention and Visitors Bureau and hopes for support in maintaining the current structure.
3. Jim Mogensen, 330 Chidester #718, stated he lives across the hall from Mr. Thompson who has come before Council to discuss levels of mold at Chidester. He stated Mr. Daniels, of the Building Department, is performing inspections because it is required for multi-family dwellings. He said Chidester Place has been inspected as required, as part of the HUD REAC Inspection, and management is required to share the results with tenants. He said this is an opportunity for the City of Ypsilanti to resolve this situation.
4. Deb Locke Daniel, 273 Woodlake Drive, Brighton, MI, stated the Ypsilanti Area Conventions and Visitors Bureau (YACVB) is working on a branding project for the City and would love the input from Council. She stated the 'wayfinding" project is underway and the YACVB will be asking for financial buy-in from the City and to be placed on a future agenda.
5. Sally Richie, 40-42 E. Cross, stated she is excited that Council will be examining the DDA and the TIF in Depot Town and it is impressive how far Depot Town has come since the inception of the TIF district. She stated she was not aware that this matter was coming before Council, and received no notice of the public hearing for the March 17th meeting.

   Council Member Murdock stated at the April 21st meeting Council will hear a second reading which will include a public hearing.

6. Janet Rook, 3002 Forest Creek Ct, Ann Arbor, Depot Town business owner, stated she appreciates the resolution of support for the Convention and Visitors Bureau and it has been invaluable to her business. Expressed appreciation to the DDA and all that it has accomplished in Depot Town.

7. Rex Richie, 40-42 E. Cross, stated he, and all other business owners in the Depot Town, feel that the DDA grants have a tremendous effect on the appearance of the district.
8. Ralph William Thompson, Chidester Place #717, stated he is the resident the representation from Chidester Place was referencing. Mr. Thompson said that he has never seen the three individuals representing Chidester Place nor has he seen other staff members on a daily basis. He said he has the documentation to submit to the Building Department. He said another test was performed on his and Judith Winters' apartments on March 22, 2015. He said that Ms. Winters has never refused entrance to her apartment and remediation was performed. However, Ms. Winters was asked to allow Chidester Place to perform further remediation which she did refuse. Mr. Thompson stated he was accused that he stated there was visible mold in his apartment which he refuted, but there are apartments at Chidester Place that do have visible mold. Mr. Thompson added that independent tests that were performed on his and Ms. Winters' apartments still indicate spore levels are too high and remediation is not complete.
9. Michelle Barney, 330 Chidester Place #406, stated if Council has not read the documents she submitted at the March 17th meeting it becomes difficult to assess the situation. She said she does not understand how the attorney has not received the complaints which are listed in the documents she provided to Council. Ms. Barney stated the problem is management shows no respect to the residents which is why management is not approached. Ms. Barney submitted pictures of a Chidester Place apartment with mold.
10. Zachary Stavedahl, Fenton, MI, stated the photographs of mold in Apartment #806 is new information and will be looked into to remediate. He explained each mold test performed includes a disclaimer that states pets will increase spore levels. Mr. Stavedahl said he misspoke when he said that complaints have not been received, and referenced Mr. Hunter statement that management had received a petition and each resident on that petition was reached out to. He said the test completed in January of 2015 on Mr. Thompson's unit tested at appropriate levels. Mr. Stavedahl asked Council while reading the tests results also read the disclaimers.
11. Cheryl Farmer, 214 N. Huron, stated she is in favor of the Depot Town TIF renewal. She said that Depot Town defines Ypsilanti in a very positive way and individuals that have not been to Ypsilanti have heard of the Sidetrack. Members of the DDA have been excellent stewards of TIF generated funds both in long term and short term projects.
12. Carolyn McKeever, property owner in Depot Town, stated the DDA has provided help to her through grants provided by the DDA. She stated some store owners would not be able to make improvements to their buildings without the assistance of the DDA.
13. Lee Tooson, 107 Middle, stated that the Mayor has a lot of work to do to improve the condition of Chidester Place. Mr. Tooson said the Mayor should be checking in on the residents of Chidester Place. He said the public has been asking for a stop sign at Middle and Ferris for many years with little success. He asked Council Member N. Brown to not take "no" for an answer regarding the stop sign. He asked the Mayor to pay close attention to the Washington St.

house rather than relying on messages from staff. He asked Council to support City Manager Lange and not let what others say about him have an effect on their opinion.

IX. <u>REMARKS BY THE MAYOR</u> –

- Said she appreciated what was said by the residents of Chidester Place as well as the Independent Management Services representation. She said she hopes to see on site managers at City Council meetings in the future and there is clearly a breakdown in communication between management and residents.

- Stated she is anxious to see the results of the building inspections of Chidester Place performed by the City.

- Said the reports given to Council are very technical and are difficult to understand for individuals without expertise on the subject, but appreciated the information and said it that can help improve living situations.

  Mayor Pro-Tem Richardson stated she has been attempting to contact Washtenaw County Department of Environmental Health.

- Said she appreciates the comments in support of the Ypsilanti Area Conventions and Visitors Bureau.

- Asked the Downtown Development Director Tim Colbeck to describe the noticing process for public hearings related to the TIF renewal.

  DDA Director Tim Colbeck stated in congruence with State Law, each physical address in Depot Town was notified by first class mail. He said 20 posters were posted and two public notices were published in the Washtenaw Now newspaper publication.

X. <u>MINUTES</u> –

Resolution No. 2015-076, approving the minutes of March 17, 2015.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of March 17, 2015 be approved.

Council Member Murdock motioned, supported by Council Member A. Brown to approve the minutes as submitted.

