



Approved

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

Mayor Edmonds introduced the following individuals; Economic Development Director Beth Ernat, Assistant to the City Manager Ericka Savage, and Downtown Development Authority Director Tim Colbeck.

VI. AGENDA APPROVAL –

Council Member Nicole Brown moved, supported by Council Member Vogt to approve the agenda.

Mayor Edmonds asked to add Cheryl Zuellig under "Communications from the Mayor" as a nomination for reappointment to the Planning Commission.

Council Member Anne Brown moved, supported by Council Member Nicole Brown to add Cheryl Zuellig under "Communications from the Mayor" as a nomination for reappointment to the Planning Commission.

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

VII. PRESENTATIONS –

Recycling Presentation

Assistant to the City Manager Ericka Savage introduced Scott Brady from Simple Recycling.

Scott Brady, Simple Recycling, gave a brief overview of Simple Recycling and its benefits to the City.

Mayor Pro-Tem Richardson asked how often the pick-ups are.

Mr. Brady responded the pick-ups mirror the trash pick-up schedule. He added that the driver will also replace the bags the user left for pick-up.

Council Member Nicole Brown asked in what cities does Simple Recycling operate.

Mr. Brady replied Lansing, East Lansing, Wixom, South Lyon, Walled Lake and Harrison Township.

Mayor Edmonds asked what jurisdiction has Simple Recycling operated in the longest.

Mr. Brady responded Wixom and South Lyon.

Mayor Edmonds asked how long Simple Recycling has operated in those communities.

Mr. Brady replied 14 months.

Council Member Murdock asked if there is an issue with keeping textiles clean and dry at the drop-off facility.

Mr. Brady responded the items go out in a plastic bag with a drawstring and there has been little trouble with items becoming wet.

Council Member Murdock asked if the City could include its own recycling information on the mailings that Simple Recycling would send to the public.

Mr. Brady responded Simple Recycling would entertain that possibility.

Council Member Murdock stated he spoke with an individual from East Lansing who is happy with the program.

Mr. Brady stated Simple Recycling is tying in East Lansing's program with Michigan State University and the same could be done with Ypsilanti and Eastern Michigan University.

Mayor Pro-Tem Richardson asked how Simple Recycling is financed.

Mr. Brady responded materials that are collected are sorted by thrift stores and around 10% to 20% are able to be sold. He stated the remainder is bundled and sent to third world countries, used to make rags, and ground up for insulation. He added the 10% to 20% that is able to be sold to local retailers is how the company finances itself.

Mayor Edmonds asked if any revenue is collected from exporting the goods.

Mr. Brady replied Simple Recycling breaks even on the export.

Mayor Edmonds asked how volatile the market is.

Mr. Brady responded Simple Recycling's market is steady. He added Simple Recycling is the only company in the country that operates a clothing and home goods collection.

Mayor Pro-Tem Richardson asked if thrift stores pay for the goods provided by Simple Recycling.

Mr. Brady responded yes.

Mayor Pro-Tem Richardson asked what local thrift store Simple Recycling would be selling to.

Mr. Brady replied Value World.

Mayor Edmonds stated the City does not offer recycling services to high-rise buildings and asked if Simple Recycling would provide service to those locations.

Mr. Brady replied that type of method could be structured with the direction of the City.

Council Member Murdock asked if Simple Recycling would pick-up from the City's drop-off station.

Mr. Brady replied yes.

Assistant to the City Manager Ericka Savage stated she spoke with the Director in Environmental Services for the City of East Lansing who spoke highly of the program. However, East Lansing had complaints regarding what day the bags were to be left out, and also that the program would hurt local charities. She said the program really did not harm local charities, as items are still given to those charities.

Mayor Edmonds stated there are items she would bring to a thrift store and items that she would not, and this program provides an option for those items.

Ms. Savage stated the program makes it easier to donate heavier items as long as they are able to be picked up by one individual.

