1. City Council Regular Meeting Agenda

   Documents:

   8-18-15 REVISED FINAL AGENDA.PDF

2. City Council Regular Meeting Packet

   Documents:

   8-18-15 COUNCIL PACKET.PDF

3. City Council Regular Meeting Action Minutes

   Documents:

   8-18-15 REVISED ACTION MINUTES.PDF

CITY OF YPSILANTI
COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
TUESDAY, AUGUST 18, 2015
7:00 P.M. – OPEN SESSION

I. CALL TO ORDER –

II. ROLL CALL –

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

III. INVOCATION –

IV. PLEDGE OF ALLEGIANCE –

"I pledge allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all."

V. AGENDA APPROVAL –

VI. INTRODUCTIONS –

VII. PRESENTATIONS –

Neighborhood Enterprise Zone (NEZ) – Economic Development Director Beth Ernat

VIII. AUDIENCE PARTICIPATION –

IX. REMARKS BY THE MAYOR –

X. MINUTES –

Resolution No. 2015-176, approving minutes of August 3 and August 4, 2015.

XI. ORDINANCES – FIRST READING -

Ordinance No. 1251

1. Ordinance to amend Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances to increase water rates by 8% within the City of Ypsilanti.

   A. Resolution No. 2015-177, determination
   B. Open Public Hearing
   C. Resolution No. 2015-178, close public hearing.

Ordinance No. 1252

2. Ordinance to amend Chapter 106, Article V, Section 106-455(a) of the Code of Ordinances to increase sewage disposal service rates by 4% within the City of Ypsilanti.

A. Resolution No. 2015-179, determination
B. Open Public Hearing
C. Resolution No. 2015-180, close public hearing.

Ordinance No. 1253

3. Ordinance to amend Chapter 106, Article V, Section 106-499 to decrease the restricted debt retirement and capital improvement fund surcharge on water and sewer service bills within the City of Ypsilanti by adding a surcharge of 63% (a 2% decrease) to each water and sewage bill for billings to be deposited in a restricted debt retirement and capital improvements fund.

   A. Resolution No. 2015-181, determination
   B. Open Public Hearing
   C. Resolution No. 2015-182, close public hearing.

Ordinance No. 1254

4. Ordinance to rezone 908 N. Congress *(Little Bird Café)* from Core Neighborhood Mid to Adaptive Reuse Planned Unit Development.

   A. Resolution No. 2015-183, determination
   B. Open Public Hearing
   C. Resolution No. 2015-184, close public hearing.

Ordinance No. 1255

5. Ordinance to rezone several properties along Towner Road from Neighborhood Corridor (NC) to Health and Human Services (HHS).

   A. Resolution No. 2015-185, determination
   B. Open Public Hearing
   C. Resolution No. 2015-186, close public hearing.

XII. CONSENT AGENDA – Resolution No. 2015-187

1. Resolution No. 2015-188, approving appointments to Boards and Commissions.

2. Resolution No. 2015-189, supporting National Ovarian Cancer Awareness month and allowing teal ribbons to be tied throughout the city September 1st – September 30, 2015 along with lawn signs, awareness posters and information cards being provided.

3. Resolution No. 2015-190, appointing delegate and alternate to the 2015 Michigan Municipal League (MML) Annual Convention.

4. Resolution No. 2015-191, renewing a one-year contract with Blue Cross Blue Shield Medicare Advantage Plan.

XIII. RESOLUTIONS/MOTIONS/DISCUSSIONS -

1. Resolution No. 2015-192, approving establishment of a Neighborhood Enterprise Zone (NEZ) in the City of Ypsilanti.

2. Resolution No. 2015-193, approving renewal of the fire dispatch agreement with Emergency Health Partner (EHP), Inc.

3. Resolution No. 2015-194, supporting recommendation of the Washtenaw County Road Funding Committee

XIV. <u>LIASON REPORTS</u> –

A. SEMCOG Update
B. Washtenaw Area Transportation Study
C. Washtenaw Metro Alliance
D. Urban County
E. Freight House
F. Parks and Recreation
G. Millennial Mayors Conference
H. Ypsilanti Downtown Development Authority
I. Eastern Washtenaw Safety Alliance

XV. <u>COUNCIL PROPOSED BUSINESS</u> –

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

<u>Nomination</u>:

<u>Sidewalk Review Board</u>:

Lena Reeves
717 N. Congress St.
Ypsilanti, MI 48197
Term: 8/2015–8/2018

Kelly Kowatch
1207 Roosevelt
Ypsilanti, MI 48197
Term: 8/2015-8/2018

Robert Vogt IV
520 Fairview Ct.
Ypsilanti, MI 48197
Term: 8/2015-8/2018

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

XVIII. <u>COMMUNICATIONS</u> –

Depot Town Amended and Restated Development and Tax Increment Financing Plan

XIX. <u>AUDIENCE PARTICIPATION</u> -

XX. <u>REMARKS FROM THE MAYOR</u> -

XXI. <u>ADJOURNMENT</u> –

Resolution No. 2015-195, adjourning the Council meeting.

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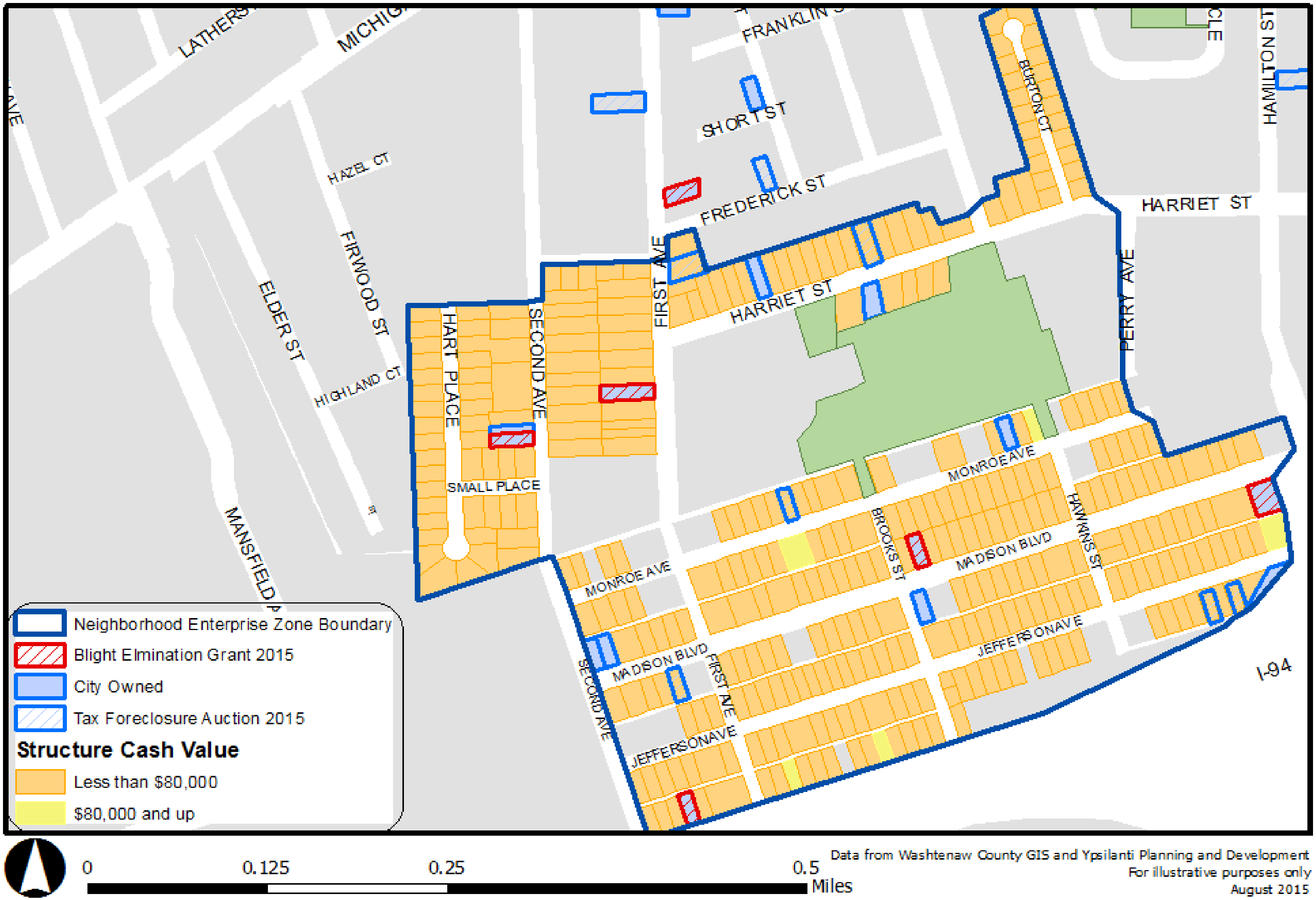
Southwest Gateway Area

NEZ Proposal and Incentive Program

Draft: Neighborhood Enterprise Zone



Data from Washtenaw County GIS and Ypsilanti Planning and Development
For illustrative purposes only
August 2015

Neighborhood Enterprise Zone (NEZ)

- A tax incentive for the development and rehabilitation of residential housing.
- Reduce property taxes for **up to** 15 years for approved projects in designated areas to promote revitalization of neighborhood.
- Two types of certificates: Rehabilitation and New Construction.
- All approved projects must bring structure into compliance with local and state building codes
- Only applicable if taxes are paid and remain in good standing through life of NEZ

Rehabilitation NEZ Certificate

- Rehabilitation certificates may be issued by Council for existing structures with a current true cash value of $80,000 or less.
- Rehabilitation certificates may only be granted for residential housing with less than 8 units.
- Improvements to owner-occupied structures, if done by a licensed contractor, must be more than $5,000 or 50 percent of the true cash value of the structure, whichever is less. Improvements done by the home owners have to have material costs over $3,000.
- Improvements to non-owner-occupied structures, if done by a licensed contractor must exceed $7500 or if done by building owner, materials must exceed $4,500.
- All improvements must bring structure into compliance with minimum builidng code standards.

New Construction NEZ Certificate

- A new structure with the primary purpose being residential housing consisting of one or two units, one of which will be owner occupied as a principal residence.
- Since the area is zoned for single family, only single-family would be permitted.

Process

- Similar to the OPRA
- District is created by qualified unit of local government: public hearings and notification to each taxing body.
- Individuals apply for NEZ certificate based on rehab or new construction.
- Council may issue certificate for **up to** 15 years.
- NEZ only applies to improvement portion of taxes, no reduction is taken from the land portion of tax bill.
- Taxing bodies will continue to receive current amount of tax. Homeowner locks in improvement portion of tax bill for approved number of years.
- Taxes must be kept current or government unit may revoke certificate.

Local Incentive

- To spur development of new homes and additional investment, the City can off-set building permit costs.
- Building permit costs account for approximately 10 percent of repair or new construction.
- Grant from MEDC allows for rebate of building permit costs.
- Owner must pay costs and submit rebate form after work has been completed and inspected (if required)
- No minimum expenditure to qualify.

Resolution No. 2015 – 176
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of August 3, and August 4, 2015 be approved.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Draft

City of Ypsilanti

City Council – DDA Board of Directors
Monday, August 3, 2015 – 6:00 p.m.
SPARK East
215 W. Michigan Ave.

Meeting Minutes

The **Mission** of the Ypsilanti Downtown Development Authority (YDDA) is to undertake district-wide improvements that have the greatest impact in strengthening the downtown areas and attracting new business. The primary goal of the YDDA is to implement positive economic, physical, aesthetic, and community changes in each of our four districts.

I. Call to Order

The meeting was called to order at 6:04 p.m.

II. Roll Call

City Council

Anne Brown	Present	Brian Robb	Absent
Nicole Brown	Present	Daniel Vogt	Present
Pete Murdock	Present	Amanda Edmonds	Present
Lois Richardson	Present		

YDDA Board

Kenneth Dobson	Absent	Kevin Hill	Present
Amanda Edmonds	Present	Jelani McGadney	Present
Jessica French	Present	Rois Savvides	Present
Adam Gainsley	Present	Richard Smith	Absent
Cisco Garcia	Present	Mark Teachout	Absent
Ben Harrington	Absent		

III. Approval of Agenda

Council Member Vogt moved, supported by Council Member Nicole Brown to add the Depot Town TIF renewal under Section V of the agenda.

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

IV. Audience Participation

1. Dave Heikkinen, business owner 133 W. Michigan Ave, stated he is concerned the DDA is biased against the Downtown District. He said the downtown is underrepresented on the board. He stated membership of the board should be

comprised by a majority of property owners with a direct interest in the DDA districts. He stated many of the business owners that wish to be on the board have not been given the opportunity. He added the DDA spends too much on staff, and the Downtown District does not receive a proportional amount of staff time.

2. Joe Lacvoli, SPARK East Manager, stated there was a great deal of foot traffic in Ypsilanti today, and introduced Ravon Williams who will be on CBS.

3. Ravon Williams, proprietor of Automation Jack, stated his company assists in teaching senior citizens how to properly use a computer. He stated his company was recently featured on Buzzfeed. One project he is working on is to automate healthcare by using a smartwatch to transfer information to a nurse station and doctor.

   Mayor Pro-Tem Richardson asked if Mr. Williams is referring to senior living facilities. Mr. Williams responded in the affirmative.

V. YDDA Vision, Values, & Outcomes Presentation

YDDA Board Members and staff provided a brief overview of YDDA functions and its strategic plan. **(See Website)**

Board Chair Hill asked if the infrastructure on Water Street will be provided by developers. City Manager Ralph Lange responded the goal is to attract development, manage the debt, and provide the infrastructure. He said almost half of the infrastructure will be provided by Herman Kittle and the Eastside Recreation Center. Council Member Murdock stated it is inaccurate to say the infrastructure will be supplied by Herman Kittle and the Eastside Recreation Center. He stated those developments are paying upfront cost of the infrastructure, but will be reimbursed through brownfields tax credits.

Council Member Vogt stated there is some uncertainty of what Council voted on regarding the TIF renewal, and because of that the process should begin fresh. He said two important principles are involved the City must regain some of the captured revenue and the DDA needs to fund projects. He added the City has serious financial issues and needs to begin limiting subsidies.

Council Member Murdock stated tax increment financing is an economic tool used to bond a specific project. He said a TIF does not produce more tax revenue it only diverts it from the City. They are designed with a sunset clause. He stated Michigan Association of Counties has developed several strategies to soften the effect of a TIF which should be examined.

Board Chair Kevin Hill stated there is a concern that with loss of revenue the DDA will not be able to perform several services. DDA Director Tim Colbeck stated the Depot Town TIF currently pays the City $4,144 for contractual services, $1,022 for rent, $10,682 for the deferment of a downtown police officer, and $8,400 to service pedestrian trashcans in the DDA districts for a total of $24,248. Board Chair Hill stated if the process is to begin fresh that contribution kept in mind, it is his hope the discussion does not become an all or nothing situation. Council Member Murdock replied that is a misrepresentation, and the DDA will still need to pay for those items. Board Member Rois Savvides added the DDA contributed funds to the completion of the Freighthouse and for the alley along Cross St., both are City owned properties. Council Member Murdock responded the current Depot Town TIF plan committed to performing upgrades to the Freighthouse and funding a farmer's market. Mr. Hill stated there are several projects in the Depot Town TIF renewal that will benefit both the City and Depot Town. Mr. Colbeck added the plan that was submitted, listed the potential of $13 million worth of projects which is not possible, however, the plan is designed that way to allow flexibility for project selection.

Council Member Vogt stated his goal is to maintain the DDA budget as is, and the City would share in its future growth. He added there is a serious problem resulting from an understaffed police department, which has had an effect on the community, and eventually will affect property values. Mayor Edmonds stated DDA projects are essential to the development of not only Water Street but the community that surrounds the districts. She stated development is essential to safety and attracting residents.

Board Chair Kevin Hill stated the TIF plan was approved during first reading, and asked for clarification of the second reading. Mayor Edmonds responded the item was tabled on second reading. Council Member Murdock stated the plan to split TIF revenue was approved during second reading. Council Member Anne Brown added that was her understanding. Mayor Edmonds replied the plan was not adopted, which is the opinion of the City Attorney. Council Member Vogt added this disagreement is why the process needs to begin fresh.

Board Chair Kevin Hill asked for clarification of Council Member Vogt's suggestion in order for the DDA to develop and submit a revised plan. Mayor Edmonds stated it is the opinion of the City Clerk and the City Attorney that a plan was not adopted by Council, and if that needs to be further clarified it should. Mr. Hill responded in the affirmative.

Board Member Jessica French stated monies represented in the Depot Town TIF plan would have a larger impact within that district then they would help alleviate the City's budget stresses. She stated removing revenue could have a negative effect on economic development in Depot Town and the City as a whole.

City Manager Lange stated he is responsible for public safety and the Police Department is the largest budget in the City. He stated funds the City would regain from the TIF would have little effect on the Police Department budget.

Council Member Anne Brown stated she is interested in the possibility of a reset of this process. She stated it is her opinion the Depot Town TIF has been beneficial and will help leverage other funds. She stated she agrees with Council Member Vogt the City is in a financial crisis, but any funds regained from the TIF capture will have little effect on the City's budget.