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

1. Resolution No. 2015-083, supporting the Ypsilanti Area Convention and Visitor's Bureau (YACVB).

RESOLUTION OF SUPPORT FOR THE YPSILANTI AREA CONVENTION AND VISITORS BUREAU AND OPPOSITION TO ANY REDUCTION OR REALLOCATION OF THEIR FUNDING

WHEREAS, the Ypsilanti Area Convention and Visitors Bureau (YACVB) was established in 1974 by the enactment of State Bill 263, which allowed for the collection of a countywide lodging tax from 2-5% on each occupied overnight room. At that time two separate and distinct Bureaus formed, one in Ann Arbor who receives 75% of the lodging assessment and the Ypsilanti CVB who receives 25%; and

WHEREAS, the YACVB is a 501(c)(6) organization with a mission to conduct an aggressive marketing and sales program, stressing the advantages of the Ypsilanti area in particular and Washtenaw County in general. This includes promoting the area as a viable destination for meetings, conventions, sporting events and leisure travel; and

WHEREAS, since 1974 the YACVB has promoted the distinctly unique assets and attractions of the Ypsilanti Area and has become an important economic engine for Ypsilanti in particular and Washtenaw County in general by increasing awareness of Ypsilanti as a travel destination through targeted market strategies, support for new and expanded visitor attractions and infrastructure, and advocating the value of tourism for our community to all county leaders and stakeholders; and

WHEREAS, the Ypsilanti City Council believes that having a separate and unique Convention and Visitors Bureau representing Ypsilanti is essential to the economic vitality of our community; and

WHEREAS, the YACVB has developed the relationships and knowledge of our community and its needs over 40 years that are necessary to adequately promote Ypsilanti as a destination; and

WHEREAS, their institutional knowledge of our community has made them an integral part of our economic development that would be lost or greatly reduced through any potential merger of CVB's and/or reduction of revenue dedicated to the YACVB;

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council strongly urges the Washtenaw County Commission to support maintaining a separate and unique Ypsilanti Area Convention and Visitors Bureau; and strongly opposes any reduction in funding levels for the YACVB by the Washtenaw County Commission so that the YACVB is able to maintain and grow all of the important work that they do for Ypsilanti and Washtenaw County.

OFFERED BY: Council Member N. Brown
SUPPORTED BY: Mayor Pro-Tem Richardson

Debbie Locke-Daniel, YACVB Director, thanked Council and the community on behalf of the YACVB Board of Directors and staff. She said this is the fourth time in 40 years that the hotel community has proposed consolidating the Ypsilanti and the Ann Arbor CVBs. She said if there is a single fund Ypsilanti would suffer which is well stated in the resolution. She said she feels guardedly optimistic, and said that a taskforce will convene on Thursday, April 16th at 8:00 a.m. providing an opportunity for people to voice their support. Ms. Locke-Daniel stated she believes at the end of this, the CVBs will stay separate but there may be changes to the YACVB.

Mayor Pro-Tem Richardson stated she agrees that the CVBs should remain separate.

Council Member Murdock said it is important for Ypsilanti to maintain its own identity and its own CVB which has a positive effect on Ypsilanti's economy.

Mayor Pro-Tem Richardson added in the past few years there has been a push to enhance the eastern part of Washtenaw County through groups such as the Eastern Leaders Group (ELG). She said it seems conflicting to take money from the YACVB and reallocate it to Ann Arbor.

Ms. Locke-Daniels responded most of the Commissioners agree with Mayor Pro-Tem Richardson and stated how important the Downtown Development Authority is to the success of the YACVB. She said that DDA Director Tim Colbeck has been a valuable partner to the CVB as well as his predecessor.

Mayor Edmonds said many individuals have approached her in the past several months regarding this matter and she has told them that she greatly supports the continued autonomy of the YACVB.

On a roll call, the vote to approve Resolution No. 2015-083 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 7 NO: 0 ABSENT: 0 VOTE: Carried

XI. PUBLIC HEARING –

Public hearing on the proposed plan to mitigate the conversion of the Frog Island Park property on which the Ypsilanti Recycling Center is located and to dedicate the parking area associated with the Border to Border (B2B) Trail on South Grove St. as the replacement parcel.

1. Resolution No. 2015-077, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, in 1998 the Michigan Department of Natural Resources (MDNR) formally notified the city that the location of the recycling center constitutes a violation of the Land and Water Conservation Fund (LWCF) grant agreement (project number 26-01269) that funded early improvements to Frog Island Park; and

WHEREAS, in order to comply with the contractual requirements of the MDNR grant and be able to take advantage of future grants, the city must either a) move the recycling center or b) replace the parcel with another that has similar recreation value and would serve a similar group of users; and

WHEREAS, the LWCF project at Frog Island Park was a development project, thus it is possible to mitigate the conversion by dedicating the parking area associated with the to-be-constructed Border to Border (B2B) Trail on South Grove St; and

WHEREAS, a public hearing was held on April 7, 2015 and residents provided a minimum of 30 days to review the proposed conversion plans;

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council authorizes the proposed plan to mitigate the conversion of the Frog Island Park property on which the Ypsilanti Recycling Center is located and to dedicate the parking area associated with the Border to Border (B2B) Trail on South Grove St as the replacement parcel. The Ypsilanti City Council further authorizes that this plan forwarded to the MDNR for approval.

OFFERED BY: Council Member A. Brown
SUPPORTED BY: Council Member N. Brown

City Planner Bonnie Wessler stated the City received a grant from the Michigan Department of Natural Resources and as a part of that grant the area that the recycling center sits was supposed to be kept as parking. She said the City will either need to move the recycling center, or provide additional recreational parking in the City. Ms. Wessler stated the area ahead of the Border to Border Trail was identified as a possible site for recreational parking.

City Manager Lange stated the Border to Border Trail bid opening will be delayed until April 24, 2015.

Council Member A. Brown asked how the public was notified for this public hearing.

Ms. Wessler replied the notice was published in Washtenaw Now.

2. Open public hearing

   a. Rex Richie, Depot Town property owner, stated there is an issue of parking in Depot Town and asked Council to be forward thinking. He asked that the recycling center be moved for additional parking in Depot Town. He asked that the possibility of moving the recycling center be examined.
   b. Sally Richie, Depot Town property owner, stated locating the recycling center might be a project the DDA could undertake after the TIF renewal. She added parking will be needed eventually, and it should be addressed sooner rather than later.
   c. Carolyn McKeever, Depot Town property owner, stated she is a strong supporter of recycling and does not want it removed from the City. However, that specific site may be best used for public parking.
   d. Cheryl Farmer, 214 N. Huron, said recycling is a very important function, but can be unsightly and does not need to be located near the river, or the park. Dr. Farmer added this might be an opportunity to relocate the center.