VIII. AUDIENCE PARTICIPATION –

1. Sally Richie, 40, 42, and 44 E. Cross, stated individuals in the audience are wearing red shirts that say "Save Depot Town". She stated to complete the work in Depot Town it will require 100% of the TIF. She stated the City will ultimately lose money if Council votes to divide the TIF between the City and the DDA. She asked that the TIF plan be adopted as written.
2. Rex Richie, 40, 42, 44 E. Cross, stated Depot Town is thriving but it still needs help.
3. Richard Robine, 24 E. Cross, stated he cannot believe that Council is even considering taking TIF revenue from the Depot Town TIF.
4. Jason Branum, business owner 36 E. Cross, stated his business opened fairly recently, and has been very successful. He stated TIF funds acquired through DDA Grants help to leverage private money to be invested in Depot Town. He said he personally is investing \$80,000 to install a patio behind the building. He said for smaller businesses in Depot Town \$1,000 grant can make a huge difference for renovations. He stated the funds can do so much more for individual businesses than it would for the City's General Fund.
5. Dave Heikkinen, business owner 133 W. Michigan, stated he fully supports the TIF renewal in Depot Town, and all the districts need all the funding they can get to do the things that they need to do.
6. Paul Schreiber, 922 Pleasant Drive, encouraged Council to approve the TIF plan as written. He stated an active DDA helps attract new businesses. He stated TIF revenue is managed by the DDA Board which is comprised of local business owners who pay the taxes. He also encouraged Council to approve Ordinance 1246 regarding non-conforming uses.
7. Bill Nickels, 100 E. Cross, stated the Ypsilanti Car Museum benefited from the Ypsilanti DDA façade grant, and stated there is great value in the TIF.
8. Gary McKeever, 23, 25, and 29 E. Cross, stated the first thing done in Depot Town was to create a farmer's market and he has heard that it is being moved downtown. He said now the City wants to take half of the TIF away from Depot Town. He said he has used DDA grant funds to replace the awnings on his buildings.
9. Vincent Chmielewski, 17, 18, and 19 E. Cross, stated Visual Compass recently moved to Depot Town, and the DDA grants have had a tremendous impact on what could be done with that building.
10. Mark Teachout, 42 and 20 E. Cross, stated a lot of business owners have been working on very small margins which makes it difficult to make repairs, and the DDA Grants make those repairs possible. He stated it would be a major setback for Depot Town to lose part of the TIF.
11. Sue Melke, 330 Chidester #409, stated at a previous meeting Council stated building inspections were public record, and asked what citizens need to do to get access to the inspection records for Chidester.

IX. REMARKS BY THE MAYOR –

- Clarified the farmer's market will not be moving out of Depot Town.
- Echoed the sentiments of the speakers tonight and she said fully supports the approval of the Depot Town TIF plan.
- Stated she would follow up with staff on how to get the Chidester inspection report.

X. MINUTES –

Resolution No. 2015-100, approving the minutes of April 21 and April 28, 2015.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of April 21, and April 28, 2015 be approved.

OFFERED BY: Council Member Anne Brown

SUPPORTED BY: Council Member Nicole Brown

City Clerk Frances McMullan noted that Economic Development Director Beth Ernat's last name was spelled incorrectly in the minutes, and have been corrected.

Mayor Pro-Tem Richardson added there is a spelling error on page eight.

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

XI. CONSENT AGENDA –

Resolution No. 2015-101A

1. Resolution No. 2015-101, approving Ordinance No. 1245, an ordinance to amend the Zoning Ordinance, Sec 122-8, to revise "Violations and Penalties" for the Administrative Hearings Bureau (AHB). ***(Second Reading)***

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the Ypsilanti City Council approves an ordinance to amend the Zoning Ordinance, Section 122-8, to revise "Violations and Penalties" for the Administrative Hearings Bureau (AHB) on Second and Final Reading.