Board Member Rois Savvides asked how Council Member Vogt's plan would be designed. Council Member Vogt responded he was very vague, but suggested present funds would be kept intact and the City would share in future growth. Mayor Edmonds stated Depot Town is the only district trending upward, and is carrying the downtown district. She stated maintaining Depot Town's strength is good for the totality of the DDA. YDDA Director Colbeck added if Depot Town's revenues are decreased the other districts will need to pay a greater share of DDA responsibilities.

Board Member Rois Savvides asked if the DDA maintains this current trend will it survive the next couple of years. YDDA Director Colbeck answered Depot Town has the ability to be a successful district in the years to come. Board Member Adam Gainsley added the DDA has taken steps to decrease its spending so that it will be fiscally solvent into the future.

Mayor Pro-Tem Richardson agreed with Council Member Anne Brown, and asked if services now provided would be able to be maintained if the capture is returned to the City. She stated it is important to examine the benefit, and suggested shortening the life of the TIF to 15, or 10 years. Board Member Adam Gainsley responded if the life span is shortened it would affect the ability to bond.

Board Chair Kevin Hill stated it is his understanding Council Member Vogt suggestion would only effect future increases. Council Member Vogt responded in the first year the DDA projects $70,000 in revenues, and a $10,000 bond payment leaving $60,000, and any increase in revenue would be shared between the City and the DDA. DDA Director Colbeck explained some communities implement a cap on DDA's revenue, but unless the DDA is able to capture some of its growth it will not be able to sustain current services. Council Member Murdock responded the DDA is projected 1% growth, and will not be able to maintain services at that level. Council Member Vogt responded that is an issue faced by the City every year.

Council Member Murdock stated if the plan that is passed incorporates a decrease in the lifespan of the TIF the DDA will lose $338,000.

Board Member Jelani McGadney asked how the City would use the TIF capture. Council Member Murdock stated it is difficult to earmark a large quantity of money. Mr. McGadney replied in order for him to make a decision on a possible revised TIF plan it would be important to know how those funds would be allocated. Mr. Murdock stated there is no way to know what the DDA would use those funds either. Mayor Edmonds stated the DDA is guided by the TIF plan. Mr. Murdock responded the City is guided by the Master Plan.

Board Member McGadney stated the reason why he returned to Ypsilanti is because of the vibrant downtown which is evidence the TIF plan is working.

Board Member Savvides asked Council and the DDA Board what their opinion is of Council Member Vogt's proposal. Mayor Edmonds responded she would need to examine the numbers more clearly to provide an opinion. Board Member French agreed with Mayor Edmonds. Council Member Murdock responded the numbers are included in the proposed TIF plan. Board Member Gainsley stated he agrees with the concept proposed by Council Member Vogt, but he would like to examine how the numbers breakdown in that proposal.

Council Member Vogt stated the intention of his proposal is to keep the TIF stable, and he would avoid shortening its life span. Board Member Gainsley agreed with Council Member Vogt, and stated reducing both revenue stream and length of the TIF would have a tremendous destabilizing effect on the DDA. Council Member Murdock added there is always the ability to amend a TIF plan especially if a situation arises that requires a bond.

VI. Announcements/Comments

Council Member Anne Brown stated the DIA inside-out project has been installed and the kick-off will be Friday, August 7th. She added the event will be in conjunction with "Bike Ypsi" and "First Fridays".

VII. Audience Participation

1. Ravon Williams, proprietor of Automation Jack, stated from discussion he heard during this meeting it appears Ypsilanti is facing financial struggles, but it has improved greatly over the years. He stated there should be more initiative to entice Eastern students to stay in the area through appropriate business development.

2. Dave Heikkinen, business owner 133 W. Michigan Ave, stated the "Spirit of 45" celebration will be held August 14th in the Library Plaza. He stated work has been completed on 406 Michigan which was a result of assistance from several organizations and residents. He stated it is difficult listening to a meeting totally focused on Depot Town. He stated he realizes the importance of Depot Town, but there is many great things happening in Downtown, and he hopes that the DDA will assist in helping vacant buildings be filled.

3. Rasheed Atwater, 1808 Timber Ridge, stated he would like to open discussion with Eastern Michigan University to allow student workers to perform tasks in the City for college credit.

VIII. Adjournment

Board Member McGadney moved, supported by Board Member French to adjourn the meeting.

On a voice vote, the motion carried, and the meeting adjourned at 8:02 p.m.

DRAFT

CITY OF YPSILANTI
COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 4819
TUESDAY, AUGUST 4, 2015
7:00 P.M.

I. <u>CALL TO ORDER</u> –

The meeting was called to order at 7:04 p.m. by Mayor Pro-Tem Richardson.

II. <u>ROLL CALL</u> –

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

Council Member Anne Brown moved, supported by Council Member Vogt to excuse the absences of Council Members Robb, Nicole Brown, and Mayor Edmonds.

On a voice vote, the motion carried and the absences were excused.

III. <u>INVOCATION</u> –

Mayor Pro-Tem Richardson asked all to stand for a moment of silence.

IV. <u>PLEDGE OF ALLEGIANCE</u> –

"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. <u>AGENDA APPROVAL</u> –

The agenda was approved as submitted.

VI. <u>INTRODUCTIONS</u> –

Mayor Pro-Tem Richardson introduced the following individuals: DPS Director Stan Kirton, Lt. Deric Gress, Ypsilanti Area Conventions and Visitors Bureau Debbie Locke-Daniels, Human Relations Commission nominee Martha Valadez, Assistant to the City Manager Ericka Savage, Downtown Development Authority Board Chair Kevin Hill, and local business owner Dave Heikkinen.

VII. <u>PRESENTATIONS</u> –

- Proclamation in recognition of the WWII 70th Anniversary/City's Victory Homefront Celebration

Mayor Pro-Tem Richardson read a proclamation in honor of 70th Anniversary of the end of World War II, and presented the proclamation to David Callahan.

David Callahan stated those alive in 2015 are lucky that the allies were victorious. He stated those who fought, lived, and sacrificed 70 years ago are very thankful for proclamations such as these, and thanked those who have assisted and supported the planning of the "Spirit of 45" celebration.

Dave Hiekkinen stated the Spirit of 45 event will be held at 6:00 p.m. on Friday, August 14th in the Library Plaza. He said the event will have several activities and prizes.

VIII. <u>AUDIENCE PARTICIPATION</u> –

1. Martha Valadez, 310 Maple, stated she has been a resident of Washtenaw County since 2010. She stated she stayed in the area because she became connected to the Latino community. She stated she possess a skillset that will be extremely useful to the Human Relations Commission. As a daughter of Mexican immigrants she feels very thankful to have been nominated to the Human Relations Commission, and thanked Council Members Robb and Murdock for communicating the Commission vacancy to her.

2. Benjamin Miller, 310 Maple, voiced his support of the nomination of Martha Valadez to the Human Relations Commission. He said he first met Ms. Valadez during the "More Buses, More Places" movement regarding the AAATA millage increase where he noticed her passion for community engagement. He stated Ms. Valadez has helped to facilitate an immigrant youth based raid show which literally provides a voice to the often voiceless.

3. Annie Hunter, 446 Burton Ct, stated her family has been living at 446 Burton for 64 years, and has had issues with neighbors for years. She stated her neighbors routinely break into her home and steal a multitude of items as well as damage her property. She asked for the assistance of Council to remedy the issue.

   Mayor Pro-Tem Richardson asked Lt. Gress to discuss these issues with Ms. Hunter. Lt. Gress responded he has had much discussion with Ms. Hunter about her concerns.

4. Dan Moss, 137 S. Grove, stated building and code enforcement may need to be reconsidered in the City of Ypsilanti. He said he is currently in the process of being evicted from his residence of which he has always paid rent on time. He stated he was informed his lease is a month to month contract which can be terminated by either party with a 30 day notice. He stated he informed his landlord on several occasions of needed repairs that were never addressed. He stated he contacted the Building Department regarding these repairs, and the repairs were made, however, the landlord never secured proper building permits to perform the repairs.

   Mayor Pro-Tem Richardson asked City Manager Lange to set an appointment with Mr. Moss to address these concerns.

IX. <u>REMARKS BY THE MAYOR</u> –

– None

X. <u>PUBLIC HEARING</u> –

Public hearing on a resolution to grant a permanent, non-exclusive 10,000 square-foot easement over a portion of the southeast corner of City-owned property to Adams Outdoor Advertising Limited Partnership for the purpose of constructing and operating an electronic outdoor advertising structure and access to said structure.

A. Resolution No. 2015-172, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Adams Outdoor Advertising Limited Partnership ("Adams") seeks to relocate existing sign on City owned property and seeks to buy-out existing lease agreement; and

WHEREAS, the City the understands the inability of Adams to lease south sign face on existing structures, be true to Its ordinances regarding locations of signs and type of signs, and act within the best interest of the City; and

WHEREAS, both parties mutually agree to dissolve existing lease agreement for digital billboard sign located at I-94 and South Huron with a one-time payment of $470,000 and grant a non-exclusive easement for the relocation of said sign at the expense of the owners.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council hereby authorizes the execution of the Agreement to Grant Easement with Adams Outdoor Advertising Limited Partnership.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Anne Brown

Council Member Murdock stated Huron Drive should read South Huron. City Manager Lange responded he would make that correction.

City Manager Lange provided a synopsis of the history of the issue. He added the revenue created by this transaction will be funneled into the 466 account to pay down the Water Street debt. He added one sign will not be removed due to the yearly revenue that it creates for the City.

Assistant City Attorney Dan DuChene explained the location of the signs that are being removed. He explained that the easement is non-exclusive meaning the City owns the land, but Adam's Outdoor is being granted a permanent easement. Mayor Pro-Tem Richardson asked if the sign will be in the same location as the demolished sign. Mr. DuChene responded no, this sign will be closer to the interstate, in the southeast corner of the parcel. Ms. Richardson stated the complaint is the current sign is not visible to traffic heading east. Mr. Duchene responded in the affirmative.

Mr. Lange stated Adam's Outdoor does not sell the entire year, and will work with the City to use the sign for marketing at no cost to the City. Mayor Pro-Tem Richardson asked if that is part of the contract. Mr. Lange replied in the affirmative. Mayor Pro-Tem Richardson asked how much the City will be paid other than the price of the contract. Mr. Duchene responded this is a onetime upfront payment. Mayor Pro-Tem Richardson stated her concern is the City will not be receiving $38,000 per the lease. Mr. DuChene responded the issue is that amount is not guaranteed, and the 21 year lease had the ability to be terminated.

B. Open public hearing
   1. Debbie Lock-Daniels, CVB Director, stated the CVB uses the sign quite often and she is glad that it is staying in the control of Adam's Outdoor Signs.

City Manager Lange commented the sign benefits the Ypsilanti community as a whole and it is very fortunate to not have lost the sign. He added Adam's Outdoor will also move the landscaping around the current sign.

C. Resolution No. 2015-172A, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSLANTI:

THAT the public hearing on a resolution to grant a permanent, non-exclusive 10,000 square-foot easement over a portion of the southeast corner of City-owned property to Adams Outdoor Advertising Limited Partnership for the purpose of constructing and operating an electronic outdoor advertising structure and access to said structure be OFFICIALLY CLOSED.

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

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

Mayor Pro-Tem Richardson asked if a non-exclusive easement can be used by the holder of the easement as well as others. Mr. DuChene responded in the affirmative. Mr. Lange added the non-exclusive status also makes the property more attractive for sale.

Council Member Murdock stated the contract is not a transfer it is a change in control of the sign. He said the control is no longer with the CVB and EMU it would fall to the City. Mr. DuChene stated the City's lease with Adam's Outdoor made no mention of the CVB or EMU, which is why it not included in the easement.

Council Member Murdock moved, supported by Council Member Vogt to amend the contract to stipulate that the $470,000 be placed, in the debt retirement fund and the account number be specified in the resolution.

On a roll call, the vote to amend Resolution No. 2015-172, adding the account information, was as follows:

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

VOTE:

YES: 4 NO: 0 ABSENT: 3 (Edmonds, Robb, Nicole Brown) VOTE: Carried

On a roll call, the vote to approve Resolution No. 2015-172 as amended was as follows:

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

VOTE:

YES: 4 NO: 0 ABSENT: 3 (Edmonds, Robb, Nicole Brown) VOTE: Carried

XI. MINUTES –

Resolution No. 2015-165, approving minutes of July 21, 2015.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of July 21, 2015 be approved.

OFFERED BY: Council Member Anne Brown
SUPPORTED BY: Council Member Vogt

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

XII. CONSENT AGENDA – Resolution No. 2015-166

1. Resolution No. 2015-167, approving elevator maintenance contract with Schindler Elevator.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the current elevator service/preventative maintenance contract was executed in May of 1977; and

Whereas, It is time to formerly renew the contract with a slight modification to the terms of the current contract; and

WHEREAS, Schindler Elevator Corporation, 28451 Schoolcraft Road, Livonia, MI, 48150 has provided excellent service to the City over the past three decades; and

WHEREAS, the new contract will provide a savings to the City's current costs for elevator service/preventative maintenance and is in the best interest of the City; and

Now Therefore Be It Resolved That the City Council awards the elevator service/preventative maintenance contract to Schindler Elevator Corporation in the amount of $4,78.,00 annually; and

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

2. Resolution No. 2015-168, approving contract with the Ypsilanti Downtown Development Authority (YDDA) for pedestrian trash pickup in DDA Area.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that:

The contract with the Ypsilanti Downtown Development Authority for the Ypsilanti Department of Public Service to pick up trash from pedestrian trash receptacles in the DDA district for $22,125 per year is approved and the Mayor and City Clerk are authorized to sign the agreement, subject to the approval of the City Attorney.

3. Resolution No. 2015-169, approving contract with Saladino Construction Co., Inc. for the construction of ADA sidewalk ramps throughout the city.

   RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

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

   Whereas, one (1) bid was publicly opened on Thursday, July 23, 2015 at 2:00 p.m. and reviewed for compliance with bidding qualifications and project specifications; and

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

   WHEREAS, Community Development Block Grant Funds have been allocated for the Sidewalk Ramp Replacement Program;

   Now Therefore Be It Resolved That the City awards the bid to Saladino Construction Co., Inc. in the amount of $43,000.00 for the construction of ADA sidewalk ramps throughout the City during the 2015 construction season; and

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

   FURTHER, that the City Manager is authorized to sign change orders for additional ramp repairs subject to the approval by the City Attorney.

4. Resolution No. 2015-170, recognizing the Ypsilanti Youth Athletic Association as a non-profit organization operating in the city of Ypsilanti for the purpose of obtaining charitable gaming license.

   NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council recognizes the Ypsilanti Youth Athletic Association as a nonprofit organization operating in the City of Ypsilanti for the purpose of obtaining a charitable gaming license.

OFFERED BY: Council Member Anne Brown
SUPPORTED BY: Council Member Vogt

On a roll call, the vote to approve the Consent Agenda was as follows:

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

VOTE:

YES: 4 NO: 0 ABSENT: 3 (Edmonds, Robb, Nicole Brown) VOTE: Carried

XIII. RESOLUTIONS/MOTIONS/DISCUSSIONS -

1. Resolution No. 2015-171, approving First Amendment to the Purchase Agreement with Washtenaw County for the sale of a portion of the Water Street Project for the construction of a recreation center.

RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT WITH WASHTENAW COUNTY

WHEREAS, the City and Washtenaw County entered into an agreement on July 14, 2014, whereby the City agreed to sell a portion of the Water Street Project to the County for the purpose to construct a recreation center; and

WHEREAS, since this agreement has been entered, certain issues arose that required time extensions and reconsideration of other terms in the agreement; and

WHEREAS, these issues have now been resolved and the Parties have agreed to a first amendment to the agreement to memorialize the terms so negotiated and discussed; and

WHEREAS, both parties are interested in moving forward with the sale of this land and agree to the terms laid out in this first amendment; and

WHEREAS, this first amendment does not extend the overall timeframe contemplated for closing in the original purchase agreement;

NOW THEREFOR BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: the Mayor and City Clerk are authorized to enter into the attached First Amendment to Agreement to Purchase Real Estate between the City of Ypsilanti and Washtenaw County, in conjunction with and subject to the review and approval of the City Attorney.

BE IT FURTHER RESOLVED that: the City Manager is authorized to complete the sale with Washtenaw county and sign any and all documents to close the transaction, in conjunction with and subject to the review and approval of the City Attorney.

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

City Manager Lange stated he is very grateful for the hard work committed on this project. He said each side achieved the majority of what was sought for in this agreement. He added OHM is in the process of designing the infrastructure for this project.

Council Member Murdock stated he feels some preliminary numbers should have been included for the infrastructure, and he understands some items need to be reviewed by the Planning Commission. Mr. DuChene responded there has been a number discussed but it has not yet been solidified, and to avoid spurring the contract the number was omitted. Mr. Lange added inflation is another issue, and until detailed specifications are prepared it is difficult to ensure accuracy of cost. He stated one concession the City made is Parsons St. will not be completed until after River St. Mr. DuChene added the reconfiguration of the site is what will be reconsidered by the Planning Commission. Council Member Murdock stated this has been a struggle since its inception, and he is glad that the City has reached this point. However, he would have liked to seen an entrance along Michigan Ave. and an inclusion of a green energy source, but he will approve this project with his concerns noted. Mr. Lange responded the

City has not signed over the land yet, and can use that as leverage if there are any serious adjustments to the agreement.