3. Resolution No. 2015-078, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing for the proposed plan to mitigate the conversion of the Frog Island Park property on which the Ypsilanti Recycling Center is located and to dedicate the parking area associated with the Border to Border (B2B) Trail on South Grove St as the replacement parcel be officially closed.

OFFERED BY: Council Member Vogt
SUPPORTED BY: Council Member N. Brown

On a voice vote, the motion carried and the public hearing was closed.

Council Member A. Brown asked if the cost of relocating the recycling center was examined.

Ms. Wessler replied not recently, but she estimated the relocation around $40,000.

City Manager Lange stated the issue with relocation is having a place to move the recycling center.

Mayor Pro-Tem Richardson asked if there is potential to move the recycling center to the proposed location of the park on S. Grove.

Ms. Wessler replied if the recycling center is moved to that location it faces the same issue as it does in its current location; being adjacent to the river, near multi-family housing, and it would be further from the Department of Public Services yard. Ms. Wessler stated several plans recommend moving the recycling center to another location but the challenge is finding another location, or partner.

Council Member Vogt asked the size of the area on the S. Grove site.

Ms. Wessler replied about an acre.

Council Member Vogt asked the size of the current recycling center location.

Ms. Wessler replied roughly the same.

Mayor Pro-Tem Richardson stated there is nothing located at the proposed designated recreation parking.

Ms. Wessler responded the Border to Border Trail will have a trailhead at that location.

Mayor Pro-Tem Richardson stated that location will not provide parking for businesses.

Council Member Robb responded this is not a business related issue, the proposed site is for recreation parking not for businesses.

Council Member Murdock stated the fact is nothing is going to change and the recycling center will remain at the same location.

Council Member A. Brown stated the relocation of the recycling center is included in many plans formed by the city and asked what plans the city has to relocate the center.

Ms. Wessler responded the most likely scenario is partnering with Eastern Michigan University to have a recycling drop-off or using foreclosed properties.

Council Member A. Brown asked if the Department of Natural Resources has approved this proposal.

Ms. Wessler responded the concept has been approved.

On a roll call, the vote to approve Resolution No. 2015-077 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 7 NO: 0 ABSENT: 0 VOTE: Carried

XII. <u>ORDINANCE - FIRST READING</u> –

Ordinance No. 1244

1. Adoption, Amendment and Restatement of the Depot Town Development Plan and Tax Increment Financing Plan.

   A. Resolution No. 2015-061, determination
   (Public hearing held March 17, 2015)

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Depot Town DDA was established in 1984 and the district was expanded in 1992; and

WHEREAS, the current Depot Town TIF and Development Plan was implemented in 2000 and has an expiration date of December 2015; and

WHEREAS, the Ypsilanti DDA Board has approved an Amended and Restated Depot Town Tax Increment Finance (TIF) & Development Plan as prepared and submitted by Beckett & Raeder that will extend the plan through December 2040.

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council approves the adoption of the Amended and Restated Depot Town TIF and Development Plan as submitted.

OFFERED BY: Council Member N. Brown
SUPPORTED BY: Council Member A. Brown

Council Member A. Brown asked when the Downtown Tax Increment Financing Authority (TIFA) will end.

Downtown Development Authority (DDA) Director Tim Colbeck responded the Downtown TIFA will expire in 2024.

Council Member Murdock stated tax increment financing (TIF) does not create new revenue; it simply captures it from other taxing entities. He explained taxes being collected to provide City services are the same as they were in 1998. He said TIFs were never meant to be permanent they are tools to spur economic development. Mr. Murdock stated the City cannot afford to have certain areas tax levels frozen at 1998 levels for another 25 years, and this is an opportunity to alter the formula. Mr. Murdock suggested that the DDA capture only 50% of revenue and the other 50% would return to the City.

Mayor Edmonds stated she is strongly opposed to this amendment which would create major changes to the proposed Depot Town TIF plan. She said the DDA has a very limited budget and the TIF dollars captured are leveraged to perform several tasks that otherwise would need to be performed by the City. Mayor Edmonds stated the development of this plan took over a year, and there was ample opportunity for individuals to provide input and this was never mentioned.

Mayor Pro-Tem Richardson stated if Council decides to accept this proposal she would suggest 25% be returned to the City, not 50% as proposed by Council Member Murdock.

Council Member Robb applauded Council Member Murdock for providing this information and said he has not heard an amendment. Mr. Robb stated this proposal is not last minute; there are two weeks before the amendment is made at second reading which provides ample time for this to be further examined. Mr. Robb stated tax increment financing is fundamentally a PILOT, which means the City has had a PILOT in the City's business district since 1992 and with a 25 year extension would keep the same tax base for 48 years. Mr. Robb said over the past eight years the City has invested a lot into the business district through the Obsolete Property Rehabilitation Act (OPRA). Mr. Robb stated Mr. Murdock's proposal is a good proposal, and he encourages Council to speak with stakeholders about this possibility before second reading in two weeks.

Council Member Vogt stated he may support this proposal, but he does feel that 50% is too high, and would like to discuss this further with stakeholders. Mr. Vogt asked how much revenue is being generated by the TIF in Depot Town.

Mr. Colbeck stated based on the submitted Plan the TIF revenue generated for FY2015-16 is estimated at $69,450 and FY2016-17 revenues or forecasted to raise to $70,145.

Council Member Vogt asked what the current fiscal year revenues are.

Mr. Colbeck responded $64,540.

Council Member Vogt asked if the DDA was responsible for a $20,000 debt.

Mr. Colbeck responded that is partially true in the next fiscal year $10,000 will still remain on the books until the debt expires in December.

Council Member Vogt asked how that debt was accrued.

Mr. Colbeck answered through the construction of the Maple Street parking lot.

Mayor Edmonds explained that the DDA bonds long term construction projects and pays for them over time.

Council Member Vogt asked if the City could bond in support of the DDA.

Mr. Colbeck responded yes, in past projects in the downtown the City was the bond holder and the DDA made payments to the City. Mr. Colbeck added the City would be holding the debt opposed to the DDA in that scenario.