2. Resolution No. 2015-102, approving Ordinance No. 1247, an ordinance to amend Ypsilanti City Code Chapter 102 "Traffic and Vehicles" for Permit Parking. ***(Second Reading)***

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

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That an ordinance entitled " AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 102 "TRAFFIC AND VEHICLES" OF THE YPSILANTI CITY CODE, ARTICLE III "STOPPING, STANDING AND PARKING", DIVISION 3 "RESIDENTIAL PERMIT PARKING", SECTIONS 102-101 AND 102-102 TO MAKE THE PURPOSE OF THE DIVISION CONSISTENT WITH ITS PROHIBITIONS" be approved on Second and Final Reading.

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

On a roll call, the vote to approve Resolution No. 2015-101A 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

3. ~~Resolution No. 2015-103, approving appointment of Anthony Bedogne to the Planning Commission.~~**(Removed)**

XII. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. Resolution No. 2015-104, approving Metro Act Right of Way Permit extension with Michigan Bell Telephone Company d/b/a/ AT&T.

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

Whereas, the Michigan Bell Telephone Company (d.b.a. AT&T Michigan) has, on April 1, 2015 filed an application with the City of Ypsilanti applying for a five-year extension of its Right of Way Telecommunications Permit pursuant to the Metro Act, Act 48 of 2002; and

Whereas, the initial permit was issued by the City on June 20, 2005 for a term of five years, with the Michigan Bell Telephone Company doing business as SBC Michigan; and

Whereas, this permit was extended by the parties on June 20, 2010 for a term of two years, with Michigan Bell doing business as AT&T of Michigan; and

Whereas, the permit was again extended by the parties on June 30, 2012 for a term of three years; and

Whereas, the current application meets all the requirements of the said Metro Act;

NOW THEREFORE, the attached Metro Act Right-of-Way Permit Extension for the Michigan Bell Telephone Company (d.b.a. AT&T Michigan) is approved, and the Mayor and City Clerk are authorized to sign said permit, for and on behalf of the City of Ypsilanti.

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

City Attorney John Barr stated the City owns the right-of-way in Ypsilanti, and businesses that want to use the right-of-way must be awarded a permit. He said the City used to negotiate permits itself, but now there is a uniform statute that sets the terms and the fees associated with the permit. He added the permit application is in order and recommends that Council approve the permit.

Council Member Robb stated when this permit was last approved in 2012 it was approved as an ordinance and asked why it has come before Council as a resolution.

Mr. Barr responded the statute allows for a resolution.

Council Member Robb asked if there was a change in the requirement.

Mr. Barr replied the language that was submitted requested a resolution.

Mayor Edmonds asked how much the City has received in revenue from right-of-way permits.

City Manager Lange stated around \$50,000.

Mr. Barr stated the fees are paid to the State, and then transferred to the City.

Mr. Lange stated the funds must be spent on an allowable use in the right-of-way.

Council Member Murdock asked if the funds will be used for the intersection at Prospect and Michigan.

Mr. Lange responded no.

Council Member Murdock asked what the money is being used for.

Mr. Lange replied the ramp program.

Council Member Murdock asked if the companies are required to fix the utility cuts.

Mr. Barr replied no but the City's Ordinance requires that the utility cuts be repaired.

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Council Member Murdock stated in the past the utility cuts were not well repaired.

On a roll call, the vote to approve Resolution No. 2015-104 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

2. Resolution No. 2015-105, approving Ordinance No. 1244, the adoption, amendment and restatement of the Depot Town Development Plan and Tax Increment Financing Plan ***(Second Reading)***

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

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 at Second and Final Reading.

OFFERED BY: Council Member Murdock

SUPPORTED BY: Council Member Vogt

Council Member Vogt asked how much funding was captured from the Tax Increment Financing Authority (TIFA) from each jurisdiction for the present fiscal year.