Council Member Murdock stated he assumes the project will be sent out for bid soon, which will need to be approved by the County in order to bond for the project. He said funds available to the County would allow the flexibility to adjust to fluctuations in cost. Mayor Pro-Tem Richardson agreed with Council Member Murdock, and said it seems staff is not sure the County will complete the infrastructure they have agreed to install. Council Member Murdock stated he spoke with the Chair of the Recreation Commission who agreed to bring his issues up during the next commission meeting. Council Member Anne Brown added she would prefer an entrance along Michigan Ave., but the YMCA in Ann Arbor follows the same, and the building was built this way in order to allow easy access without creating a disruption to traffic.

Mr. Lange added the language in this agreement is the strongest it has been since the beginning of this process.

Council Member Murdock asked if there will be a bus stop planned for the recreation center. Mr. Lange stated the development is planned to be transportation oriented. Mr. Murdock stated the bus route will begin next year, and a plan needs to be in place for that location. Mr. Lange responded the City is in negotiation with AAATA regarding those issues.

Mayor Pro-Tem Richardson asked when the final designs will be shared with Council. Mr. Lange responded the last design shared with Council will be close to what was presented. Council Member Murdock added some of the presented design might change after the project goes out for bid.

Council Member Anne Brown stated she would like Council to be aware that during the presentation the design was explained to be 50,000 square feet, and Mlive listed the project between 40,000 and 50,000 square feet. Mr. DuChene asked what the County's commitment was for square footage. Mr. Lange replied he believes the commitment was for 35,000 square feet. Mr. Lange added the County has committed to share in the cost of the underground electric. Council Member Murdock asked when the construction of the grid scheduled to begin. Mr. Lange responded as soon as a contract can be reached with DTE.

On a roll call, the vote to approve Resolution No. 2015-171 was as follows:

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

VOTE:

YES: 4 NO: 0 ABSENT: 3 (Edmonds, Robb, Nicole Brown) VOTE: Carried

2. Resolution No. 2015-173, approving the City maintaining wayfinding and parking signs located within city limits.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti recognizes that wayfinding signage increases tourism by providing visual clues to help visitors find community destinations and recreational areas; and

WHEREAS, wayfinding signage helps our local businesses increase product sales by helping visitors find retail districts and parking; and

WHEREAS, the City accepts the maintenance costs associated with the wayfinding signage and agrees the signage will increase private investment in the City by conveying a sense of prosperity, influencing people's decisions to live and work in the City.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council the City of Ypsilanti supports the community wayfinding sign proposal as presented at the June 6, 2015 meeting.

BE IT FURTHER RESOLVED THAT the City will maintain the wayfinding and parking signs located within the City limits.

OFFERED BY: Council Member Council Member Vogt
SUPPORTED BY: Council Member Anne Brown

DPS Director Stan Kirton asked what the maintenance costs will entail. City Manager Lange responded the City will provide the labor, and the signs have a five year warranty. Council Member Murdock stated if a sign is damaged the City will be responsible for replacing. CVB Director Debbie Locke-Daniels added the City is not responsible for installing the signs, if the signs are knocked over, to her knowledge the City would be responsible for replacing the signs. Mr. Kirton asked what entity would provide the parts to repair the signs. Ms. Lock-Daniels responded the company has not yet been selected. Council Member Murdock stated the City would be financially responsible to supply the materials needed for repair. Ms. Lock-Daniels responded in the affirmative after the five year warranty has expired. She stated she is sitting in for Eastern Leaders Group Executive Director Tony Vanderworp and will be able to provide more information at a later date. She added the entire project will cost $170,000 per year for three years, which City Council will not be responsible for any of it. She stated once the company that will develop the signs is chosen, Department of Public Services can be informed and brought to the negotiations table. She added the signs are durable, and it will be made certain that there will not be a horrendous charge for replacement.

Council Member Anne Brown asked how many signs will be located in the City. Ms. Lock-Daniels responded the first round will include approximately 20 signs.

Mayor Pro-Tem Richardson stated the packet states the vinyl has a ten year warranty. Ms. Locke-Daniels responded in the affirmative, and explained the signs themselves have a five year warranty, and the vinyl has a ten year warranty.

On a roll call, the vote to approve Resolution No. 2015-173 was as follows:

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

VOTE:

YES: 4 NO: 0 ABSENT: 3 (Edmonds, Robb, Nicole Brown) VOTE: Carried

3. Resolution No. 2015-174, approving a two-year extension of the city's towing services contract with Wall Street Towing, Inc. (D.B.A. Budget/Stadium Towing).

RESOLUTION TO APPROVE A TWO-YEAR EXTENSION OF THE CITY'S TOWING SERVICES CONTRACT WITH WALL STREET TOWING, INC. (D.B.A. BUDGET/STADIUM TOWING)

WHEREAS, the Ypsilanti Police Department issued a request for proposals for a police department towing contract on April 12, 2012; and

WHEREAS, Wall Street Towing, Inc. (d.b.a. Budget/Stadium Towing) was the sole bidder at that time; and

WHEREAS, Ypsilanti City Council approved this bid by adopting Resolution 2012-176 and authorized the Chief of Police to sign all necessary documents needed to execute the contract, subject to approval by the City Attorney; and

WHERAS, this contract provided for an original three-year term commencing on July 26, 2012, with a two-year extension at the discretion of the City; and

WHERAS, the Parties are both interested in continuing under the existing contract and executing the two-year extension;

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: the Chief of Police be authorized to sign all necessary documents needed to execute a two-year extension to the contract with Budget/Stadium Towing, subject to approval by the City Attorney.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Anne Brown

Council Member Murdock stated the resolution indicates the Chief of Police is to sign the contract, and he was under the impression that contracts need to be signed by the Mayor and the Clerk. Mr. DuChene responded contacts over $25,000 are subject to the approval of Council, however, Council can delegate authority to other parties to sign a contract and the original contract stipulated the Chief of Police had the authority to sign, and that authority was carried over to the extension.

Council Member Anne Brown asked if this was the second extension. Mr. DuChene responded this is the first extension, and explained the original contract had duration of three years beginning in 2012.

Council Member Murdock asked if the City would need to instigate the towing of the vehicle. Lt. Deric Gress responded in the affirmative.

On a roll call, the vote to approve Resolution No. 2015-174 was as follows:

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

VOTE:

YES: 4 NO: 0 ABSENT: 3 (Edmonds, Robb, Nicole Brown) VOTE: Carried

XIV. <u>LIASON REPORTS</u> –

A. SEMCOG Update – Mayor Pro-Tem Richardson stated the main focus of the last meeting was the Regional Transit Authority (RTA). She stated Michael Ford was the speaker at the meeting, and he provided an outline of how to begin the RTA, and Mr. Ford asked for support from the involved counties for passage of a millage.
B. Washtenaw Area Transportation Study – No meeting

C. Washtenaw Metro Alliance - None
D. Urban County - None
E. Freight House – Council Member Murdock stated the project received four bids, which are being reviewed.
F. Parks and Recreation – Written report is included in Council Packet.
G. Millennial Mayors Conference - None
H. Ypsilanti Downtown Development Authority - None
I. Eastern Washtenaw Safety Alliance – Council Member Anne Brown stated another meeting has been scheduled.

XV. COUNCIL PROPOSED BUSINESS –

Vogt

- Stated the DTE coalition filed its response brief to DTE's final request. He stated the coalition's response is that DTE is dissembling. He stated the opinion is the issue should be resolved by negotiation, and a type of mediation. He added it will be several more weeks before a decision is made.

  Council Member Murdock stated part of the strategy is to remove municipal street lighting from the larger package to be negotiated separately. He said he is not certain that DTE has agreed to that, but the commission is in favor of that proposal.

- Asked for an update on the recent wave of violence, and he would like to see a report fairly soon. He stated he would like to update the public on the progress of the investigation as much as possible. He stated many of the comments being made are out of touch with what is actually happening, and a report would help avoid misinformation, and market the City's success.

  Council Member Murdock agreed with Council Member Vogt, and added a report should be given updating the success of an investigation. He stated if you read the news reports there is information of arrests being made, and that story should be told.

  Lt. Deric Gress stated there are two subjects in custody in the Keandre Duff homicide, however, there is a lack of witnesses willing to come forward, and the suspects are being held on unrelated issues. He said evidence was acquired from the homes of one of the suspects, which has been sent to the lab. He added patrols have been expanded however the state police presence has decreased. He stated the Citgo homicide has been determined to not be gang related, and a suspect has been identified. He added it is department policy not to release the suspects name until a warrant is obtained. He stated the assault with the attempt to murder at a green road apartment complex is still under investigation. He stated the victim is unable to speak at this point, he added this appears to be a relationship issue and not gang related. He stated the Gary Schneider homicide is positively progressing. He stated there have been hit and runs, and one instance a young man with autism was struck by a car after his glasses were tossed into the road, and the driver did not have time to stop the vehicle. Mayor Pro-Tem Richardson asked if the individual who through the glasses into the street is liable. Lt. Gress stated the department will follow-up with the prosecutor's office, but that individual also has diminished abilities. Lt. Gress stated a woman who was struck on Second Ave. received only minor injuries.

  Council Member Murdock added the individual responsible for the bank robberies has been apprehended. Lt. Gress responded in the affirmative, and stated the department recently tracked down the individual's cell phone. Mr. Murdock added there are suspects in custody for the drive-by on Cross. Lt. Gress responded in the affirmative. Lt. Gress stated the shooting took place during the "Stop the Violence Rally", which was very successful. Lt. Gress stated police are aware of the individual who fired the shot, but there is a question of if it was self-defense. He added that instance is gang related. Mr. Murdock stated there have been individuals arrested for home invasions on the west side. Lt. Gress replied in the affirmative. Mr. Murdock stated this all transpired over a month and a report will be useful.

Anne Brown

- Stated Council agreed that every first Tuesday a work session will be held if needed at 6:00 p.m. She requested Clerk McMullan circulate notices for those work sessions.

  Clerk McMullan reported there is a work session planned in September regarding healthcare. She stated she will provide Council with a reminder email. Council Member Murdock stated Council needs to schedule a work session to discuss City roads. Ms. McMullan responded that work session has been planned for 6:00 p.m. in conjunction with a regular meeting. Mr. Murdock added Council Member Robb will have difficulty being to a meeting at 6:00 p.m.

- Asked what the timeline is for the City Manager and City Clerk evaluations.

  Mr. DuChene responded that will be discussed at a later date.

- Asked if Joe Golder's property issue could be discussed.

  Mr. Lange responded Mr. Golder agreed to split the cost of the surveyor 50/50, but then changed his opinion and said he would only contribute $550. He said the City Attorney created an RFP for a surveyor; unfortunately the RFP did not produce a bidder. He said the City Attorney eventually found surveyor that would complete the project for $5,000. However, Mr. Golder stated he would only pay the cost of the survey if he were the survey was not in his favor. Until then Mr. Golder would only be willing to pay $550. Mr. Lange said it seems unlikely to pay the full cost of the surveyor. He stated the principal issue is Mr. Golder has a complaint against the City however he is insisting the City fund the prosecution of that complaint. He stated if the City were to fund that prosecution it would set a bad precedent. Council Member Murdock requested that issue be placed on the agenda for the next Council meeting, in order to vote on the matter. Council Member Vogt asked what would be the purpose in voting on this issue, and stated the issue will be solved without Council action.

- Stated if communication training regarding recent violence is something that will be completed. She asked if the Mayor has spoken with Clerk McMullan regarding communication training. Ms. McMullan responded in the affirmative. Mayor Pro-Tem Richardson asked for clarification of what was meant by communication training. Ms. Brown responded crisis communication, and policy for what is communicated. Ms. McMullan responded City Attorney Barr also can provide training on how to communicate with the media, and is willing to provide that service.

- Stated she and Mayor Pro-Tem Richardson have been discussing board relations and communications, and how Council generally works together. She said she and Mayor Pro-Tem Richardson are suggesting that Council undergo leadership training and Council development. She stated Mr. Barr informed her that several communities have undergone this training. She added the training will most likely be held in the fall on a Saturday, and she hopes that Council will be willing to participate.

Murdock

- Stated the work session to discuss roads should be a standalone meeting. He said there are many issue involved, particularly: federal funding, state funding, and non-motorized transportation. He said the amount of information requiring discussion will require more time than an hour. He added Council Member Robb would like to spend a significant amount of time discussing employee healthcare, and there are issue with code enforcement, including snow enforcement and dangerous vacant buildings, that require work sessions.

- Stated the ADA ramp contract was approved today, and asked for a schedule of what ramps will be completed.

XVI. COMMUNICATIONS FROM THE MAYOR PRO-TEM –

- Asked what the evacuation plan is fir the area by I-94, and if there is not a plan one should be developed.

  Council Member Murdock stated the County is responsible for the completion of emergency evacuation plans, and the Emergency Manager could be invited to provide a presentation regarding that plan. Lt. Gress added he will speak with Fire Chief Anthouard and Emergency Manager Mark Breckenridge for an update on that plan. Mayor Pro-Tem Richardson stated she wants to ensure the plan is known throughout the community.

- Stated she received a letter from Robert Hunter asking about clarification about a violation of the sidewalk ordinance. She said the letter informed her trees had been planted on the City's median, and if they continue to grow the roots might damage the sidewalk of which he is responsible. She said Mr. Hunter requested a letter stating he would not be responsible if trees planted on the median causing damage to the sidewalk. She stated she chose to read this letter because she receives this complaint from residents frequently. She asked the City Manager to follow-up with Mr. Hunter's, issue and examine if there are any remedies available.

  Council Member Murdock stated it seems ordinance enforcement has been changed. He said in the past if there was a complaint the City would take issue. He asked if the City is examining the entire sidewalk system in the City. He added there is a policy regarding City trees damaging sidewalks. Mr. Lange responded the City pays 50% of any damage caused by City trees. He added the reason sidewalks are being examined is the result of a citizen who received a complaint, and traversed the City looking for any damaged sidewalk. Mr. Murdock stated when the City last performed this process it was the entirety of the City, but was completed section by section, unfortunately the project ran out of funding.

  Council Member Vogt asked if the trees planted by the City are non-evasive that will not damage sewer lines or sidewalks.

Council Member Murdock stated there are certain areas of the City that had sidewalks installed in the 50's. That will need repair.

- Stated the "Stop the Violence" event had a strong turnout was very successful. She said Ms. Hayden and her daughter did a wonderful job, and should receive some recognition. She stated a community meeting was held last Monday, July 27th at Community Church of God which was well attended, but the event was unable to attract the right people. However, at that meeting it was planned to meet every month until the problem is resolved.

  Council Member Vogt asked if the recent gang activity is a result of the merging of Willow Run and Ypsilanti High School. Mayor Pro-Tem Richardson responded no, it has nothing to do with the school. Lt. Gress stated he would not say it has nothing to do with the school, but there are small pockets of activity involving BOH, Rakk Life, and Finesse. He added it is a small percentage of the school population. Council Member Murdock interjected that the small percentage can still cause havoc. Council Member Anne Brown added that the situation is mostly drug related, and older individuals are pressuring younger individuals. Lt. Gress responded that is a fair assessment, and in the future the community will need to begin influencing middle school aged children. Ms. Richardson agreed, and said the new superintendent was asking for help from the community.

- She asked for clarification of Annie Hunters issue with her neighbor.

  Lt. Gress responded there is not an issue with her neighbor, and he has investigated this situation several times.

Nominations:

Human Relations Commission
Martha Valadez (replacing Aricka Lycan)
310 Maple
Ypsilanti, MI 48198
Expiration: 11/1/2018

Planning Commission
Elizabeth Dahl MacGregor (replacing Nicki Sandberg)
103 N. Lincoln
Ypsilanti, MI 48198
Expiration: 5/1/2017

XVII. COMMUNICATIONS FROM THE CITY MANAGER –

- Stated the Boogey down Motorcycle Club rally did a fabulous job.

- Stated Fiscal Service Director Marilou Uy sent out a report regarding the $90,000 owed to the City.

- Stated the Chess Club has not had much success during the evening hours, and there are plans to change the club to the middle of the day.

Council Member Murdock stated the report Ms. Uy sent included an explanation of the money Economic Development Corporation owed the City. He said during the budget process $100,000 was transferred from the EDC to the City, and asked if the City should consider that the payment of the $90,000. Mr. Lange responded in the affirmative.

Council Member Anne Brown stated during a tour of the DTE facility on Michigan Ave., she was told by Paul Gaines that City Manager Lange has been outstanding to work with.

XVIII. AUDIENCE PARTICIPATION –

None

XIX. REMARKS FROM THE MAYOR –

None

XX. ADJOURNMENT –

Resolution No. 2015-175, adjourning the Council meeting.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

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

OFFERED BY: Council Member Vogt
SUPPORTED BY: Council Member Anne Brown

On a voice vote, the motion carried and the meeting adjourned at 9:14 p.m.