Mayor Edmonds stated TIF revenue is paying for the DDA to exist and if the DDA were to lose funding it would not be able to function at its current capacity.

Council Member Vogt asked if Mayor Pro-Tem Richardson's scenario was a reality how would the DDA be effected.

Mr. Colbeck replied he would have to look at the numbers for that scenario. He stated he has examined the effect a 50% reduction in revenue would have on the DDA. He said a 50% revenue reduction would remove $35,000 from the budget essentially dropping revenues from $90,000 to $55,000. Mr. Colbeck stated in next year's budget there is $87,000 worth of expenses. He said that Depot Town is the only TIF currently projecting revenue and removing $35,000 of revenue out of the budget would create a deficit of $32,000. Mr. Colbeck stated drastic cuts in the budget would be needed; the first would be staff followed by streetscape maintenance, the Downtown Police Officer, and pedestrian trashcan service.

Council Member Vogt stated if these reductions are made the City could implement the same services with the funding it recoups from the TIF capture.

Mr. Colbeck responded that Council should be mindful that a decrease in $35,000 in the DDA budget does not mean an increase in $35,000 in the City's budget. The City would only capture $25,000 of that money and the remainder would return to the taxing entity that the TIF was captured. He said essentially the City would be removing $10,000 that would have been invested in Depot Town and returning $25,000 to the General Fund.

Council Member Vogt stated the DDA would begin lobbying the City for funding.

Mr. Colbeck replied that is a possibility.

Mayor Edmonds stated cuts would include the façade grant and rehabilitation grant that were spoken about by property owners during public participation.

Mr. Colbeck stated the question is does Council feel that the work is complete in Depot Town, because reducing the revenue by 50% the DDA would cease to be productive in Depot Town. He said if Council feels that the work is done in Depot Town it is more appropriate to end the Depot Town TIF.

Mayor Edmonds stated state legislation requires that 50% of a DDA Board be comprised of business and property owners so stakeholders would set priorities rather than the City.

Mr. Colbeck stated he believes the proposed TIF plan shows there is still a lot of work to be done in Depot Town, and if revenues were cut in half it would greatly reduce the possibilities.

Council Member Vogt asked if there is a different method to calculate the revenue source, as Council Member Murdock stated the Ann Arbor DDA only collects TIF funds on new construction.

Mr. Colbeck responded that scheme works in Ann Arbor because 75% of the revenue developed is through parking.

Council Member Murdock stated there is also a lot of new construction in Ann Arbor.

Mr. Colbeck replied that is true, and there is not much opportunity for new construction in Depot Town other than the Thompson Block and the Train Depot.

Council Member Robb stated that 46, 48, and 50 E. Cross is for sale for $900,000 with a taxable value of $120,000. He said that would create tremendous pop-up in value and Council should consider that. Mr. Robb added that would increase revenue more than $65,000. Mr. Robb stated he is going to pass this as is tonight, and looks forward to further discussion in two weeks.

City Attorney Barr stated the proposed resolution is to approve Ordinance 1244 on first reading and he would like the resolution to read "submitted by Ordinance 1244".

Council Member A. Brown moved to amend the resolution so that it reads "submitted by Ordinance 1244".

Council Member N. Brown supported the friendly amendment.

On a voice vote, the motion carried and the resolution was amended.

Mr. Colbeck stated he will be out of the country and not available at the April 21st council meeting but will be available to answer any questions Council may have before he leaves on April 18th. Mr. Colbeck added that staff will be present at the public hearing.

Council Member Murdock stated a TIF plan is much like a city's Master Plan in that it is a big picture plan. He said the 25 year TIF plan's stated revenue forecasting is unlikely and the projects it states may be unable to obtain, which is misleading. He said when the TIF began it was at zero and it is a possibility to begin the TIF again at zero, but he is not suggesting that. He said his proposal shares the growth of the Depot Town TIF with the City which is struggling financially.

Council Member Vogt stated he is against resetting the base year for the Depot Town TIF, but he does feel the City should recoup some of the district's growth. He asked if there is some type of hybrid in which the DDA can maintain its budget and long term plans. He said Council Member Robb mentioned a possible increase in taxable value in Depot Town that would go beyond the present TIF Plan, and asked what would happen in this scenario.

Mr. Colbeck responded in communities that experience a significant jump in taxable value, a cap is placed on the amount captured through the TIF.

Council Member Vogt stated he is glad this has occurred in other communities, and he hopes that it can be explored in more detail.

Mr. Colbeck stated a hybrid scenario would at least not restrict the DDA in future projects.

Council Member Vogt stated he believes the DDA has had a very positive effect on the City, yet the financial difficulties of the City cannot be ignored.

Mayor Edmonds stated the revenue the DDA captures is spent in Ypsilanti to achieve projects aligned with the Master Plan. She said she sees this as a multiplier investment that the City would lose if those funds are shifted elsewhere.

Council Member Murdock responded to a couple issues brought up during the March 29th meeting: the possibility of decreasing the length of the TIF extension, which he does not support but is a possibility, and it is true that the DDA does spend money to improve the DDA Districts but there are other budgetary issues that the City is facing. Mr. Murdock stated his plan does not eliminate DDA functions, the proposal only limits a very small part of the DDA budget. Mr. Murdock stated he simply wants to share the growth of taxable value in Depot Town. Mr. Murdock asked if the DDA Chair Kevin Hill had anything he would like to say about the proposal.

DDA Chair Kevin Hill, 108 Washtenaw #4, stated he is not necessarily against an examination of a possible hybrid. Mr. Hill stated a possible sharing in growth that would not affect the current budget might make sense. He stated the City should not be cut out of the positive effect that the DDA is having on Ypsilanti.

Council Member A. Brown asked if Council took action and altered the way the TIFA operated would it affect the Downtown District.

Mr. Colbeck replied it would only affect the Depot Town TIFA.

Mayor Edmonds asked City Attorney Barr what the process would be if an amendment is made during second reading.

Mr. Barr replied it depends on the amendment, if there is a substantial change to the ordinance it will require an additional notice of public hearing.