Downtown Development Authority Director Tim Colbeck responded the current Fiscal Year 2014-2015 the Depot Town Tax Increment Financing (TIF) revenue is \$64,540. He stated \$50,750 is tax captured from the City; \$8,146 is captured from Washtenaw County, \$5,643 is captured from Washtenaw Community College, \$3,080 is captured from the district library, and \$1,142 is captured from the Ann Arbor Area Transportation Authority (AAATA).

Council Member Murdock asked for the forecasted TIF capture for Fiscal Year 2015-2016.

Mr. Colbeck responded in Fiscal Year 2015-2016 the total forecasted revenue from the Depot Town TIFA is \$70,175. He stated the amount captured from the City would be \$51,793, \$8,314 would be captured from Washtenaw County, \$5,759 would be captured from Washtenaw Community College, \$3,144 would be captured from the district library, and \$1,166 would be captured from the Ann Arbor Area Transportation Authority.

Council Member Murdock stated during the First Reading of this ordinance a possible revenue sharing between the City and the DDA was discussed. He stated property taxes are the major source of funding for the City, and during the recession the City lost 35% of taxable value. He stated the City
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still needs to provide services to the City's residents, and providing services for Depot Town District are at 2015 costs with 1992 levels of revenue. He stated TIF plans are not meant to be permanent, and are designed to help build the taxable value. He stated this is an opportunity to modify the TIF plan so that it will benefit the City and Depot Town. He stated he has lived in Depot Town longer than many of the individuals that spoke during Audience Participation and he supported the Depot Town Association for years. He stated the City has put a lot of money in Depot Town, and now needs to look at the future of the City. He stated the state statute governing DDAs allows revenue to be shared with the jurisdiction that the DDA is located. He stated the statute would allow the DDA to keep the revenue that was captured from the other entities. He stated he would like to make an agreement that 50% of the TIF captured from the City be shared. He said in this agreement the DDA would receive 63% of the revenue, and the City would be returned 37%. He stated in addition the individual that recently purchased 307 N. River would like to purchase a DDA liquor license, but they are not in the DDA district. He stated Council could approve the extension of the district to include 307 N. River and add revenue to the district.

Council Member Murdock moved that this resolution be postponed in order for the DDA to amend the TIF plan with the suggested changes.

Council Member Robb supported the motion.

Council Member Anne Brown asked City Attorney John Barr if this is tabled would the DDA bring both plans before Council.

City Attorney John Barr replied only the revised plan would come back for discussion.

Mayor Edmonds stated since that item goes to a separate governing body it would need to go through a process at the DDA Board level in order to amend the TIF plan.

Council Member Vogt stated it would go to staff to be amended.

Mayor Edmonds stated staff does not have the authority to make changes to the plan. She said the changes would need to come from the DDA Board.

Council Member Anne Brown asked if the changes would need to go the DDA Board.

Mr. Colbeck responded yes, any major changes to the TIF Plan would require Board approval.

Council Member Murdock stated this is an agreement between the DDA and the City.

Mr. Colbeck stated in January the DDA Board approved the proposed plan unanimously and the Board would need to reconsider. He stated staff would not be able to make the changes without Board approval.

Mr. Barr stated the ultimate authority of the plan rests with City Council.

Council Member Robb stated the request is not to change the plan it is to incorporate an agreement suggested by Council Member Murdock.

Mayor Edmonds stated the amendment has a stipulation that would extend the borders of the DDA.

Council Member Robb replied correct, but that change could not be made until after the Council adopts the TIF Plan.

Mayor Edmonds stated there has not been consideration by the DDA Board to change district boundaries.

Council Member Murdock stated Council would be willing to extend the boundaries, but it would need to be requested by the DDA Board.

Mayor Pro-Tem Richardson stated the submitted TIF plan has a duration of 25 years.

Mr. Colbeck responded if approved the TIF would be extended for 25 years, and end Fiscal Year 2039-2040.

Mayor Pro-Tem Richardson stated she would prefer the TIF Plan not be extended that long.