Dedicated to Providing Top Quality, Cost Effective, and
Environmentally Safe Water and Wastewater Services to Our Customers

YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

July 30, 2015

VIA EMAIL and USPS

Ms. Frances McMullan, Clerk
CITY OF YPSILANTI
One South Huron Street
Ypsilanti, Michigan 48197-5400

Re: **YCUA Water and Sewer Rate Changes**

Dear Frances:

Enclosed is a letter to the City Council regarding adjustments to the water rate and sewer rates for YCUA City Division customers. Also included are the three ordinances approving the changes and the supporting documentation. On August 26, 2015, the YCUA Board of Commissioners will be considering the recommendation to City Council for the adjustments indicated.

Please place these items on the City Council agenda for a first reading on August 18th and a second reading on September 1st so that the ordinances, if approved, can go into effect October 1, 2015.

Also, please forward to the City Council members the supporting documentation included for their use in considering these ordinance requests.

If you have any questions, please contact me.

Sincerely,

[redacted]

JEFF CASTRO, Director
Ypsilanti Community Utilities Authority

JC/kks
Enclosures
cc w/encl.: YCUA Board of Commissioners
Mr. Ralph Lange
Mr. Thomas E. Daniels
cc: Mr. Dwayne Harrigan
Ms. Venita Terry

Dedicated to Providing Top Quality, Cost Effective, and
Environmentally Safe Water and Wastewater Services to Our Customers

YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

July 30, 2015

VIA EMAIL and USPS

CITY OF YPSILANTI
City Council
One South Huron Street
Ypsilanti, Michigan 48197-5400

Re: **YCUA Water and Sewer Rate Changes**

Dear Council Member:

At the regular meeting of the YCUA Board of Commissioners on August 26, 2015, the Board will consider a recommendation to the Ypsilanti City Council for the following rate adjustments for City Division customers: a water rate increase of 8%, a sewer rate increase of 4%, and a surcharge *decrease* of 2%. This would decrease the surcharge to 63%. The combined effect of these rate adjustments, which will be effective October 1, 2015, would be a 4.8% increase in a City Division customer's bimonthly bill.

The three ordinances approving these rate adjustments are included in this correspondence for your consideration. Also included is the document summarizing the budget highlights related to the September 1, 2015 fiscal year budget, which the YCUA Board of Commissioners will also consider at their August 26, 2015 regular meeting. Note that although the Detroit Water and Sewerage Department has increased its rate to YCUA by 10.9% effective July 1, 2015, we are able to limit the water rate increase to YCUA customers to 8% due to containment of operating costs.

If you have any questions, please contact me.

Sincerely,

[redacted]

JEFF CASTRO, Director
Ypsilanti Community Utilities Authority

JC/kks
Enclosures
cc w/encl.: YCUA Board of Commissioners
Mr. Ralph Lange
Ms. Frances McMullan
Mr. Thomas E. Daniels
cc: Mr. Dwayne Harrigan
Ms. Venita Terry

YCUA
2015-16 Budget Highlights

Water Sales

City Division: The budget projects that water sales in the city will decrease 6.7% compared to 2014/2015 Budget. Adjusted to reflect lower actual flows for the last three years. This will reduce water revenues by $325,000.

Township Division: The budget projects water sales in the Township to decrease by 3.8% compared to 2015 Budget. Also, adjusted to reflect lower flows over the last few of years. The loss of revenue will also be approximately $325,000

Sewer Sales

City Division: The budget projects sewer sales from within the city to remain about the same as the current year for the same reason as stated above.

Township Division: The budget projects sewer sales from within the Township to remain about the same as the current year.

Contract Communities (Non-WTUA): We anticipate adjustment of approximately 9% to reflect flows over the last few years ($315,000). By implementing the new wastewater metering program, wastewater flows are expected to increase 9% or raise wastewater revenue by $315,000.

Contract Communities (WTUA): Additional flow from WTUA (34%) will generate approximately $870,000

Operating Expense Changes

Increase of Benefits	$ 500,000	(Medical $350,000, Pension $75,000 and $75,000 OPEB)
Purchased Water	$1,300,000	(10.90% DWSD rate increase)
Debt/interest	$ 300,000	

Cost Effective Measures Taken

Refinanced bonds 2014
Reduced Staff, 5 positions
No base wage increases 2013, 2014, 2015, and 2016
Reduced pension multiplier for all employees hired after 9-1-13
Reduced sick and vacation banks for all employees including sick banks no longer reported to MERS
Capital Improvements reduced
Delayed Fleet replacement program

Overall Summary

Adjustment to water sales (City)	($ 325,000)
Adjustment to water sales (Township)	($ 325,000)
Adjustment to wastewater sales (contract)	($ 315,000)
Wastewater metering program	$ 315,000
Additional flow from WTUA	$ 870,000
Increase from DWSD	($1,300,000)
Benefits	($ 500,000
Debt/Interest	($ 300,000)
Sewer increase (4%)	$ 500,000
Water Increase (8%)	$1,400,000
Operating improvements	$ 80,000
Overall Change	$ 100,000

City Customers- 4.80% Increase

Minimum Bill ($81.08)	Increase	$3.72/bill or $1.86/mth
Average Bill ($127.47)	Increase	$5.85/bill or $2.93/mth

(Comprised of 8.0% increase water/4.0% increase sewer/ 2% decrease in surcharge)

Other Community Rate 2015-16 comparisons

SOCWA (South Eastern Oakland Water Authority) 14% Increase
Farmington 12% Increase
Canton Township 8.6% Increase
Livonia 7.5% Increase
City of Northville 8.6% Increase
Bloomfield Township 17.6% Increase
Van Buren Township 6.0% Increase
Dearborn Heights 7.0% Increase
Detroit 7.5% Increase

YCUA City Division

Current Charges:

Minimum User residential

	6 units(4488 gallons) per 2 month billing cycle		
	water	sewer	Total
6 units	$24.49	$22.40	$46.89
surcharge (65%)	$15.92	$14.56	$30.48
Total	$40.40	$36.96	$77.36

Average User residential

	12 units(8,976 gallons) per 2 month billing cycle		
	water	sewer	Total
6 units	$24.49	$22.40	$46.89
6 units		$12.97	$26.82
surcharge (65%)	$24.92	$22.99	$47.91
Total	$63.25	$58.36	$121.62

PROPOSED:	10/01/15
Water rate	8.00%
Sewer rate	4.00%
surcharge	63.00%

Effect on a minimum and average city customer with a proposed 8.00% water rate increase, a sewer rate increase of 4.0%. Surcharge decrease to 63%.

Minimum User residential (proposed)

	6 units(4488 gallons) per 2 month billing cycle		
	water	sewer	Total
6 units	$26.45	$23.30	$49.74
surcharge (63%)	$16.66	$14.68	$31.34
Total	$43.11	$37.97	$81.08
increase	$2.70	$1.01	$3.72
increase/mo	$1.35	$0.51	$1.86
	cumulative rate increase		4.80%

Average User residential (proposed)

	12 units(8,976 gallons) per 2 month billing cycle		
	water	sewer	Total
6 units	$26.45	$23.30	$49.74
6 units	$14.97	$13.49	$28.46
surcharge (63%)	$26.09	$23.18	$49.27
Total	$67.51	$59.96	$127.47
increase	$4.25	$1.60	$5.85
increase/mo	$2.13	$0.80	$2.93
	cumulative rate increase		4.81%

Resolution No. 2015-177
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an Ordinance to amend Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances to increase water rates within the City of Ypsilanti be approved on First Reading.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Resolution No. 2015-178
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for an Ordinance to amend Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances to increase water rates within the City of Ypsilanti be officially closed.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

ORDINANCE NO. _1251_

An Ordinance to amend Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances to increase water rates within the City of Ypsilanti.

BE IT ORDAINED BY THE CITY OF YPSILANTI:

That Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances shall be amended as follows:

(b) For all billings rendered prior to October 1, 2015, existing rates shall prevail. For all billings rendered on or after October 1, 2015, water charges shall be as follows for each bi-monthly (two month) period:

(1) Minimum bi-monthly readiness-to-serve rates based upon size of meter and use of up to the allowed usage of water:

Meter Size/Inch	Allowed Usage Cubic Feet	Water Rate
5/8 - 3/4	600	$26.45
1	1,000	$48.04
1-1/2	2,100	$124.53
2	4,000	$273.46
3	9,000	$561.67
4	16,200	$1,063.83
6	36,000	$2,208.59
8	66,000	$4,028.18
10	102,000	$6,125.15
12	150,000	$10,137.57

(2) Bimonthly consumption rates in excess of allowed usage:

Rate per 100 C.F. Bi-monthly Water	After 10/1/15
All consumption in excess of allowed usage per 100 cf	$2.49

* * * * * * * *

This Ordinance shall take effect and be in full force upon publication in the ____________.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS ___________ DAY OF ____________________, 2015.

____
, Mayor

____
, City Clerk

ATTEST

I do hereby confirm that the above Ordinance No. 1251 was published in the ____________ on the _____ day of _____________________, 2015.

Resolution No. 2015-179
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT an Ordinance to amend Chapter 106, Article V, Section 106-455(a) of the Code of Ordinances to increase sewage disposal service rates by 4% within the City of Ypsilanti be approved on First Reading.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Resolution No. 2015-180
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing for an Ordinance to amend Chapter 106, Article V, Section 106-455(a) of the Code of Ordinances to increase sewage disposal service rates by 4% within the City of Ypsilanti be officially closed.

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

ORDINANCE NO. 1252

An ordinance to amend Chapter 106, Article V, Section 106-455(a) of the Code of Ordinances, City of Ypsilanti, to increase sewage disposal service rates.

BE IT ORDERED BY THE CITY OF YPSILANTI, that:

That Section 106-455(a) of Chapter 106, Article V of the Code of Ordinances shall be revised as follows:

(a) For all billings rendered prior to October 1, 2015, existing rates for sewage disposal services shall prevail. For all billings rendered on or after October 1, 2015, rates for sewage disposal services shall be as shown in Schedule A:

Schedule A:

		CAPITAL CHARGE		**OM&R**		**TOTAL**	
Meter Size (inch)	Allowed Usage Cubic Feet	Contract Community	All Others	Contract Communities	All Others	Contract Community	All Others
5/8-3/4	600	$1.33	$1.33	$17.75	$21.97	$19.08	$23.30
1	1000	$2.24	$2.24	$29.67	$37.40	$31.91	$39.64
1-1/2	2100	$4.89	$4.89	$60.88	$76.89	$65.77	$81.79
2	4000	$8.89	$8.89	$117.43	$147.80	$126.32	$156.69
3	9000	$20.01	$20.01	$256.28	$330.71	$276.29	$350.72
4	16200	$36.02	$36.02	$488.88	$596.04	$524.89	$632.06
6	36000	$80.04	$80.04	$1,054.06	$1,326.49	$1,134.11	$1,406.53
8	66000	$146.70	$146.70	$1,923.79	$2,423.04	$2,070.49	$2,569.74
10	102000	$223.38	$223.38	$2,977.87	$3,749.52	$3,201.26	$3,972.91
12	150000	$333.44	$333.44	$4,383.30	$5,518.11	$4,716.74	$5,851.54

For all usage in excess of allowed usage the rate per 100 cubic feet shall be as follows:

	CAPITAL CHARGE	**OM&R**	**TOTAL**
Contract Communities	$0.224	$1.921	$2.145
All Others	$0.224	$2.025	$2.249

* * * * * * * * * *

This Ordinance shall take effect and be in full force upon local publication in ____.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS _________________ DAY OF ____________________, 2015.

____
, Mayor

____
, City Clerk

ATTEST

I do hereby confirm that the above Ordinance No. ____ was published in the __________________________ on the _____ day of _____________________, 2015.

Resolution No. 2015-181
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT an Ordinance to amend Chapter 106, Article V, Section 106-499 to decrease the restricted debt retirement and capital improvement fund surcharge on water and sewer service bills within the City of Ypsilanti by adding a surcharge of 63% (a 2% decrease) to each water and sewage bill for billings to be deposited in a restricted debt retirement and capital improvements fund be approved on First Reading.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Resolution No. 2015-182
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing for an Ordinance to amend Chapter 106, Article V, Section 106-499 to decrease the restricted debt retirement and capital improvement fund surcharge on water and sewer service bills within the City of Ypsilanti by adding a surcharge of 63% (a 2% decrease) to each water and sewage bill for billings to be deposited in a restricted debt retirement and capital improvements fund be officially closed.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

ORDINANCE NO. 1253

An Ordinance to amend Chapter 106, Article V, Section 106-499 of the Code of Ordinances to decrease the restricted debt retirement and capital improvement fund surcharge on water and sewer service bills.

BE IT ORDAINED BY THE CITY OF YPSILANTI:

That, effective October 1, 2015, and not before, Chapter 106, Article V, Section 106-499 of the Code of Ordinances be amended to read as follows:

A surcharge of sixty-three percent (63%) is hereby added to each water and sewage bill for billings rendered on or after October 1, 2015. The proceeds of sixty-three percent (63%) of gross billings shall be deposited in a restricted debt retirement and capital improvements fund. The funds in this account shall be used for debt retirement on authority of the YCUA Board and for capital improvements on approval of City Council.

* * * * * * * *

This Ordinance shall take effect and be in full force upon local publication in __________ ____________________________________.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS ____________ DAY OF _____________________, 2015.

____
, Mayor

____
, City Clerk

ATTEST

I do hereby confirm that the above Ordinance No. ____ was published in the ____________________ _______________________ on the _____ day of _______________________, 2015.

REQUEST FOR LEGISLATION
August 18, 2015

From: Bonnie Wessler, City Planner

Subject: Adaptive Reuse Planned Unit Development: Little Bird Café, 908 N Congress

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SUMMARY & BACKGROUND
908 N Congress is an existing small commercial-retail structure in the residential neighborhood surrounding Recreation Park. Often referred to as "the Little Red Store," it was most recently a party store; in 2014, it was sold at tax foreclosure auction. The purchaser is applying for an Adaptive Reuse Planned Unit Development agreement & rezoning under §122-574, which permits re-use of existing nonresidential structures in residential districts for residential use.

The applicant proposes a small café with a seasonal outdoor patio. The patio will take the place of the driveway area and be screened from the neighbors to the east. The solid concrete paved area at the front of the building will be replaced with pervious pavers. Seasonal landscaping, in planter boxes, will be provided to the west of the entrance and along the perimeter of the patio area. Outdoor lighting will be down-directed and fully shielded.

RECOMMENDATION
Planning Commission recommended approval of the Planned Unit Development at its June meeting, with several conditions. These conditions have been satisfied with updated drawings and materials, and/or the text of the PUD agreement.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Site Plan, product information
Staff review
Minutes
PUD agreement (Draft)
Ordinance

CITY MANAGER APPROVAL: ________________ COUNCIL AGENDA DATE: 08/18/2015

CITY MANAGER COMMENTS: ________________

FISCAL SERVICES DIRECTOR APPROVAL: ________________

Resolution No. 2015-183
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT an Ordinance to rezone 908 N. Congress from Core Neighborhood Mid to Adaptive Reuse Planned Unit Development be approved on First Reading.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Resolution No. 2015-184
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing for an Ordinance to rezone 908 N. Congress from Core Neighborhood Mid to Adaptive Reuse Planned Unit Development be officially closed.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Ordinance No. 1254

An Ordinance Entitled "LITTLE BIRD CAFE PLANNED UNIT DEVELOPMENT"

THE CITY OF YPSILANTI ORDAINS:

That the property with the address 908 N Congress, tax identification code 11-11-40-432-022;

BE REZONED FROM CN-MID "CORE NEIGHBORHOOD MID, TO ADAPTIVE REUSE PLANNED UNIT DEVELOPMENT

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS___________ DAY OF _______________, 2015

____
FRANCES MCMULLAN, City Clerk

<u>Attest</u>

I do hereby confirm that the above Ordinance No. __________was published on the _____ day __________, 2015.

____
FRANCES MCMULLAN, City Clerk

<u>CERTIFICATE OF ADOPTING</u>

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the _____ day of __________, 2015.

____
FRANCES MCMULLAN, City Clerk

Notice Published: ________________________________
First Reading: __________________________________
Second Reading: ________________________________
Published: ____________________________________
Effective Date: _________________________________

STATE OF MICHIGAN

COUNTY OF WASHTENAW

CITY OF YPSILANTI

AGREEMENT FOR THE LITTLE BIRD CAFE PLANNED UNIT DEVELOPMENT

This Planned Unit Development (PUD) Agreement is by and between **______** (Developer), whose address is 908 N Congress, Ypsilanti, Michigan 48197, and **City of Ypsilanti,** a Michigan municipal corporation (City), whose address is One South Huron Street, Ypsilanti, Michigan 48197.

RECITATIONS

Developer is the fee owner of the property described on the attached and incorporated Property Descriptions provided in Exhibit A (the Property), located in the City of Ypsilanti and County of Washtenaw, Michigan.