Council Member Murdock asked what would constitute a substantial change.

Mr. Barr responded if the captured amount is changed from 100% to 50% it would be a substantial change.

Council Member Robb stated he is not sure that it is a substantial change, but he will research it before second reading on April 21st.

City Manager Lange asked if there is a time frame that this must be completed.

Mr. Colbeck stated the TIF will expire in December; it needs to be done this calendar year.

On a roll call, the vote to approve Resolution No. 2015-061 as amended was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 7 NO: 0 ABSENT: 0 VOTE: Carried

Resolution No. 2015-061, as adopted reads as follows:

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Depot Town DDA was established in 1984 and the district was expanded in 1992; and

WHEREAS, the current Depot Town TIF and Development Plan was implemented in 2000 and has an expiration date of December 2015; and

WHEREAS, the Ypsilanti DDA Board has approved an Amended and Restated Depot Town Tax Increment Finance (TIF) & Development Plan as prepared and submitted by Beckett & Raeder that will extend the plan through December 2040.

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council approves the adoption of the Amended and Restated Depot Town TIF and Development Plan as submitted by Ordinance No. 1244.

XIII. **<u>CONSENT AGENDA -</u>**

Resolution No. 2015-079

1. Resolution No. 2015-080, approving application for grant with the Ann Arbor Fire Department for a County grant for fire investigations and inspections.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City supports joining with other municipalities to leverage assets and services, and

Whereas, the Ypsilanti Fire Department desires to partner with the Ann Arbor Fire Department to apply for a county grant for investigations and inspections, and

Whereas, the grant would benefit 8 fire agencies including the Ypsilanti Fire Department and the Ann Arbor Fire Department, and

Whereas, the grant will provide that the City of Ypsilanti be the fiduciary to receive and manage the funds as a pass through for all the 8 fire agencies, and

Whereas, the grant would be in the public interest and benefit the City.

Now Therefore, Ypsilanti City Council approves the grant application and authorizes the Ypsilanti Fire Chief to sign for and on behalf of the City of Ypsilanti, subject to the approval of the City Attorney.

2. Resolution No. 2015-081, approving appointment to Zoning Board of Appeals.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

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

NAME	**BOARD**	**TERM EXPIRATION**
Eric Seymour 611 Pearl Street Ypsilanti, MI 48197	**Zoning Board of Appeals**	**5/1/2018**

3. Resolution No. 2015-082, supporting MDOT ownership of commuter rail.

WHEREAS, the City is very much in favor of MDOT establishing commuter rail service from Detroit to Ann Arbor, and;

WHEREAS, the City of Ypsilanti will have a stop on this commuter line when it goes into service, and;

WHERAS, the commuter rail stations have proved to be engines for economic development for the areas located around these stations, and;

WHEREAS, the City wants to show its complete support for MDOT keeping its refurbished railcars so that rail service can start as soon as the corridor rail improvements have been completed, and

NOW THEFORE BE IT RESOLVED that the city of Ypsilanti authorizes the Mayor and City Manager to sign and send the attached letter to MDOT Director, Kirk Steudle.

OFFERED BY: Mayor Pro-Tem Richardson
SUPPORTED BY: Council Member A. Brown

On a voice vote, the motion carried and Resolution No. 2015-079, Consent Agenda, was approved.

Council Member A. Brown moved to extend the meeting by 45 minutes.

Council Member Vogt supported the motion.

Council Member Murdock opposed the motion.

On a voice vote, the motion carried and the meeting was extended.

XIV. <u>RESOLUTIONS/MOTIONS/DISCUSSIONS</u> –

1. ~~Resolution No. 2015-083, supporting the Ypsilanti Area Convention and Visitor's Bureau (YACVB).~~
   (Moved and heard after Resolution No. 2015-076)

2. ~~Resolution No. 2015-084, adopting engineering standards for the development of projects in the city.~~
   (Postponed to the April 21, 2015 Council Meeting)

3. Resolution No. 2015-085, approving proposal from OHM for construction engineering for Phase II of the Prospect Road PRIP Project.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Priority Road Improvement Funds has been programmed Road programmed in the 2014-15 and 2015- 2016 FY-Budgets for road improvements to Prospect; and

WHEREAS, Orchard, Hiltz and McCliment, Inc. has submitted a proposal to provide construction engineering services and geotechnical testing for a not to exceed amount of $198,000; and

WHEREAS, the construction services will be expended from account number 202-7-9041-975-02 in the FY 2014-15 and 2015-2016 FY Budgets; and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council approves the proposal submitted by OHM, Inc. for the not to exceed amount of $198,000; 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: Mayor Pro-Tem Richardson

Kent Early, OHM Director of Municipal Engineering, stated the City was awarded Priority Road Improvement Funds for the Prospect Road project last year, and this will finish the project north of Michigan Ave.

City Manager Lange stated full construction work is more engaged and needs serious engineering to secure the quality of the project.

Council Member Murdock asked if this is for the oversight of the project and not the design.

Mr. Early replied yes.

On a roll call, the vote to approve Resolution No. 2015-085 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 7 NO: 0 ABSENT: 0 VOTE: Carried

4. Resolution No. 2015-086 awarding contract to Fonson, Inc. for Phase II of the Prospect Road PRIP Project.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Priority Road Improvement Program (PRIP) Funds has been programmed for road improvements to Prospect Road in the 2014 and 2015 construction seasons; and

WHEREAS, Phase I of this project was completed during the 2014 construction season.

WHEREAS, Phase II of this project is slated for the 2015 construction season and include the removal of the existing pavement, Hot Mix Asphalt (HMA) paving, select subgrade repairs, removal and replacement of the curb and gutter, removal and replacement of drive approaches, select sidewalk repairs and sidewalk ramp improvements to North Prospect Road between Michigan Avenue and Holmes Road; and

WHEREAS, bids were solicited for Phase II on MITN (Michigan Inter-governmental Trade Network), Reed Construction Data, McGraw Hill, Isqft Plan Room, CAM (Construction Association of Michigan) and the Builders Exchange of Michigan; and

WHEREAS, five (5) bids were received and opened on March 31, 2015, bids ranged from $1,480,000.00 to $1,781,196.45; and

WHEREAS, the engineers' (OHM) estimated the cost of Phase II at $1.5 million; and

WHEREAS, Fonson Inc., Canton, MI, submitted the lowest qualified bid in the amount of $1,535,400.30; and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council approves the execution of this contract with Fonson, Inc. for the amount of $1,535,400.30; 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 Murdock
SUPPORTED BY: Mayor Pro-Tem Richardson

Kent Early stated there were five bidders on this project and OHM has worked with Fonson Inc., the suggested company. Mr. Early said as read the bid by Pavex was incorrect which made Fonson the lowest bidder.