Mr. Colbeck replied a TIF plan can be approved for any number of years, and 25 is a standard length of a TIF plan. He said the DDA requested 25 year extension to allow time to complete goals laid out in the plan, and raise funds to pay for those projects.

City Manager Lange stated Council Member Murdock did not suggest a change in the length of the TIF extension.

Mayor Edmonds stated there is not currently an amendment that would change the length of the TIFA.

Mayor Pro-Tem Richardson stated the 25 year extension seems long and after the sales tax increase was defeated at the polls she feels the City will need to increase its revenue. She offered a friendly amendment to extend the TIF to 15 years opposed to the 25 years.

Council Member Robb stated one of the arguments for the increase in sales tax was the State is paying 1997 gas taxes. He stated Depot Town is currently paying 1992 property taxes. He stated the City has invested a lot of money in Depot Town, and those investments will pay off as property values spike, and the City should share in that revenue. He said when 46 E. Cross is sold it will increase tax revenue by \$8,000. He stated when the two Obsolete Property Rehabilitation Act (OPRA) grants fall off, revenues will increase by \$47,000. He stated he would like to see return on the City's investment so that it can help benefit other parts of the City. He stated what Council Member Murdock has suggested really holds the Depot Town District harmless and the DDA will have the same \$70,000 with the suggested plan with the increase in property value. He added Council Member Murdock's plan makes sense for the City and for Depot Town.

Council Member Anne Brown what Economic Development Director Beth Ernat for her advice.

Ms. Ernat replied TIFs are very unique, and the number one economic development tool a city can utilize. She cautioned Council to consider the economic development tools we have as a City. She stated TIFs have been getting scrutinized for becoming never ending and it was concerning enough to bring it to the State Legislature, and voted down because of the enormity of what a TIF can do for a community. She added she respects whatever Council decides, but encouraged them to first think of what the DDA can leverage for its districts. She encouraged the City to become more involved with the DDA.

Mayor Edmonds stated the TIF plan specifically aligns with the City's master plan. She stated TIFs are a key funding mechanism for DDAs, and the statute requires 50% of DDA Boards be comprised of stakeholders that are most invested. She stated she opposes postponing the vote to approve the TIF plan as submitted.

Council Member Robb stated Council Member Murdock's plan essentially guarantees the \$70,000 forecasted for the next Fiscal Year, and asked if Mayor Edmonds is unhappy with the amount of revenue, or is it the plan.

Mayor Edmonds responded the amendment was passed out at the beginning of the meeting and she has not had time to research the effect of the amendment. She stated she wants to keep Ypsilanti's TIF Districts whole, which funds a very small staff, offered grants, and all operational functions of the DDA. She asked what the budget is for the Ann Arbor DDA.

Mr. Colbeck responded in the millions but that is not a fair comparison.

Mayor Edmonds asked what the DDA's overall operating budget is.

Mr. Colbeck responded \$380,000.

Mayor Pro-Tem Richardson stated comparing Ypsilanti to Ann Arbor is unrealistic.

Mayor Edmonds agreed with Mayor Pro-Tem Richardson, and said she was only trying to illustrate the Ypsilanti DDA is a small organization.

Council Member Murdock stated the Ann Arbor DDA does not capture inflationary increases, it only captures on new construction. He stated the City could follow that model which would result in zero funding for the DDA.

Mayor Edmonds stated Mayor Pro-Tem Richardson was correct that Ann Arbor and Ypsilanti are completely different communities and withdrew her comment.

On a roll call, the vote to Postpone Resolution No. 2015-105 was as follows:

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

VOTE:

YES: 4 NO: 3 (Edmunds, Anne Brown, Nicole Brown) ABSENT: 0 VOTE: Carried

3. Resolution No. 2015-106, approving Ordinance No. 1246, an ordinance to amend the Zoning Ordinance, Article VI, to revise Non-Conforming Uses **(Second Reading)**

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT an ordinance to amend the Zoning Ordinance, Article VI, to revise Non-Conforming Uses be approved on Second and Final Reading.