Developer voluntarily proposed rezoning and development of the Property as an Adaptive Reuse Planned Unit Development (PUD) allowing for reuse of a Historically Significant Structure. Accordingly, Developer has applied for approval of an amendment to the Ypsilanti Zoning Ordinance granting a rezoning of the Property to PUD, with the zoning on the Property to be known as the **Little Bird Café Planned Unit Development**. Developer is the developer and proprietor of the **Little Bird Café Planned Unit Development** (sometimes also referred to as the Development).

Now, therefore, as an integral part of the grant of the rezoning of the Property and approval of the Development on the Property, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, it is agreed as follows:

A. **Development as PUD.** The Property shall be developed and improved only in accordance with the following (referred to collectively as the PUD Documents):

1. Article **IX** of the Ypsilanti Zoning Ordinance, as amended, in particular the classification and qualification of preservation and/or adaptive reuse of a historically significant structure.

2. The approved site plans, recommended for ~~approveal~~approval by the Ypsilanti City Planning Commission dated June 17, 2015, for the **Little Bird Café Planned Unit Development** , as attached to this agreement in Appendix B and as approved by the Ypsilanti City Council (PUD Site Plan).

3. This Agreement for the **Little Bird Café Planned Unit Development**.

4. All applicable City ordinances of City, of which this PUD is a part, except for the following item, which have been approved as part of the PUD Plan approval: Operating Hours. Outdoor hours of operation will be limited to 6 am to sundown and indoor hours from 6:00 am to midnight.

6. Any and all conditions of the approval of the Ypsilanti City Council and Planning Commission pertaining to the Development as reflected in the official minutes of such meetings.

7. Recordation with the Washtenaw County Register of Deeds office of an affidavit by the owner of the Property on the effective date of the rezoning, approved by the City Attorney, containing the legal description of the entire project, specifying the date of approval of the **Little Bird Café Planned Unit Development**, and declaring that all future development of the Property has been authorized, restricted, and required to be carried out only in accordance with the Ordinance Granting the **Little Bird Café Planned Unit Development** and the PUD Documents referenced in that Ordinance.

8. The Ordinance Granting the **Little Bird Café Planned Unit Development.**

9. **Approval Duration.** Developer shall construct all improvements to and within the Property in accordance with the plans that have been approved by the City. Developer shall commence construction of such improvements within six (6) months from this zoning approval and shall complete such improvements within twenty four (24) months said date. For purposes of the foregoing, commencement of construction shall mean that Developer has obtained all permits and approvals necessary for the construction of such improvements have been installed.

Furthermore, all development, use, and improvement of the Property shall be subject to and in accordance with all applicable City ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable City ordinances, the PUD Documents, and state laws for the respective components of the Development. To the extent that there are conflicts or discrepancies between respective provisions of the PUD Documents, or between provisions of the PUD Documents and City ordinances, interpretation shall be based on the more strict regulation of the Property and interpretation shall be subject to the reasonable discretion of the Ypsilanti City Council.

B. **Effect of PUD Approval.** The Ordinance Granting the **Little Bird Café Planned Unit Development** reclassifies the zoning of the Property to PUD and constitutes the land use authorization for the Property, and all use and improvement of the Property shall be in conformity with such Ordinance and the PUD Documents referenced in the Ordinance.

C. **Land Use.** Within the Development, all buildings and site amenities shall be laid out, situated, and designed as described on the approved PUD Plan and corresponding site plans upon approval. The permitted land uses are described in the Ordinance granting the **Little Bird Café Planned Unit Development.**

D. **City Enforcement.** In the event there is a failure to timely perform any obligation or undertaking required under or in accordance with the PUD Documents, City may serve written notice on Developer setting forth such deficiencies and a demand that the deficiencies be cured within a stated reasonable time period, and the date, time, and place for a hearing before the City Council, or such other Council, body, or official delegated by the City Council, to allow Developer an opportunity to be heard as to why City should not proceed with the correction of the deficiency or obligation that has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. The foregoing notice and hearing requirements shall not be necessary in the event City determines in its discretion that an emergency situation exists requiring immediate action. If, following the hearing described above, the City Council, or the other Council, body, or official designated to conduct the hearing, determines that the obligation has not been fulfilled or failure corrected within the time specified in the notice, or if an emergency circumstance exists as determined by City in its discretion, City shall then have the power and authority, but not the obligation, to take any or all of the following actions, in addition to any actions authorized under City ordinances and/or state laws:

1. Enter the Property, or cause its agents or contractors to enter the Property, and perform such obligation or take such corrective measures as reasonably found by City to be appropriate. The cost and expense of making and financing such actions by City, including notices by City and legal fees incurred by City, plus an administrative fee in an amount equivalent to 25 percent of the total of all such costs and expenses incurred, shall be paid by Developer within 30 days of a billing to Developer. The payment obligation under this Section shall be secured by a lien against the Property, which lien shall be deemed effective as of the date of the initial written notice of deficiency provided to Developer pursuant to this Section or, in emergency circumstances, the date at which City incurred its first cost or expense in taking corrective action. Such security shall be realized by placing a billing that has been unpaid by Developer for more than 30 days on the delinquent tax rolls of City relative to such portion of the Property, to accumulate interest and penalties, and to be deemed and collected, in the same manner as for collection of delinquent real property taxes. In the discretion of City, such costs

and expenses may be collected by suit initiated against Developer and, in such event; Developer shall pay all court costs and attorney fees incurred by City in connection with such suit if City prevails in collecting funds.

2. Initiate legal action for the enforcement of any of the provisions, requirements, or obligations set forth in the PUD Documents. Except in emergency circumstances, Developer shall be provided notice of the deficiencies from City and shall be afforded an opportunity to timely correct. In the event City obtains any relief as a result of such litigation, Developer shall pay all court costs and attorney fees incurred by City in connection with such suit.

3. Issue a stop work order as to any or all aspects of the Development, deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development, regardless of whether Developer is the named applicant for such permit or certificate of occupancy, and suspend further inspections of any or all aspects of the Development.

E. **Enforcement; Severability.** Any failure or delay by City to enforce any provision contained in this Agreement shall in no event be deemed, construed, or relied on as a waiver or estoppel of the right to eventually do so in the future. This Agreement is intended to establish zoning ordinance regulations applicable to the Development and shall not be enforceable as a contract with contract remedies. Each provision and obligation contained in this Agreement shall be considered to be an independent and separate covenant and agreement and, in the event one or more of the provisions and/or obligations shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, all remaining provisions and/or obligations shall nevertheless remain in full force and effect.

F. **Agreement Jointly Drafted.** Developer has negotiated with City the terms of the PUD Documents and such documentation represents the product of the joint efforts and mutual agreements of Developer and City. Developer fully accepts and agrees to the final terms, conditions, requirements, and obligations of the PUD Documents, and Developer shall not be permitted in the future to claim that the effect of the PUD Documents results in an unreasonable limitation on uses of all or a portion of the Property or claim that enforcement of the PUD Documents causes an inverse condemnation, other condemnation, or taking of all or any portion of the Property. Furthermore, it is agreed that the improvements and undertakings described in the PUD Documents are necessary and roughly proportional to the burden imposed, and are necessary in order to (1) ensure that public services and facilities necessary for and affected by the Development will be capable of accommodating the development on the Property and the increased service and facility loads caused by the Development; (2) protect the natural environment and conserve natural resources; (3) ensure compatibility with adjacent uses of land; (4) promote use of the Property in a socially, environmentally, and economically desirable manner; and (5) achieve other legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3101 et seq. It is further agreed and acknowledged that all such improvements, both on-site and off-site, are clearly and substantially related to the burdens to be created by the development of the Property and all such improvements without exception are clearly and substantially related to City's legitimate interests in protecting the public health, safety, and general welfare.

G. **Ambiguities and Inconsistencies.** Where there is a question with regard to applicable regulations for a particular aspect of the Development or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PUD Documents that apply, City, in the reasonable exercise of its discretion, shall determine the regulations of City's Zoning Ordinance, as that Ordinance may have been amended, or other City ordinances that are applicable, provided such determination is not inconsistent with the nature and intent of the PUD Documents. In the event of a conflict or inconsistency between two or more provisions of the PUD Documents, or between the PUD Documents and applicable City ordinances, the more restrictive provision, as determined in the reasonable discretion of City, shall apply.

H. **Warranty of Ownership.** Developer warrants that it is the owner in fee simple of the Property described on the attached Property Description Exhibit.

I. **Running with the Land; Governing Law.** This Development Agreement shall run with the land constituting the Property and shall be binding on and inure to the benefit of City and its successors, Developer, all future owners, developers, and builders of any part of the Development, all undersigned parties, and all of their respective heirs, successors, assigns, and transferees. An affidavit providing notice of the rezoning of the Property, the PUD Documents, this Development Agreement, and the general obligations relating to the PUD shall be executed by the property owners and may be recorded by any of the undersigned parties following the execution of this Agreement. This Development Agreement shall be interpreted and construed in accordance with Michigan law and shall be subject to enforcement only in Michigan courts. The parties understand and agree that this Development Agreement is consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.

J. **Single Ownership and/or Control of PUD Property.** Developer represents and warrants to City that the single ownership and/or control of the Property has been vested solely in Developer in accordance with and for all purposes necessary to satisfy Section **122-573.** of City Zoning Ordinance, and Developer is fully authorized and empowered to rezone and develop the Property in accordance with and pursuant to the PUD Documents and all other documents, agreements, plans, dedications, ordinances, and recordings applicable to the **Little Bird Café Planned Unit Development** as submitted to and as approved by the Ypsilanti City Council. This representation may be relied on and enforced by the City of Ypsilanti.

This Agreement was executed by the respective parties on the date specified with the notarization of their signatures and shall be considered to be dated on the date of the City Council's adoption of the Ordinance Granting the **Little Bird Café Planned Unit Development**, and shall take effect on the effective date of City's Ordinance Granting **Little Bird Café Planned Unit Development** rezoning.

WITNESS:

/s/________________________________

DEVELOPER:

Little Bird Café
By: /s/___________________________
Beth, Owner

WITNESS:

/s/________________________________

STATE OF MICHIGAN)
WASHTENAW________)
COUNTY

Acknowledged before me in Washtenaw County, Michigan, on ___________ by ___, ___ of ___a Michigan corporation, on behalf of the corporation.

/s/___________________________________
Notary public, State of Michigan, County of Washtenaw.
My commission expires

WITNESS:

/s/________________________________
Name of Witness
____

CITY:

Ypsilanti, a Michigan municipal corporation

WITNESS:

/s/________________________________

By: /s/___________________________
Amanda Maria Edmonds
Mayor of Ypsilanti

By: /s/___________________________
Frances McMullan
Ypsilanti City Clerk

STATE OF MICHIGAN)
WASHTENAW)
COUNTY

Acknowledged before me in Washtenaw County, Michigan, on __________ by **Amanda Maria Edmonds, Mayor**, of **the City of Ypsilanti**, a **Michigan municipal** corporation, on behalf of the corporation.

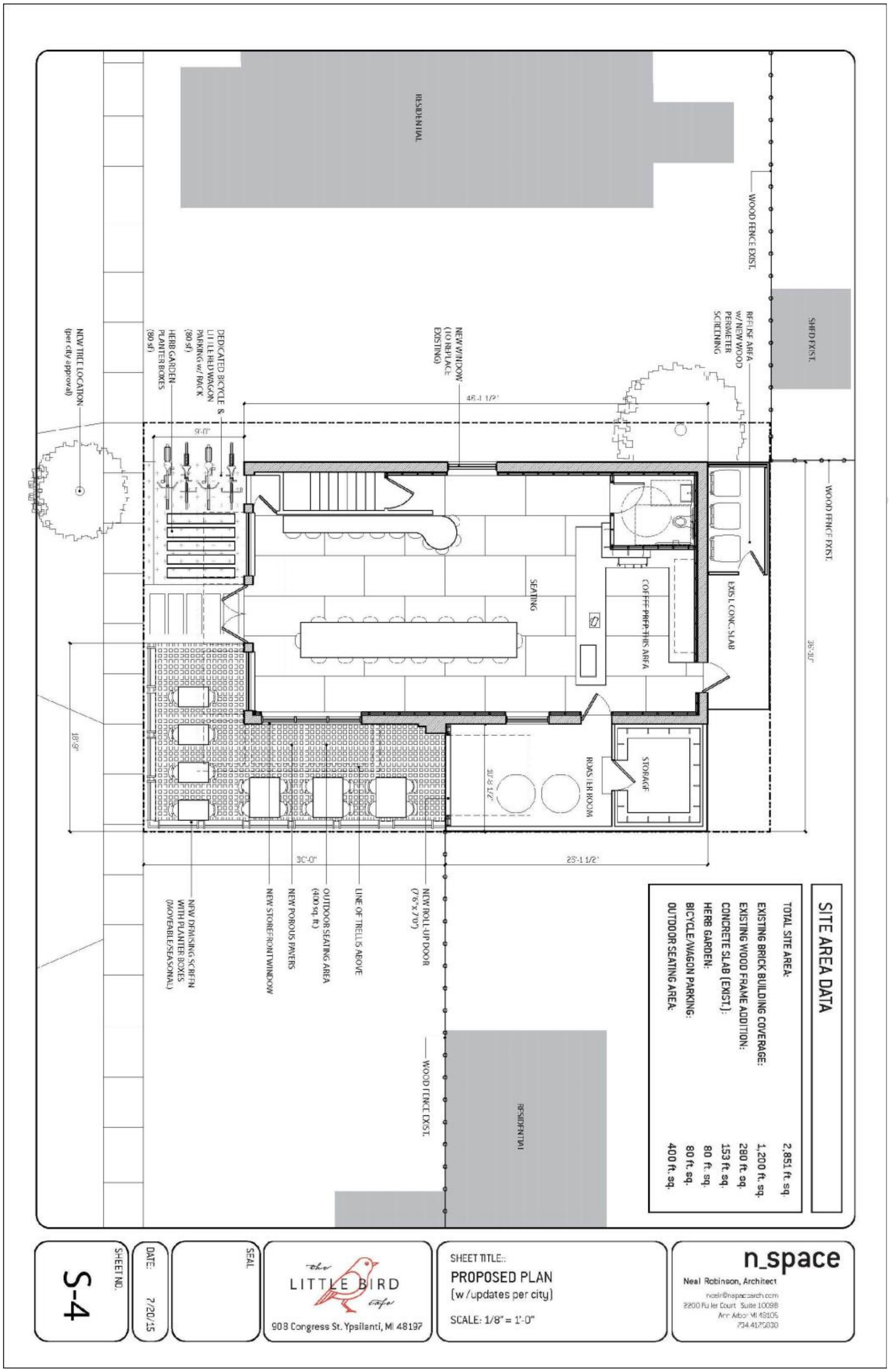
/s/___________________________________

Notary public, State of Michigan, County of **Washtenaw**.
My commission expires ___________.

Exhibit A

That property in the State of Michigan, County of Washtenaw, City of Ypsilanti, COM AT SE COR LOT 73 TH N ALONG W LN SUMMIT 64.82 FT, TH DEFL 89-51-30 LEFT 106.62 FT TO POB TH CONT W 43.2 FT TH DEFL 90-08-30 LEFT 66 FT TH E ALONG N LN CONGRESS 43.20 FT TH DEFL 90-21 LEFT 66 FT TO POB BEING PART OF LOT 73 CROSS & BAGLEY'S ADDITION. commonly known as 908 N Congress.

Exhibit B


SITE AREA DATA
TOTAL SITE AREA: 2,851 ft. sq.
EXISTING BRICK BUILDING COVERAGE: 1,200 ft. sq.
EXISTING WOOD FRAME ADDITION: 280 ft. sq.
CONCRETE SLAB (EXIST.): 153 ft. sq.
HERB GARDEN: 80 ft. sq.
BICYCLE/WAGON PARKING: 80 ft. sq.
OUTDOOR SEATING AREA: 400 ft. sq.
RESIDENTIAL
WOOD FENCE EXIST.
SHED EXIST.
SEATING
COFFEE PREP. THIS AREA
STORAGE
ROASTER ROOM
NEW ROLL-UP DOOR
LINE OF TRELLIS ABOVE
NEW POROUS PAVERS
NEW STOREFRONT WINDOW
NEW TREE LOCATION (per city approval)
n_space
Neal Robinson, Architect
SHEET TITLE:
PROPOSED PLAN
(w/updates per city)
SCALE: 1/8" = 1'-0"
LITTLE BIRD
908 Congress St. Ypsilanti, MI 48197
SEAL
DATE: 7/20/15
SHEET NO.
S-4

City of Ypsilanti

Community & Economic Development Department

28 April 2015

Staff Review of Planned Unit Development (PUD)
The Little Bird Cafe
908 Congress

GENERAL INFORMATION

Applicant:	Beth Kwiatkowski 4240 Willis Rd Milan MI, 48160
Project:	The Little Bird Cafe
Application Date:	23 April 2015
Location:	908 N. Congress Rd.
Zoning:	CN- Mid
Action Requested:	Adaptive Re-use Planned Unit Development approval
Staff Recommendation:	Approval with conditions

PROJECT AND SITE DESCRIPTION

The applicant is proposing to open a café at 908 Congress Rd. It will inhabit an existing single story commercial brick building near the intersection of Congress and Summit Street. The current building is a primary brick shell of 1200ft^2 and two wood frames and vinyl clad additions totaling 433ft^2.