Council Member Robb asked what projects has Fonson worked on.

Mr. Early replied Ten Mile Road in Oak Park, projects in Auburn Hills, some work for the Washtenaw County Road Commission.

Mayor Edmonds asked where Fonson has worked in Washtenaw County.

Mr. Early replied Geddes/Ridge Round-About, Plymouth Rd in a couple of areas, and the non-motorized path on Textile.

Council Member Robb asked if Fonson has completed any comparable projects.

Mr. Early responded the Geddes/Ridge Round-About was a complete rebuild, and it is still functioning well.

Council Member Robb asked when that project was completed.

Mr. Early replied the project was completed in 2012.

Council Member A. Brown asked if Fonson was providing a warranty.

Mr. Early responded Fonson is offering a two year maintenance guarantee.

Council Member A. Brown asked if the City can ask for a longer guarantee.

Mr. Early responded the City could have but it must be done upfront.

Council Member Murdock stated Prospect Road has been an issue for years, and last time the road was repaired it did not last long. He said he wants to make sure the road is done properly.

Mr. Early replied the 1998 construction was mostly mill and fill with some curb repairs. He said the City was informed the road would only last seven to ten years, and the City was not interested in asking for more funding. Mr. Early added this project will be a complete new construction in the worst section of this road.

Council Member Murdock stated there has been an increased amount of truck traffic, and asked will the road be designed to handle that kind impact.

Mr. Early stated yes.

Council Member Murdock asked if this project contains bike lanes, road widening, tree removal, or any water and sewer replacement.

Mr. Early responded no, it does not.

Council Member Murdock stated during construction this road will be closed and asked if there is a plan in place for a detour.

Mr. Early responded a detour has not been designed at this point.

Council Member Murdock stated the sensor on Cross and Miles needs to be adjusted, and asked if that will that be fixed as a part of this construction.

Mr. Early replied the project is not slated to go on the Miles leg, but that is more of a DPS question.

Council Member Murdock asked will the striping be the zebra design.

Marcus McNamara, OHM Engineering, stated as a part of the Complete Streets process he received feedback from staff requesting zebra striped crosswalks at every leg of every signalized crosswalk and every non-signaled crosswalks, but sides streets would be six inch crosswalks.

Council Member Murdock asked why the intersection at Maus and Prospect was not a part of the Prospect reconstruction.

Mr. McNamara replied that intersection requires significant upgrades in order to be ADA compliant which would cost $180,000 to $200,000.

Council Member Murdock stated he was referencing the surface of the road.

Mr. McNamara replied repaving would trigger ADA rules also.

Mayor Pro-Tem Richardson asked if the parts of the road that were done last year will be redone.

Mr. Early stated only the emergency repairs from last year will be redone.

City Manager Lange stated if this project is approved as is, it will be $253,000 Mr. Lange added the TAP grant is now included in this project. He said in some areas the repairs can be mill and fill which will save a lot of money.

Council Member Murdock stated the project is $253,000 over budget, and asked if that includes money already allocated for this project.

Mr. Lange responded this project was budgeted $1.9 million for Phase I, Phase II, all engineering designs, and engineering construction.

Council Member Murdock stated when the City was awarded the grant from the State, the City budgeted money for the engineering design of Prospect Street. He asked if those funds are a part of the $253,000.

Mr. Lange responded there are funds set aside for the design, but the initial project was changed.

Council Member Robb stated Council budgeted $114,000 for design engineering three years ago, and asked what Mr. Lange meant he said that money is no longer available.

Mr. Lange responded the City needed to shift funds around in order to complete other projects.

Council Member Robb asked if this project will be paid for out of the Major Street Fund.

Mr. Lange responded yes.

Council Member Robb said the City was awarded a grant for $1.9 million last spring and during the budget process the $253,000 was not included. He added this resolution should contain a fund number to illustrate from what account the money is coming.

Council Member Murdock stated he would like to know what happened to the money that was budgeted out of the General Fund.

Mr. Lange replied it was transferred into the Major Streets Fund.

Council Member Robb stated any time funds are spent that were not budgeted they need to be accounted for.

Council Member Murdock said in the past every resolution allowing spending needed to be signed off by Fiscal Services stating the funds were available and what account the funds would be coming from.

Mr. Lange answered a special account was created for the $1.9 million, and the balance of this project will come from the Major Streets Fund.

Mayor Edmonds asked how Council wishes to proceed with this resolution.

Council Member Vogt suggested a notation be made on the resolution that stipulates what account funds will be taken from.

Mr. Early stated before the Priority Road Improvement Plan (PRIP) funds became available Council allocated funding in the range of $750,000, and part of that was to pay the $114,000 for engineering designs. He said at that time the PRIP funds became available the $114,000 was placed in that account.

Mayor Edmonds asked Mr. Lange in the future to provide Council with a table that explains projects.

Mr. Lange stated he would provide Council with that document, and added that this is a very unusual circumstance.

Council Member Murdock stated he does not want to hold up this project, however in the future resolutions that expend funds should state the account information. He asked if the City received the advanced funding for Adams St.

Mr. Early answered yes, the project is funded.

Mayor Edmonds asked if Council Member Vogt moved an amendment.

Council Member Vogt responded he did not give specific language but suggested a line be added that specifies the account. He moved to amend the resolution adding the account that the $243,000 would be coming out of Major Street Funds.

Council Member Robb stated the funds should come out of the General Fund because this was not budgeted in the Major Streets Fund. He said money can be transferred from the General Fund into the Major Streets Funds as revenue.