OFFERED BY: Council Member Vogt

SUPPORTED BY: Council Member Nicole Brown

Council Member Robb stated this allows a zoning change in R1, CNSF, and CN Mid. He stated CNSF was down-zoned to no longer allow multifamily dwellings, and asked why it was included in the proposed ordinance.

Ms. Ernat replied there are a lot of multifamily structures in that zoning district, and this ordinance would require them to certify as a legal non-conforming use before damage occurs. She stated this would require Planning Commission approval which will ensure that it fits within that specific location.

Council Member Robb stated the Housing Commission brought this ordinance forward because of their scattered site project, which is not included in CNSF, and asked why is it included in the ordinance.

Ms. Ernat responded CNSF was looked at as a district that was fairly similar to where the Housing Commission locations are. She added CNSF is largely single family but is around 25% multifamily structures.

Mayor Edmonds stated they have similar neighborhood characteristics.

Ms. Ernat responded yes.

Council Member Robb asked if the Historic Eastside was noticed for this change.

Ms. Ernat responded they were noticed.

Council Member Robb moved that under Section 122-207, first paragraph be changed to read, "group residence uses in R1 and CN Mid..." He stated he would remove CNSF. He added he would remove all CNSF from the ordinance.

Council Member Murdock supported the motion.

City Manager Lange asked if the amendment would change any of the Housing Commission projects.

Council Member Robb stated there are no Housing Commission projects in the CNSF zone.

Mr. Ernat asked if this could be tabled allowing her time to appropriately research.

Council Member Robb replied yes, and as a part of that research he asked her to speak with former Community Development Director Teresa Gillotti regarding discussion with individuals residing in CNSF.

Mr. Lange asked if tabling this item will interfere with closing on the Housing Commission projects.

Ms. Ernat responded the Housing Commission is waiting for this to pass. She asked if this could be postponed until the May 14th City Council Meeting.

Council Member Murdock asked if it should be postponed now or voted on to see if the amendment is voted down.

Mayor Edmonds postponed the vote until later in the meeting.

XIV. LIASON REPORTS –

- A. SEMCOG Update – No report
- B. Washtenaw Area Transportation Study – No report
- C. Washtenaw Metro Alliance – No meeting
- D. Urban County – No meeting
- E. Freight House – No report
- F. Parks and Recreation – Meeting is next week
- G. Millennial Mayors Conference – Currently working on By-laws
- H. Ypsilanti Downtown Development Authority – Meeting in two weeks
- I. Eastern Washtenaw Safety Alliance – The next meeting is on May 18th.

XIV. COUNCIL PROPOSED BUSINESS –

Nicole Brown

- Stated she spoke with Chief DeGiusti about a stop sign issue, and he suggested speed bumps would reduce speeds. She asked if a petition is the normal practice for having speed bumps installed.

City Manager Lange responded that has been the practice in the past.

Council Member Murdock stated installing speed bumps do require petition.

Mayor Edmonds suggested reviewing the past Council packet for more information.

Mr. Lange stated the petition is an important item in the process, it gives an idea of how many individuals are in favor of the installation of the bumps.

Anne Brown

- Stated Eastern Michigan University Student Government has proposed to host a City Council Meeting in October, and will make a formal request in the future.

Murdock

- Stated the failure of the ballot proposal means there will not be much help from the State for road repairs.
- Stated Council was submitted a budget with a \$1.6 million deficit which is higher than it was last year.
- Stated Prospect Road is currently under construction which is causing havoc with the traffic patterns. He stated there is an issue with the detour traveling south on Prospect.

Robb

- Asked if the Traffic Committee has reviewed the possibility of a stop sign at Stanley and Hemphill, and asked where it is in the process.

City Manager Lange stated he will follow-up to see what the progress is.