Figure 1: Subject Site Location & Zoning

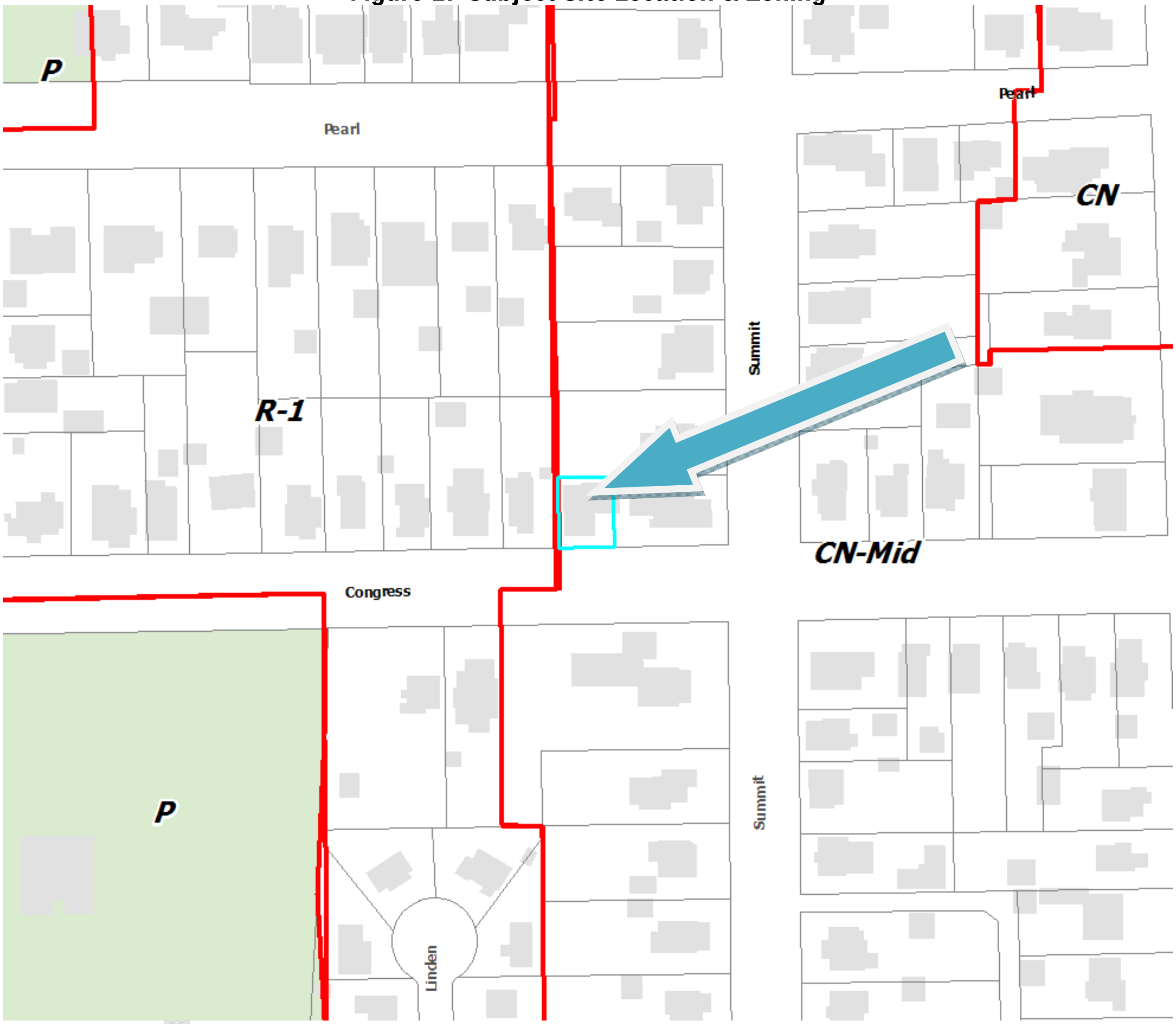


Figure 2:

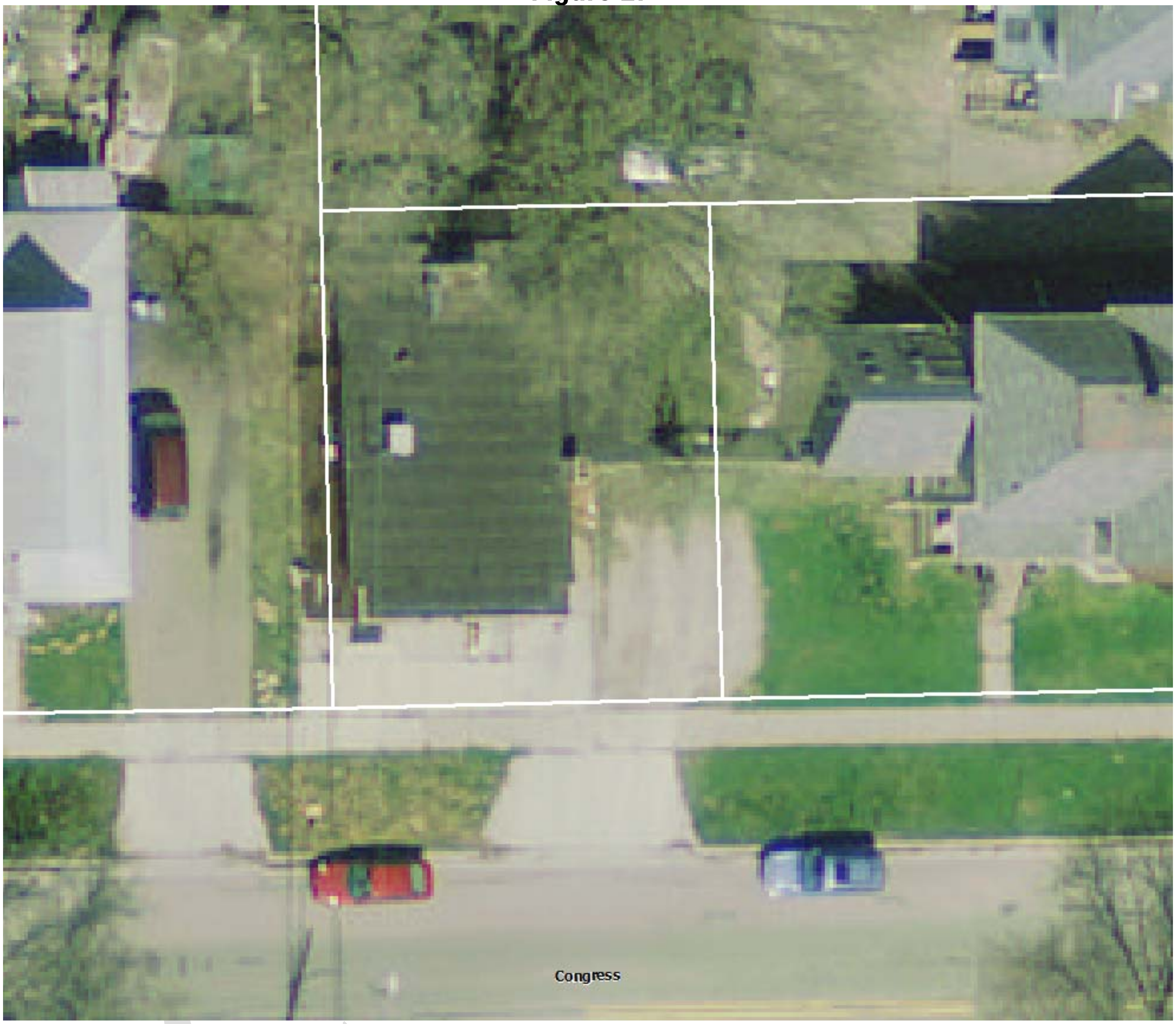


Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential (2 unit)	Core Neighborhood Mid
EAST	Residential (4 unit)	Core Neighborhood Mid
SOUTH	Residential (single family)	Core Neighborhood Mid
WEST	Residential (single family)	Single Family Residential

PUD: REQUIREMENTS §122-573

(1) ***Unified Control.*** *The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.*
COMMENTS: The applicant is property owner and business owner.

(2) ***Minimum Size.*** *The minimum size of a Planned Unit Development shall be forty-three thousand, five hundred sixty (43,560) square feet (one acre) of contiguous land or 21,870 sf (1/2 half acre) if the proposal involves the preservation and/or adaptive reuse of a historically significant structure. The historical significance shall be determined by the city historic district commission.*
COMMENTS: This property is an eligible adaptive reuse planned unit development under §122-574.

(3) ***Applicable Base Regulations.*** *Unless waived or modified in accordance with the procedures and standards set forth in this Article, the yard, bulk, parking, loading, landscaping, lighting, general provisions, and all other standards set forth in the Zoning Ordinances for the uses listed below shall be applicable for uses proposed as part of a Planned Unit Development:*

b. Commercial and office uses must comply with the regulations applicable in the C – Center district.

e. To encourage flexibility and creativity in development consistent with the planned Development concept, departures from compliance with the base regulations may be granted by the City Council, upon recommendation of the Planning Commission, as a part of the approval of the Planned Development. For example, such departures may include modifications of lot dimensional standards, setback requirements, density standards, parking and landscaping requirements, and similar requirements. Such departures may be approved only on the condition that they will result in a higher quality of development than would be possible using conventional zoning standards.

COMMENTS: As a commercial use, this development uses Center district regulations as its base. However, as an existing nonconforming single-story building (not permitted in the C district) on a very small lot (60' deep, 50' wide), dimensional requirements cannot be met. It will be reviewed as a lawful nonconforming building type.

(4) ***Street Access.*** *Each lot, main building, and principal use within a Planned Development district shall have vehicular access to a public street. Adequate provision shall be made for dedications of land for streets and essential services.*
COMMENTS: Existing layout will not change. The building is oriented towards the street. A public sidewalk exists.

(5) ***Usable Open Space.*** *The proposed development shall contain at least as much open space as would otherwise be required by the existing underlying zoning.*
COMMENTS: This is met.

(6) ***Landscaping and Maintenance of Common Areas.*** *All required yards and common areas shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas. Through an irrevocable conveyance, such as deed restrictions or covenants that run with the land, the developer shall assure that all yards and common areas will be developed in accordance to the site plan and not changed to another use.*
COMMENTS: There are no common areas; this is a one-tenant project. The owner will be responsible for all maintenance.

(7) ***Additional Considerations.*** *During review of a proposed planned development, the Planning Commission shall take into account the following considerations which may be relevant to a particular project:*
- perimeter setbacks and screening;
- thoroughfares, drainage, as provided for in best management practices as appropriate, and utility design;
- underground installation of utilities;
- insulating pedestrian circulation from vehicular thoroughfares and ways;
- achievement of an integrated development with respect to signage, lighting, landscaping and building materials;
- and noise reduction mechanisms, particularly in cases where non-residential uses adjoin off-site residentially-zoned property.
COMMENTS: The site plan aims to integrate the site into the character of the neighborhood. The plans to add windows, landscaping, and a rolling door will add transparency and accessibility to the site. The proposed fencing on the east side of the building provide a strong boundary with the residential area; the outdoor café may serve as a community gathering space. The herb garden proposed to the front, presumably seasonal as is the outdoor café, softens the existing hardscape. No new utilities or impervious surfaces are proposed. All food preparation will take place in a fully-enclosed building. Lighting as shown is down-directed.

SITE PLAN: CRITERIA AND REVIEW §122-128

Section 122-571 provides review procedures for Planned Unit Development applications:

1) Pre-application conference
2) Formal PUD Application
3) *Planning Commission review, public hearing, and recommendation* ***(we are here)***
4) City Council Action

STANDING §122-128(1)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS §122-128(2)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

"[Centers] are mixed-use areas with historic buildings. These are the places where people shop, go to school, live, come to work, visit, drop by City Hall, eat, gather and have fun. They host events that bring thousands of visitors each year and bring the City together as a community. The intent of the zoning district is preserve the urban form, walkable nature and vibrant mix of uses in these areas."

Figure 4: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
C: §122-274 BUILDING TYPE	Determined by lot size and building type limitations		Single story commercial (nonconforming building type)	unchanged
LOT REQUIREMENTS				
Width ft	**Min** 50	**Max** 300	43'-2"	**43'-2"**
Depth ft	**Min** 100	**Max** 300	66'	**66'**
Area sf	**Min** 7,500	**Max** 90,000	2,852sf	**2,852sf**
Coverage %	**Min** -	**Max** 60%	77%	**72%**
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	**Min** 5	**Max** 15	10'	10'
Side setback ft	**Min** 0	**Max** -	6'	6'
Rear setback ft	**Min** 25'	**Max** -	0'	**8'**
Frontage buildout %	**Min** 50	**Max** 100	60	60
Height stories	**Min** 1	**Max** 1	1	1
PARKING PROVISIONS	Location: Side and rear yards		Side yard	**No onsite parking**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
PRIVATE FRONTAGES	Commercial • Max distance between openings: 2' • Door recess: Max 5' • Ground floor transparency: min 60% • Height to bottom of window: max 2.5'	Commercial	Commercial
§122-861 et seq **SIGNAGE**	Master sign plan: HC, NC, GC, C, PMD, P; nonres uses in R1, CN-SF, CN-Mid, CN, MD	None	**Sign permit required.**
Area maximum	By sign type	None	

Please note that as applicant is bettering the nonconformities vis a vis the rear setback and lot coverage. No parking is being provided onsite, thus its location (at this phase) is moot.

Items to be Addressed: *None.*

BUILDING LOCATION AND SITE ARRANGEMENT §122-128(3)

“All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.”

The building and its additions currently take up the vast majority of the lot; a small portion is hardscaped to the south, between the building and the street. An outdoor café is proposed to the east of the building, in the current driveway/parking area, near the building’s entrance. Trash receptacles to the rear of the building, in the footprint of the addition proposed to be demolished, appear as though they will have to be maneuvered through the building for pickup, but still are located in the most optimal location.

Items to be Addressed: *None.*

SITE ACCESS, TRAFFIC, AND PARKING §122-128(4)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

Figure 5: Vehicle Circulation Standards

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
C: §122-273	**CIRCULATION STANDARDS**	CN, C, HC, NC, GC, HHS: Sites < 3 acres: circulation plan to ID potential cross and joint access to adjacent parcels	Parcel has its own vehicular access drive.	Access drive to be unused when seasonal outdoor café is in place. Primary access will be nonmotorized.
		Easements: nonmotorized plan, ReImagine Washtenaw, other	n/a	n/a
§122-834	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Concrete drive could fit one vehicle.	No on-site parking, only public street parking.
§122-835	**Access**	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	Frontage is all concrete	**6' wide path from sidewalk to door. More detail on paving materials required; demonstrate barrier-free compliance.**
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	30' driveway	Disused curb cut. No motorized vehicle access.

	Internal Maneuvering	10' minimum drive 90°: 22' maneuvering lane Total w 1 tier: 42' Total w 2 tiers: 62'	n/a	n/a
	Surfacing	Durable bonded material or acceptable alternative	Concrete	n/a
	Drainage	Graded and drained to public storm sewers Alt. BMPs considered	No detail.	n/a.
	Striping	Required	n/a	n/a
	Wheel Stops	Required (curbing acceptable); 6" high at sidewalks	n/a	n/a
	Screening & Landscaping (internal)	1 tree per 8 spaces = 72/8 = 9	No parking lot, n/a	n/a
		1 landscape island for each continuous 16 spaces	n/a	n/a
		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater	n/a	n/a
		All aisle-ends & corners protected w curbed island	n/a	n/a
		3' between curb and planting (5' if vehicle overhang)	...n/a – easement?	n/a
	Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	No fence or screen	n/a
		3'-4' screen 80% opacity where visible from ROW	None	n/a
		Landscaped areas, walls, structures, walks- must be protected by curbing	Existing curb on east edge of drive, none elsewhere	n/a.
§122-836	**Motor spaces**	1 per 100 sq ft usable floor area (800 = 8) OR 1 per 3 persons allowed per building code.	1 parking space in drive	**None provided. Request exception from motor vehicle parking.**

Bicycle spaces	1 per 5 motor spaces, minimum of 2	None	**None proposed. Applicant to provide at least 2 bicycle parking spaces.**
§122-837 Parking discounts	Transit *20% if w/in 300' of commuter rail or 100' of transit stop*	None	Within 100' of bus stop
	Alternative Vehicles *1 car –sharing spot = 4 spaces* *1 carpooling/vanpooling = 2 spaces-*	None	None
	Bicycle *4 covered bike spaces = 1 space;* *free employee showers = 4 spaces*	None	None
	PC discretion, special circumstances not listed above	None	Walkable neighborhood use.
§122-647 SIDEWALKS	provide a sidewalk or shared-use path	Existing sidewalk	Existing sidewalk
§122-649 TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.	n/a	n/a

Items to be Addressed:

(1) Applicant to provide more information about new paving materials at front of building. Ensure barrier-free compliance.
(2) Exception requested from parking requirements; change of use on first floor in "center" (base) district.
(3) Applicant to provide at least two bicycle parking spaces. Consider covered bicycle parking.