Mr. Lange asked that this money come from the Major Streets Fund because the General Fund is stressed.

Council Member Murdock asked what account is the $1.5 million is coming from.

Mr. Lange replied it is coming out of the PRIP.

Council Member Murdock stated he does not want to add any more money to this until Council is aware of what accounts the funding is coming from and whether it is needed. He said he would rather approve the resolution as is, and if more money is needed it would come back to Council.

Mr. Lange stated that would be fine.

Mayor Edmonds stated there is an amendment on the floor and asked if there is support.

Council Member Vogt stated it sounds like the amendment is unnecessary, and withdrew the amendment.

Council Member Robb stated the resolution states that the City Manager is authorized to sign change orders, and asked if those change orders can include funding.

City Attorney John Barr responded the change orders normally are within the scope of the original contract unless the change is less than $25,000.

Council Member Robb stated he had no issue with the resolution as it is written.

On a roll call, the vote to approve Resolution No. 2015-086 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 7 NO: 0 ABSENT: 0 VOTE: Carried

5. Resolution No. 2015-087, supporting Proposal 15-1 on the May 5, 2015 ballot for funding needed to fix our roads.

WHEREAS, over one-third of State and local roads are in poor condition; and

WHEREAS, safe roads are crucial to public safety and to grow Michigan's economy; and

WHEREAS, Michigan ranks last among the states for per capita investment on transportation, resulting in crumbling roads which damage vehicles, lower property values and hurt our economy.

WHEREAS, approximately 30% of the City of Ypsilanti streets are classified as being in "poor" condition including 80% of the City's "Major" streets; and

WHEREAS, the longer we wait to fix Michigan's roads, the more it will cost us.

WHEREAS, the Ypsilanti City Council has selected fixing Ypsilanti's streets as a top priority; and

WHEREAS, The City's Act 51 street funding is inadequate to maintain the street system at a level satisfactory to Ypsilanti residents;

WHEREAS, Proposal 15-1 provides that every penny paid at the pump in state gas taxes constitutionally will be guaranteed to go to transportation.

WHEREAS, Proposal 15-1 when fully implemented in October 2018 will bring an estimated additional $736,412 annually to Ypsilanti for city streets and roads;

WHEREAS, Proposal 15-1 on the May 5 ballot provides dedicated funds to improve roads and streets while also supporting Michigan's long-term future by investing in our public schools and local communities.

RESOLVED, THAT the YPSILANTI City Council supports Proposal 15-1 on the May 5, 2015 ballot for funding needed to fix our roads.

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

Council Member Murdock stated at this point there is no alternate plan to maintain roads in Michigan.

Council Member Robb stated Council is elected to represent the residents of Ypsilanti. He said that each elector has the ability to vote on this proposal, and that this is outside the purview of City Council. Mr. Robb stated he will be voting no on this resolution.

Council Member Vogt moved to extend the meeting until 11:30 p.m.

Council Member Robb supported the motion to extend the meeting.

On a voice vote, the motion carried and the meeting was extended to 11:30 p.m.

Council Member Vogt stated because members of the State Legislature signed anti-tax promises the citizens of Michigan were presented with this convoluted proposal. Mr. Vogt stated many citizens do not believe the legislature, or the Governor, and they do not understand this proposal. Mr. Vogt stated the State Representatives who signed the anti-tax promise have no leadership skills. He said this proposal will benefit the City financially, the school system used by Ypsilanti residents and it is essential that this money is raised. He said whether this passes, or not it should not be used as an excuse to preform backdoor methods to take money away from schools, other means of transportation, local governments, or cut the state income tax. Mr. Vogt stated he supports this and agrees with Council Member Murdock that the alternative is to take funding from schools and local governments.

On a roll call, the vote to approve Resolution No. 2015-087 was as follows:

Council Member N. Brown	Yes	Council Member Robb	No
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6 NO: 1 (Robb) ABSENT: 0 VOTE: Carried

XIV. <u>LIASON REPORTS</u> –

A. SEMCOG Update – the General Assembly was held on March 26th at the Detroit Institute of Arts, and Mayor Pro-Tem Richardson was re-elected to the County Executive Board. The meeting included a presentation on Proposal 15-1 and the Wayne County Supervisor discussed the poor condition of the roads in Wayne County.
B. Washtenaw Area Transportation Study – The addition of the US-23 MDOT amendment to the TIF plan is on the agenda for the next meeting. Mr. Murdock stated he has the packet for that meeting and is willing to share it with Council.
C. Washtenaw Metro Alliance – No meeting
D. Urban County – No meeting
E. Freight House – Working to finalize the bid documents
F. Parks and Recreation – The meeting is next week. Council Member Ann Brown stated "Pride Day" is scheduled for May 16th and every park does have a team captain.

   Council Member Murdock added he spoke with someone with the Washtenaw Community College Construction Program about performing some work on Prospect Park as well as the Peninsular Paper Site.

G. Millennial Mayors Conference – No meeting
H. Ypsilanti Downtown Development Authority – No meeting
I. Eastern Washtenaw Safety Alliance – No meeting

Mayor Pro-Tem Richardson asked Mayor Edmonds if during the last meeting she stated that Urban County was awarding a grant or stipend to Ypsilanti Housing Commission.

Mayor Edmonds responded she does not recall and said the Ypsilanti Housing Commission is on the Urban County plan for this year and will forward Council the minutes once she receives them.

XIV. COUNCIL PROPOSED BUSINESS –

Robb

- Stated people have expressed issues with Action Tickets Reports. He said he has had meeting with representatives from See Click Fix who create modules for this kind of system. He said he and staff had a phone conference to work through how the "See Click Fix" system works. He stated the modules are very transparent and it gives closing statements. Mr. Robb stated he was provided a proposal which he will bring to the budget session. He said the module the City currently uses is not bad, it is just not used correctly. He said it is more of an etracker. Mr. Robb stated the current system at least provides a way to track how long the ticket has been open and if there is a resolution. He added new tools are only good if they are used.

- Said he wants to have a meeting to discuss parking.

- He would like to schedule a meeting to discuss the budget and suggested that there be three budget meetings.