Council Member Murdock stated construction signs are needed that state "No Trucks", and "Local Traffic Only."

Council Member Robb stated this is an item that he asked for in December.

- Asked if DTE will pay for the use of the easement in Riverside Park. He asked how long the light poles can be there before they are considered permanent.

City Manager Lange stated it takes around seven years. He stated DTE has gone back and forth on a legal description for the easement, and the City is still waiting for a proposal from them.

XV. COMMUNICATIONS FROM THE MAYOR –

- Stated she brought materials from the Green Town Conference held at Kent, if Council or staff wants to review them.

- She reported she attended the CEDAM, Community Economic Development Association of Michigan Conference and learned a lot. She stated banks have been offering to donate property to land banks.
- Stated she has been in touch with Chidester regarding heating and cooling. She stated the building is required to keep the heat on until May 15th.
- Stated she had a meeting with Nathan Phillips who was involved in an issue that occurred near EMU campus.

XVI. COMMUNICATIONS FROM THE CITY MANAGER –

- Stated Budget Sessions are scheduled for May 12th and 14th. He stated a special meeting will be held on May 14th prior to the budget session regarding the Riverwalk Commons for a first reading. The public hearing will be held during the second reading to allow time for publishing.

Council Member Murdock stated he saw a notice that MSHDA will be holding a meeting regarding Riverwalk Commons.

Ms. Ernat responded she is not aware of MSHDA holding a meeting to discuss the Riverwalk Commons.

Mr. Lange stated the project has been funded.

Ms. Ernat stated she will follow-up with MSHDA.

Council Member Murdock stated it was noticed in MLive.

Mayor Edmonds stated she spoke with Herman Kittle representation at the CEDAM Conference and pushed them to use quality materials.

- Stated the City is moving forward with parking ticket overhaul. He added meter repair will be tracked in more detail.
- Stated staff will be more complete with efforts regarding personal service contracts.
- Stated staff has been working very hard and have responded to all of the tickets in the Action Ticket Center.

Council Member Robb responded that it is good to keep up with the Action Ticket Center. He said the City Manager should meet with department heads each week to ensure that the Action Ticket Center never gets that large of a back log.

- Stated staff is preparing the budget presentations.

Council Member Murdock asked if the budget will be itemized for each session.

Mr. Lange responded yes.

Council Member Robb moved to reintroduce Resolution No. 2015-106, approving Ordinance No. 1246.

Council Member Vogt supported the motion.

On a voice vote, the motion carried and Resolution No. 2015-106 was re-introduced.

Ms. Ernat stated CNSF was added to the ordinance primarily because of a vocal group that has several multifamily properties located in that district.

Council Member Robb stated there are three multifamily houses that are on River.

Ms. Ernat stated that Zach Fosler, Ypsilanti Housing Commission Executive Director said waiting another week for approval would not harm the progress of Housing Commission projects. She added however, if Council wishes to proceed she would have no issue.

Council Member Robb asked if there was any other research that Ms. Ernat needed to do before Council voted.

Council Member Anne Brown asked if the homes would be impacted if CNSF was removed from the ordinance.

Ms. Ernat responded yes, if that zone was removed any multifamily dwelling in that district, when damaged beyond 50% of the state equalized value the structures, would not be allowed to rebuild.

Council Member Robb stated that the zone has had that designation for 40 years.

Council Member Murdock asked if the CNSF zone is removed from the ordinance the property owner still have the ability to rebuild at 50%.

Ms. Ernat replied yes, but would lose the ability to rebuild as a multifamily dwelling. She stated the proposed amendment would remove CNSF from the ordinance, but the scattered site Housing Commission project would not be affected by the amendment.

Council Member Anne Brown asked what the process is to notify those living in CNSF that it is no longer included in the ordinance.

Ms. Ernat stated there is not a process of notification.

Council Member Robb stated the zone would stay as it has been for the past 40 years.