ENGINEERING & STORMWATER §122-128(6), §122-128(7)

"Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.
Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property."

No new impervious surfaces are being added, nor new utilities.

Items to be Addressed: *None. Suggest adding rain barrel(s) for herb/planter watering.*

SCREENING §122-128(8)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 5: Screening

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641	**Lighting**	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16' tall when abutting R1, CN-Mid, CN-SF or abutting one- or two-family homes. otherwise, NTE 30' or the height of the building, whichever less. • not < 0.3 fc at parking/loading areas or building entrances.	None operable.	**Six fixtures attached to building, approx. 12' tall. Provide cut sheets/specs on lights to ensure compliance. Light shown, but no detail for service door at rear. Show detail.**
§122-650	**Refuse Containers**	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	None	**Screen refuse location.**
§122-703	**Screening Between Land Uses** *if conflicting use*	visual buffer of at least 80% opacity and 6' height	Opaque walls at rear and sides.	**Waiver requested for screening, due to opacity of existing walls.**

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-704 & §122-711(e)	**Street Trees**	1 tree per 30' of lineal frontage:	None	**One tree required.**
		Centered between sidewalk and back of curb	n/a	
		If part of Urban Forestry Plan, must conform	n/a	Vacancy identified ("vacant site, small") in street tree inventory.
§122-707	**Foundation Landscaping** *Required in MD, PMD zoning districts and with (Large Footprint) Single Story Commercial Buildings on front or sides of buildings facing public ROW, parking, or other access*	6 shrubs per 30 lineal feet of applicable building frontage in 6' wide planting area	None	**Herb planters proposed at west side of building entrance, between building and street; herb planters also proposed on fence between seating area and street/neighbors to east. Waiver requested.**
§122-708	**Site Landscaping**	10%	None	Existing nonconforming.
§122-710	**Exterior Electrical**	Screen when visible from any primary visual exposure area	n/a	n/a
§122-712	**Maintenance**	Readily available and acceptable water supply; may install underground sprinkler system	Unknown.	Recommend installation of rain barrel(s)

Items to be Addressed:

(1) Applicant to provide more information on all exterior lighting.
(2) Applicant to screen rear refuse collection area.
(3) Waiver requested for conflicting land use screening due to opacity of building at rear and sides.
(4) Applicant to plant a street tree. No-cost permit from the Department of Public Services required.
(5) Waiver requested to allow seasonal herb planters in lieu of foundation landscaping.

MASTER PLAN CONSIDERATIONS §122-128(11)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

This location is at the intersection of the "core neighborhood" area and the "outlying neighborhood" area, on the "core neighborhood" side. The core neighborhoods generally accommodate a mix of uses, due to their dense, walkable character. Due to this location within sight and an easy walk of the park, and within the older, walkable, core neighborhood, a café or small food store could be a local asset in keeping with the character of the neighborhood.

RECOMMENDATIONS

Staff recommends the Planning Commission recommend to City Council ***approval*** *of* the Planned Unit Development Plan and rezoning to Planned Unit Development for Little Bird Cafe at 908 North Congress Street with the following findings, exceptions, waivers, and conditions:

Findings:
The conditions of §122-573 and 122-128(1) are met.

Exceptions:
1. *Exception from parking requirements due to Planned Unit Development enabling review as a change of use on first floor in "center" (base) district and the overall walkability of the area.*

Waivers:
1. *For conflicting land use screening required under §122-703, due to opacity of building at rear and sides, under §122-714(1).*
2. *For foundation landscaping required by §122-707, with the finding that seasonal herb planters will provide the public benefit intended to be secured by the requirement.*

Conditions:

The following items must be addressed and reviewed administratively by staff before review by City Council:

1. *Applicant to provide more information on all exterior lighting to determine compliance.*
2. *Applicant to screen rear refuse collection area.*
3. *Applicant to plant a street tree. No-cost permit from the Department of Public Services required.*
4. *Applicant to provide more information about new paving materials at front of building. Ensure barrier-free compliance.*
5. *Applicant to provide at least two bicycle parking spaces. Consider covered bicycle parking.*

Bonnie Wessler
City Planner, Community & Economic Development Department

Cc: File
Applicant (Beth Kwiatkowski)
Architect (Neal Robinson)

PLANNING COMMISSION
MEETING MINUTES
June 17, 2015
CITY COUNCIL CHAMBER
7:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: R. Johnson, C. Zuellig, H. Jugenitz, P. Hollifield, S. Straley, N. Sandberg, A. Bedogne

Staff: Bonnie Wessler, Planner II
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Commissioner Sandberg moved to approve the minutes of May 20, 2015 as read (Support: c. Zuellig) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATIONS AND PUBLIC HEARING ITEMS

1. Student Presentation (Tony Bedogne)

A GIS Club was formed at Eastern Michigan University and with the assistance of Commissioner Bedogne and Planner Bonnie Wessler. The students were asked to participate on a project for the City. The members in attendance were Emily Fisher, Beth Sample and Marisa Laderach.

Ms. Laderach gave a brief overview to explain the process and distributed a handout of an Assessment Analysis. Both Ms. Fisher and Ms. Sample also provided some additional information. The map shows the collected point data for street infrastructure in Ypsilanti with color points representing “Poor – Fair and Good”. There was also the ability to drill down on each point for further details. An analysis had been completed for each park. All of this information would be very helpful for future purposes using the data to make Ypsilanti more walkable. This information would be available to the public.

Chairman Johnson thanked the students adding that the Commissioners were very impressed by their presentation acknowledging the time involved working on this project.

2. Adaptive Re-use Planned Unit Development: 908 Congress, Little Bird Café

Bonnie Wessler, City Planner, gave a short presentation stating that this is a small commercial building in a residential district with one parking space. It was formerly a party store and the owner is proposing a small café with outdoor seating. The applicant has satisfied most of the requirements but we need more data on paving materials, screening, street trees and two bicycle spaces with one hoop. This is a rezoning that would be recommended to City Council.

Commissioner Bedogne moved to open the public portion of the hearing (Support: N. Sandberg) and the motion carried unanimously.

Beth Kwiatkowski, 4240 Willis Road, Milan – owner of the property, stated that the hours of operation would be between 6:00 a.m. to 4:00 p.m. with some evening hours but not late.

Commissioner Johnson asked about a lighting study, to which, Ms. Wessler responded that a cut sheet would be sufficient. Commissioner Johnson also asked about screening – Ms. Wessler added that they have some flexibility – could use some lattice covering. Commissioner Johnson asked about trees in the margin – Ms. Kwiatkowski agreed on this. She also was asked about paving and indicated it would be a mesh porous material similar to that used in Gallup Park.

Commissioner Zuellig asked about product delivery and was informed it would be handled as most small vendors with no big delivery trucks involved. Ms. Kwiatkowski also stated that the trash would be picked up in front on regular pick-up days. Some discussion was held on fencing – Ms. Wessler recommended opaque fencing on the rear of the property. Further discussion was held on hours of operation and it was agreed that midnight would be acceptable for indoors.

Commissioner Zuellig moved to close the public portion of the hearing (Support: H. Jugenitz) and the motion carried unanimously.

After further discussion and comments by board members, Commissioner Jugenitz moved that the Planning Commission recommend approval to City Council of the Planned Unit Development Plan and Rezoning to Planned Unit Development for Little Bird Café at 908 North Congress Street with the following findings, exceptions, waivers and conditions.

Findings:

The conditions of Sec 122-573 and Sec 122-128(1) are met.

Exceptions:

1) Exception from parking requirements due to Planned Unit Development enabling review as a change of use on first floor in “center” (base) district and the overall walkability of the area.
2) Exception from requirements of Sec 122-799(2) and (3) due to site constraints.
3) Exception from Sec 122-650 due to site constraints.

Waivers:

1) City will waive screening on the entire left property line and the portion of the east property line that is adjacent to the building.
2) For foundation landscaping required by Sec 122-707, with the finding that seasonal herb planters will provide the public benefit intended to be secured by the requirement.

Conditions:

1) Applicant will provide more information on all exterior lighting to determine compliance.
2) Applicant will plant a street tree. No-cost permit from the Department of Public Services required.
3) Applicant will provide more information about new paving materials at front of building and ensure barrier-free compliance.
4) Applicant will provide at least two bicycle parking spaces and consider covered bicycle parking.
5) Applicant will provide opaque fence along the north property line around the rear yard and adjacent to the building on the east property line to meet the opacity of the city
6) Applicant will limit outdoor hours from 6 am to sundown and indoor hours from 6:00 am to midnight.

The motion was supported by Commissioner Hollifield. A roll call vote was taken and carried unanimously.

3. Designation of Special Non-conforming Status (Non-conforming A): Strong House Properties

Ms. Wessler gave the staff presentation stating that the applicant is requesting approval for nonconforming class A use as a duplex for a number of properties. She stated that the conditions for 723 and 729 Maus are identical, thus one review has been performed that can stand for both properties. However, a public hearing must be held on each property with a separate vote as detailed in her staff report dated 11 June, 2015.

Commissioner Jugenitz moved to open the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Gary Francis, 406 Emerick – stated that the buildings are behind his property and he had complaints about the privacy fence that has never been maintained, thereby causing a number of problems in the area and specifically his property. He is concerned about the new properties. Ms. Wessler explained the plans for the new units adding that the old units are being demolished and replaced. Mr. Francis stated that he felt more confident after Ms. Wessler's explanation that there will be an improvement – old units being demolished and a privacy fence will be replaced and each unit will have parking in front. The property owner will be responsible for maintenance and not the tenant.

Jim Pappas, Fusco, Shaffer and Pappas, inc. 550 East Nine Mile Road, Ferndale – representative for the project was in attendance to respond to any questions.

Commissioner Jugenitz moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Commissioner Zuellig moved that the Planning Commission designate 729 Maus as a "Nonconforming A" property with the following findings and conditions:

Findings:
1) The applicant substantially complies with the ordinance.

The motion was supported by Commissioner Jugenitz and carried unanimously by voice vote.

Commissioner Hollifield moved to open the public portion of the hearing (Support: S. Straley) and the motion carried unanimously.

Since there was no comment, Commissioner Zuellig moved to close the public portion of the hearing (Support: N. Sandberg) and the motion carried unanimously.

Commissioner Zuellig moved that the Planning Commission designate 723 Maus as a "Nonconforming A" property, with the following findings and conditions:

Findings:
1) The application substantially complies with the ordinance.

The motion was supported by Commissioner Sandberg and carried unanimously by voice vote.

Commissioner Sandberg moved to open the public portion of the hearing on 610 and 614 First (Support: C. Zuellig) and the motion carried unanimously.

Ms. Wessler referred to her staff report dated 7 June 2015 with recommendation and findings. Commissioner Sandberg moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Commissioner Jugenitz moved to recommend that the Planning Commission designate 610 and 614 First Street as "Nonconforming A" properties with the following findings and conditions:

Findings:
1) The applicant substantially complies with the ordinance.

The motion was supported by Commissioner Hollifield and carried unanimously by voice vote.

Commissioner Straley moved to open the public portion of the hearing on 881 and 885 Madison (Support: N. Sandberg) and the motion carried unanimously.

Ms. Wessler referred to her staff report dated 7 June 2015 with recommendation and findings. Commissioner Jugenitz moved to close the public portion of the hearing (Support: N. Sandberg) and the motion carried unanimously.

Commissioner Bedogne moved that the Planning Commission designate 881 and 885 Madison as "Nonconforming A" properties with the following findings and conditions:

Findings:
1) The applicant substantially complies with the ordinance.

The motion was supported by Commissioner Jugenitz and carried unanimously by voice vote.

Commissioner Sandberg moved to open the public portion of the hearing on 951 and 955 Madison (Support: P. Hollifield) and the motion carried unanimously.

Ms. Wessler referred to her staff report dated 7 June 2015 with recommendation and findings. Commissioner Hollifield moved to close the public portion of the hearing (Support: H. Jugenitz) and the motion carried unanimously.

Commissioner Straley moved that the Planning Commission designate 951 and 955 Madison as "Nonconforming A" properties with the following findings and conditions:

Findings:
1) The applicant substantially complies with the ordinance.

The motion was supported by Commissioner Sandberg and carried unanimously by voice vote.

Commissioner Jugenitz moved to open the public portion of the hearing on 1004, 1008, 1012 and 1016 Monroe (Support: A. Bedogne) and the motion carried unanimously.

Ms. Wessler referred to her staff report dated 7 June 2015 with recommendation and findings. Commissioner Sandberg moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Commissioner Jugenitz moved that the Planning Commission designate 1004, 1008, 1012 and 1016 Madison as "Nonconforming A" properties with the following findings and conditions:

Findings:
1) The applicant substantially complies with the ordinance.

The motion was supported by Commissioner Hollifield and carried unanimously by voice vote.

4. Special Use Permit – 311 S. Grove – Complete Auto Sales & Service

Ms. Wessler stated that the conditional zoning expired when the new ordinance was adopted; therefore, the applicant had to re-apply for a Special Use again. In order to expedite this, she used the existing site plan that was submitted and approved last August. The property is zoned GC which requires a special use. She is asking that the Planning Commission approve this as one site plan but in two phases. The applicant has still not acquired the property to the north; however, if he did not acquire the property, the applicant would still be able to operate for auto sales. The conditional rezoning is off the table.

Further questions were asked by board members regarding landscaping, parking and screening.

Commissioner Zuellig moved to open the public portion of the hearing (Support: N. Sandberg) and the motion carried unanimously.

Ayad Jacksi, Owner of Complete Auto – stated that he is asking for approval since he feels that he has been treated unfairly and has spent considerable sums of money for applications as well as the time involved in resolving all of the issues. It has taken three years with numerous fees; every step meant another fee.

Chairman Johnson informed Mr. Jacksi that the board must look at all the contingencies if he is unable to acquire the property, but even if he does not, we would still permit auto sales.

Commissioner Bedogne moved to close the public portion of the hearing (Support: S. Straley) and the motion carried unanimously.

Commissioner Zuellig moved that the Planning Commission approve the Special Use Permit application for auto sales at 311 S. Grove with the following findings and conditions:

Findings:

1) The application is substantially in compliance with Sec 122-165(b).

Conditions:

1) Special use approval shall be subject to approval of sketch plan

The motion was supported by Commissioner Sandberg. A roll call vote was taken and carried unanimously.

Commissioner Jugenitz moved that the Planning Commission approve the Sketch Plan for auto sales and minor repair, for 311 S. Grove with the following findings, waivers and conditions:

Findings:

1) The application substantially complies with Sec 122-127.
2) The application contains with two parcels with the south parcel consider Phased I and the north parcel considered Phase 2.

Waivers:

1) Grant waiver from foundation landscaping requirements, due to the auto-oriented nature of the existing nonconforming building.
2) Grant waiver from screening between land uses, due to the significant grade changes and existing vegetation.
3) Grant waiver from 20% of the parking requirement, due to the proximity of a bus stop, the border-to-border trail, and the sidewalk network.

Conditions:

1. Applicant will provide information regarding site lighting.
2) Applicant will provide street trees in accordance with adopted Forestry Plan.
3) Applicant will provide a bicycle parking space.
4) In the event that the Phase 2 parcel is NOT acquired within 1 year and developed within 2 years, applicant shall provide screening **on the North boundary of the Phase 1 parcel,** in compliance with 122-835

The motion was supported by Commissioner Hollifield. A roll call vote was taken and carried unanimously.

VI. NEW BUSINESS

1. Elections

Commissioner Zuellig moved to re-elect Rod Johnson as Chairperson (Support: P. Hollifield) and the motion carried unanimously on a voice vote. Commission Jugenitz moved to re-elect Cheryl Zuellig as Vice-Chair (Support: P. Hollifield) and the motion carried unanimously on a voice vote.

VII. OLD BUSINESS

1. Special Use Permit Revocation: 50 Ecorse, Used Car Sales

Ms. Wessler stated that the Old Big Boy has been demolished. This property is under the same ownership as the auto sales who want to use the property for the auto sales. Staff recommended that it be left on the table until the board sees the site plan.

Commissioner Hollifield moved to continue to table for one month with the following findings:

1. An apparent site plan and special use plan has been submitted.

The motion was supported by Commissioner Sandberg and carried unanimously.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. 50 Ecorse
2. Commissioner Sandberg resigned from the board due too personal reasons, adding that she was moving to Seattle, Washington. Chairperson Johnson thanked her for her dedication and input as a Planning Commissioner, wishing her well in her new endeavor.
3. Ms. Wessler stated that Commissioner Jugenitz had put a job description together for an EMU Student and hopes to bring to next meeting. It would be a three-year term. Ms. Wessler stated that the applications will go forward to the Mayor.

IX. COMMITTEE REPORTS

1. Non-Motorized Committee

- Included in the packet were the minutes of May 7th and June 4th, 2015.
- Chairman Johnson stated that Martha Cleary would like to be on the Non-Motorized Committee. Commissioner Bedogne added that she has just moved back to town and would like to be actively involved with the city. Commissioner Zuellig moved to recommend Ms. Cleary to the Non-Motorized Committee (Support: N. Sandberg) and the motion carried unanimously.