- Said he would like to schedule a meeting to discuss health care.

Vogt

- Stated it was suggested that he act as the point person on the DTE rate increase matter and he is willing to fill that role.

- Said citizens on Douglas Street would like to know the process of how to have speed bumps placed on Douglas. Mr. Vogt stated he would pass their information on to staff.

- Thanked Mr. Lange and staff for the two new lights that were placed on Hewitt near the EMU President's House.

N. Brown

- Said she is going to examine the Action Ticket issues as Council Member Robb stated.

A Brown

- Asked that a work session be held for both the budget and for Action Ticket issues.

Murdock

- Stated there are some DPS issues that were budgeted for this year that have not yet been completed, such as bike lanes on Forest.

- Said he heard that the street sweeper is operational, and asked if it is possible to schedule services in order to make sure people are not parked on the roads.

  Council Member Robb stated information should be shared with Council because ultimately Council is the face of the City and citizens complain to them.

- Asked how parking enforcement is being handled because he has yet to find a parking meter that is operational.

- Said he attended the NAACP state of the community event, which for the most part was a positive event. Mr. Murdock stated near the end of the event Mr. Tooson voiced his disappointment in how the issue with firefighter Williams was handled. Mr. Murdock stated Council was told by City Manager Lange that the matter with firefighter Williams had been resolved and asked what is the status of that situation.

  City Manager Lange stated he needs to get a report from Mr. Tooson to Council.

  Council Member Murdock stated he is uncertain of the parameters of the issue but people are going to begin asking questions if people in public places start making those allegations.

Richardson

- Stated she would like to see the City respond to Alexandra Way who spoke from Eastern Michigan University.

- Said she met with Mr. Reid who has been having issues with his property and Beal Properties Inc. and asked that the City assist in finding a solution to that issue.

  City Manager Lange asked for some clarification regarding the incident, stating there are two aspects; police enforcement and code enforcement.

  Mayor Pro-Tem Richardson stated Mr. Reid wants copies of the code that Mr. Beal has been complaining about for over a year.

  Mayor Edmonds stated one of the issues that was cited in Mr. Beal’s letters was loitering if that is a violation.

Mayor Pro-Tem Richardson said that she does not recall the City passing a loitering ordinance, and if there wasn't then there is no violation.

Mayor Edmonds added the City does have general nuisance violations and violations regarding rooming houses.

Mayor Pro-Tem Richardson stated Mr. Reid has straightened that out, he understands the rules, and has complied with those rules.

Council Member Murdock said the certificate of occupancy for that property expires on May 1st.

- Stated that on Monday, April 6th a ribbon cutting was held on the Parkridge solar panels. Ms. Richardson said Council passed a resolution with the goal of 1,000 buildings in Ypsilanti having solar panels, and this is the start to that goal.

XV. COMMUNICATIONS FROM THE MAYOR –

- Noted that she and City Manager have been working together to sketch out possible dates of work sessions for the budget. She said there is a proposed date of April 14, 2015 for a work session regarding MDOT which would include a public hearing.

  City Manager Lange responded the public hearing would be planned for the April 21st Council Meeting.

  Mayor Edmonds stated Mr. Lange suggested holding a work session for MDOT issues on April 14th and a work session on April 28th to discuss the Action Ticket issue that Council Member Robb brought to Council's attention. She said that a potential Special Meeting for the budget may be scheduled.

  Mayor Pro-Tem Richardson asked if Executive Secretary Nan Schuette would be sending our possible dates for these work sessions so that Council can plan accordingly.

  Mayor Edmonds responded this was based off Council Member Murdock proposal to hold work sessions on alternate Tuesdays.

  City Clerk Frances McMullan informed Council that May 5th is the date of the Special Election for Proposal 15-1 and is also the date of the regularly scheduled Council Meeting. She said that it needs to be decided if Council wishes to hold the meeting on the following Tuesday or on Thursday, May 7th.

  Council Member Murdock stated the usual practice is that the Council meeting is rescheduled for the Thursday following the election.

  Mayor Edmonds stated she would be late to that May 7th meeting.

Ms. McMullan said she would reschedule the May 5th meeting for May 7th.

XVI. COMMUNICATIONS FROM THE CITY MANAGER –

- Stated if anyone is interested in learning how to play chess there will be an event at Parkridge on Wednesday, April 8th from 5:00 to 6:00 p.m.

XVII. AUDIENCE PARTICIPATION –

1. Jim Mogensen, 330 Chidester #718, stated the Chidester Place issues are time sensitive because the Building Department is currently performing inspections at the building. He said that the inspection code includes plumbing standards and through that code the internal plumbing can be examined. He stated he is very concerned with the issue and is trying to help this situation be resolved without legal disputes.
2. Michelle Barney, 330 Chidester #406, said the attorney and the representatives from Chidester Place stated there is no medical evidence that there is a mold problem at Chidester Place. She explained that most residents have either Medicare or Medicaid which do not cover a culture unless it is known what organism you suspect. She said because of this it is difficult to acquire medical evidence of a mold problem at Chidester. She added that most private insurers will not cover what Medicare and Medicaid will not cover.
3. Mark Sack, Independent Management Services, stated the reason that an attorney was brought to this meeting is because Independent Management Services was approached by an attorney, and the petition that was submitted to management was the first time management was made aware of the situation. He said each apartment included on that petition was inspected and remediated, and management will continue to do so. Mr. Sack stated if Ms. Barney wants her apartment, retested he is willing to perform that test.

XVIII. REMARKS FROM THE MAYOR –

- Reminded Council to complete the Annual Financial/Conflict of Interest Council Member Disclosure Report.

XIX. COMMUNICATIONS -

- Resolution No. 2015-073, approving Speed Control Policy ***(postponed 3/17/15 and will be heard 4/21/15)***

- Annual Financial/Conflict of Interest Council Member Disclosure Report due to City Clerk by 4/17/15

XX. ADJOURNMENT -

Resolution No. 2015-088, adjourning the City Council meeting.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

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

OFFERED BY: Council Member A. Brown
SUPPORTED BY: Council Member N. Brown

On a voice vote, the motion carried and the meeting adjourned at 11:25 p.m.