Mayor Edmonds asked if CNSF residents were notified of the ordinance change.

Ms. Ernat replied yes.

Council Member Robb moved that under Section 122-207, the first paragraph be changed to read "group residence uses in R1 and CN Mid..." He added that CNSF be removed from any other part of that ordinance.

Council Member Murdock supported the motion.

Council Member Robb stated during the Master Plan process there was a great deal of discussion regarding the zoning in the historic eastside, and asked that the neighborhood continue the same zoning it has had for the past 40 years.

Council Member Murdock stated that area was a mixture of zoning in the 1970's, and the neighborhood petitioned to downzone the area and it was approved. He stated the downzoning was very successful in stopping the deterioration of that neighborhood. He stated the multifamily homes on River have been there for some time, and have changed owners since the downzoning. He stated the amendment would be maintaining the status quo.

Mayor Edmonds asked if the original resolution would give multifamily homes the ability to apply to the Planning Commission for a non-conforming status, and it would not change the downzoning.

Ms. Ernat responded there are two issues: one if an individual owns a non-conforming home, and you are not able to show that it is a legal non-conforming it becomes difficult to finance, or sell the property. She stated it does not change the zoning, however applicants would still need to go through the Planning Commission process which would require noticing, and the public would be able to voice their objections.

Council Member Robb stated the purpose of downzoning is to maintain that specific zone. He stated when Midtown went through downzoning in 2004 many citizens spoke positively of the change. He stated ultimately the goal is to downzone to an R1.

Ms. Ernat replied she wanted to inform Council of the ramifications on both sides of this issue. She stated she does not disagree that the location was downzoned for a purpose.

Mayor Edmonds stated she will not support the amendment but will support the overall resolution as presented.

On a roll call, the vote to approve the amendment of Resolution No. 2015-106 was as follows:

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

VOTE:

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

On a roll call, the vote to approve Resolution No. 2015-106 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

XVII. AUDIENCE PARTICIPATION –

1. Jason Branum, business owner 36 E. Cross, listed several positive community contributions that are a result of the Depot Town TIF. He stated that he was able to do all of that with a \$1,000 and he received \$1,300 for a DDA façade grant. He stated the discussion appears that Council does not know what it is voting on and the DDA Director stated he has not been involved in the discussion with Council. He encouraged each Council Members to contact the DDA Director and discuss the TIF Plan. He stated he is shocked that the Council Members against approving the TIF Plan are the two that represent Depot Town. He stated business owners can be better stewards of this money and help to change Ypsilanti. He asked that Council hear out the business owners in Depot Town.
2. Paul Schreiber, 922 Pleasant Dr., stated he could not agree more with the previous speaker, and said he was surprised to hear a \$1.6 million deficit. He stated tax payers are still paying the same amount of money in that district and it will leverage a large amount of community involvement. He encouraged Council to keep the TIF in place no matter what alternative is brought back to Council.

XVIII. REMARKS FROM THE MAYOR –

Nomination:

Planning Commission
Anthony Bedogne (reappointment)
717 Stanley
Ypsilanti, MI 48198

City Council Meeting Minutes
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Exp. 5/1/2018

Cheryl Zuellig (reappointment)
702 Collegewood
Ypsilanti, 48197
Exp. 5/1/2018

- Asked for any recommendations that Council may have for Boards and Commissions.

City Manager Lange stated he sent a report regarding the police body cameras. He added there was a claim of discrimination against a City employee and a comprehensive report was sent to Council.

XIX. COMMUNICATIONS -

- City of Ypsilanti Human Relations Commission Annual Report
- City of Ypsilanti Resource Allocation Plan, Amended Budget FY 2014-2015 and FY 2015-2016

XX. ADJOURNMENT -

Resolution No. 2015-107, 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: Mayor Pro-Tem Richardson
SUPPORTED BY: Council Member Murdock

On a voice vote, the motion carried, and the meeting adjourned at 9:05 P.M.