X. ADJOURNMENT

Since there was no further business, Commissioner Sandberg moved to adjourn the meeting (Support: C. Zuellig). The meeting adjourned at 9:23 p.m.

RE: Little Bird Café
908 North Congress Street, Ypsilanti, MI 48197
Owner: Beth Kwiatkowski

07/20/ 2015

REVISION TO PROPOSED SITE PLAN PER PLANNING COMMISSION RECOMMENDATIONS

Attn: Bonnie Wessler

The following Items have been addressed per advice of the Ypsilanti Planning Commission in hopes of securing approval from City Council for the advancement of Little Bird Café.

1. **Applicant to provide more information on all exterior lighting to determine compliance.**
   See attached Product Support information.
   All exterior lighting is proposed to be down-lights with perimeter baffles that do not allow light to shine horizontally (toward neighbors or the street)

2. **Applicant to screen rear refuse collection area.**
   A new wooden screen around the rear refuse area has been added to the proposed site plan.

3.. **Applicant to plant a street tree.**
   Applicant agrees to this request and upon approval will provide photographic evidence of street tree being planted and receipt of purchase of said tree.

4. **Applicant to provide more information about new paving materials at front of building.**
   See attached Product Support information.
   Note: The goal of utilizing porous paving is to diminish water runoff from the outside space into the street. However, if the planning commission objects to porous paving, we are more than happy to leave to non-porous concrete in place as we would not be adding additional hardscape, simply maintaining what is existing.

5. **Applicant to provide at least two bicycle parking spaces.**
   80 sf of dedicated Bicycle parking has been indicated on the proposed site plan. This area will accommodate up to 4 bicycles

Thank-you

[redacted]

Neal Robinson, Architect
2200 Fuller Ct #1009B
Ann Arbor MI 48105
734.417.5838

cc: Beth Kwiatkowski

Turfstone

A versatile permeable paver with high visual appeal, low maintenance, and proven durability.

- ADA compliant.
- Provides solution for EPA Phase II Requirement.
- Controls runoff & eliminates standing water.
- Improves water quality.
- Lowers construction costs.

Turfstone Permeable Pavers

Nowadays, concern for the Earth's resources is at an all time high. In response, Belgard has created the environmentally responsible Turfstone pavers. This high-tech design allows rainwater to be filtered back into the soil naturally and gradually, resulting in the control and stabilization of soil erosion.

The eco-friendly design of Turfstone allows greenery to grow right through it, creating a highly unique hardscape design that works with the natural beauty of the land.

Belgard Pavements can be used for driveways, access roads, stream beds and lakeshore stabilization.

The availability of shapes and packaging configuration may vary by region. Check with your Authorized Belgard Dealer for availability. Dimensions are nominal installed.

Belgard units are made from a “no-slump” concrete mix. Made under extreme pressure and high frequen¬cy vibrations. Belgard Pavers meet the ASTM standard C-936 to an average compressive strength of 8000 PSI, a water absorption maximum of 5 percent and will meet or exceed ASTM C-936 and freeze-thaw testing per section 8 of ASTM C-67.

TURFSTONE

2.67 sq. ft. per unit
133 sq. ft. per pallet
Specs: 24" x 16" x 3 1/8"
Weight: 58 lbs.
Void Opening XX%
Apertures: 3 9/16" x 3 9/16"

Benefits PICP

- Reduces pollution from rain water run off
- Reduces runoff from common rainstorms by as much as 100%
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- Compatible with underground storm water storage systems
- Outperforms similar systems in harsh climate or freeze thaw cycles
- Replaces detention/retention ponds

Belgard is a member of the ICPI and NCMA and complies with or surpasses the standards of both organizations.

BELGARD® COMMERCIAL

Turfstone™ Environmental Collection

Beauty, functionality and quality are hallmarks of the Belgard® Commercial brand, and our Environmental Collection of permeable pavers is no exception. Belgard permeable pavers combine the best of Belgard with innovative stormwater management for a superior product line that provides sustainable solutions and aesthetically appealing designs.

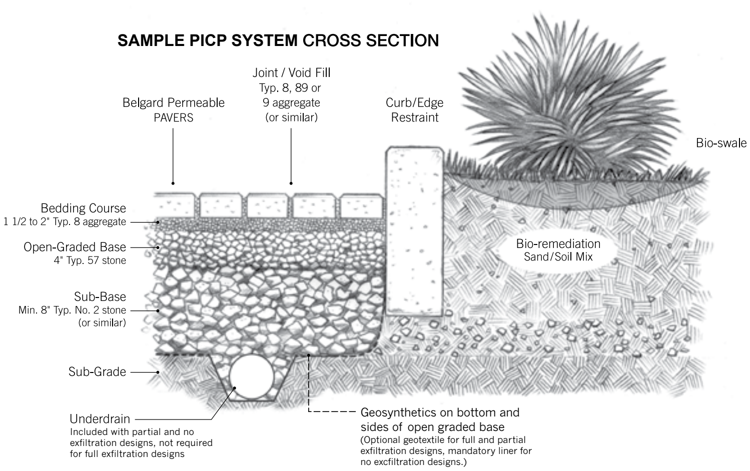
LT. VEHICULAR—80MM

Turfstone™

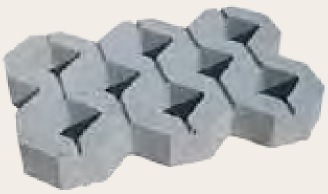
Belgard® has created the environmentally responsible Turfstone™ Grid Pavement. When used as part of a Permable Paver System, the voids are filled with clean aggregate to allow rainwater to filter down, rather than runoff, and infiltrate back into the underlying soil. By filling the voids with topsoil and using a standard road base, the design of Turfstone allows greenery to grow through it creating a unique hardscape design that can handle light vehicle traffic and works with the beauty of the land.

Benefits of Belgard® Permeable Paving Stone Systems

- On the US Environmental Protection Agency's (EPA) menu for structural Low Impact Development (LID) BMPs
- Can contribute toward several LEED NC-2009 points
- Reduces stormwater runoff by up to 100%
- Can be used to achieve total maximum daily load (TMDL) limits for a range of pollutants
- Certified SRI colors reduce heat island effect
- Can reduce or eliminate the need for traditional drainage and detention requirements, saving space and money
- Can be designed to accommodate all native soil types
- 50-year design life based on proven field performance

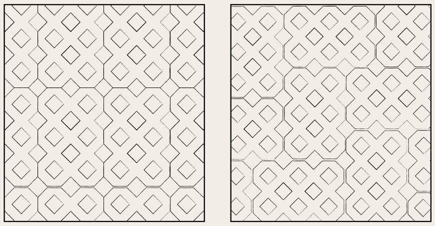


The availability of specific aggregate will often vary from region to region. In cases where it becomes necessary to substitute a similar size, your project engineer should always be consulted.



Shape

15 3/4" x 23 5/8" x 3 1/8"
(400mm x 600mm x 80mm)



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Home > Outdoor Lighting > Outdoor Wall Lighting > Wall Mounted - Outdoor > 52904 - Product Details

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Hi-Lite Galvanized Outdoor Wall Mount

Bellacor Number: 52904

g+1 Share Save

Sale Price	$104.82*
COMPARE:	~~$155.00*~~
Regular Price:	~~$123.00~~
YOU SAVE 32%	($50.18)

Write a review

- Add To Project
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ADD TO CART

Qty: 1

USUALLY SHIPS IN 2 TO 4 WEEKS details

Cancel and return policy

PRODUCT DESCRIPTION

Light your home's exterior smartly with this simple American-made fixture. It boasts a modest design and a galvanized finish for an industrial feel. This uncomplicated beauty promises a rich radiance to warmly greet your guests.

PRODUCT DETAILS

Bellacor Number:	52904
Finish:	Galvanized
Additional Finish/Materials:	Rosewood, Polished Brass, Black, White
(Call 1-877-723-5522 to order.)	
Dimensions:	10"W x 13"H x 13"Ext
Backplate:	6 1/4"W
Style:	Retro
Bulb/Watt:	1 - 100 watt Medium Base bulbs
Compare Brightness:	View Chart
Weight:	8.0 Lbs
Certification:	UL, CUL
Usage:	Exterior Wet
Brand SKU:	H-15110-B-96
Brand:	Hi-Lite

**More Info*

DISCLAIMERS

*Due to manufacturer policies, additional discounts cannot be applied to this item. Clearance, overstock and temporary price cut items are not eligible for discounts.

*NOTICE: Due to the custom nature of this product, orders cannot be cancelled once placed. Please contact Bellacor Customer Service for further details.

COMPANION ITEMS

$152.87 - ~~$182~~

Rosewood Outdoor Wall Mount

ADD TO CART

PEOPLE ALSO BOUGHT

Home > Outdoor Lighting > Outdoor Wall Lighting > Wall Mounted - Outdoor > 595635 - Product Details

Looking for more Outdoor Wall Lighting?
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Millennium Lighting R Series Galvanized 10-Inch Angle Outdoor Wall Mount with Goose Neck

Bellacor Number: 595635

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Sale Price $99.80*
COMPARE: ~~$138.00*~~
Regular Price: ~~$118.00~~
YOU SAVE 27% ($38.20)

Write a review

Add To Project
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Email a Friend

ADD TO CART

Qty: 1

This item will display as multiple line items during checkout, see component list below.

USUALLY SHIPS IN 4 TO 6 WEEKS details
Cancel and return policy

PRODUCT DESCRIPTION

Components will be added to your cart individually and may arrive separately.

Components include:

R Series Galvanized 10-Inch Angle Shad (1)
Availability: 4 to 6 weeks

R Series Galvanized Goose Neck Only (1)
Availability: 1 to 2 business days

Millennium Lighting's R-Series RLM fixtures are constructed of cold rolled steel for durability. All painted finishes utilize UV stabilized paint that is baked in high temperature ovens enabling excellent adhesion and weathering properties for harsh outdoor environments. Millennium Lighting's galvanized finish incorporates zinc plated steel with a protective UV stabilized clear coat for further protection from the elements.

- Galvanized finishes may vary in color
- Materials: Cold rolled steel, die cast zinc.

PRODUCT DETAILS

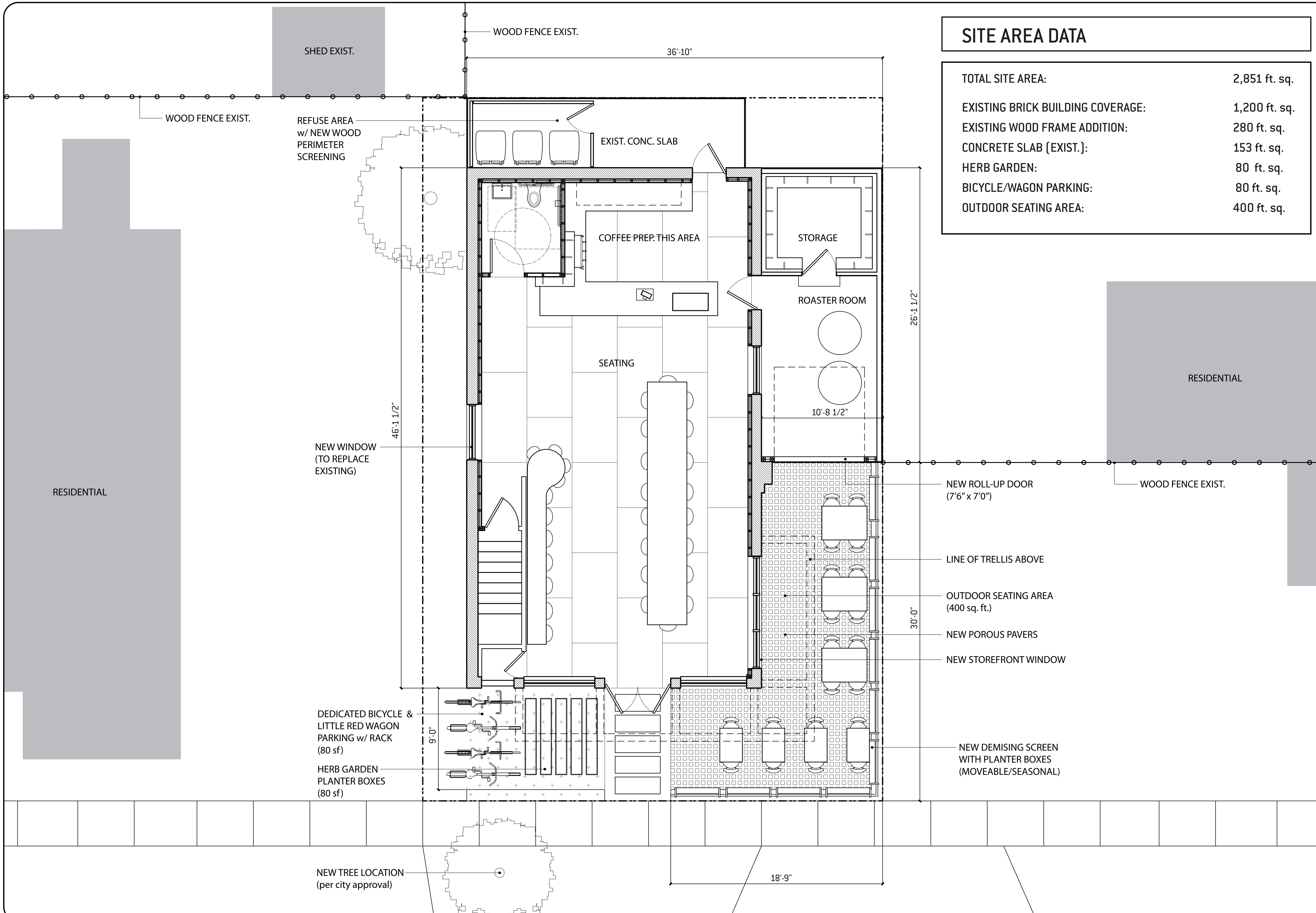
Bellacor Number:	595635
Finish:	Galvanized
Dimensions:	10"W x 9"H x 14.5"Ext
Style:	Retro
Voltage:	110 to 120 Volt
Bulb/Watt:	1 - 200 watt Medium Base bulbs
Compare Brightness:	View Chart
Certification:	UL
Usage:	Exterior Wet
Brand SKU:	BKIT-RAS10GA-RGN15GA
Brand:	Millennium Lighting
Collection:	R Series

**More Info*

DISCLAIMERS

*NOTICE: The components of this item cannot be purchased separately. Your order will not process correctly if components are removed from the shopping cart.

R SERIES COLLECTION



SITE AREA DATA

TOTAL SITE AREA:	2,851 ft. sq.
EXISTING BRICK BUILDING COVERAGE:	1,200 ft. sq.
EXISTING WOOD FRAME ADDITION:	280 ft. sq.
CONCRETE SLAB (EXIST.):	153 ft. sq.
HERB GARDEN:	80 ft. sq.
BICYCLE/WAGON PARKING:	80 ft. sq.
OUTDOOR SEATING AREA:	400 ft. sq.

n_space
Neal Robinson, Architect
nealr@nspacearch.com
2200 Fuller Court Suite 1009B
Ann Arbor MI 48105
734.417.5838

SHEET TITLE:
PROPOSED PLAN
(w/updates per city)
SCALE: 1/8" = 1'-0"

LITTLE BIRD
908 Congress St. Ypsilanti, MI 48197

SEAL

DATE: 7/20/15

SHEET NO.
S-4

REQUEST FOR LEGISLATION
August 18, 2015

From: Bonnie Wessler, City Planner

Subject: Rezoning from NC, Neighborhood Corridor, to HHS, Health and Human Services

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SUMMARY & BACKGROUND

When the Master Plan was drafted, staff identified a potential "node" of health and human services businesses in the area of Towner, Center, and Arnet, anchored by the County Service Center, the University of Michigan medical office building, and Forest Health. To this end, when drafting the zoning ordinance, staff created a "Health and Human Services" (HHS) zoning district. The three aforementioned properties were zoned HHS, but staff missed the opportunity to create a "node" at this location by expanding the classification to other nearby parcels along Towner.

Six parcels are proposed for rezoning. Of those, one is a former Hope Clinic medical office; one is a community center for adult consumers of mental health services; and the character of the remaining structures is not inconsistent with small health and human services offices, such as dentists, mental health practitioners, or related fields.

RECOMMENDATION

Planning Commission recommended ***approval*** of the rezoning for 711 Towner, 103 Arnet, 700 Towner, 720 Towner, 730 Towner, and 750 Towner at its regular July meeting with the following findings:

1. The rezoning is consistent with the goals, policies of the Master Plan.
2. The proposed zoning of the site is consistent with existing and planned surrounding zoning districts and land uses.
3. The proposed boundary for the rezoning is appropriate, based on the existing character of the site, the uses permitted in the proposed and existing zoning districts, natural features, and the character and use of adjacent properties.
4. The rezoning will not result in an unplanned and isolated zones; it will connect to the adjacent HHS district.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Ordinance
Staff Report
Minutes

CITY MANAGER APPROVAL: ______________________ COUNCIL AGENDA DATE: 08/18/2015

CITY MANAGER COMMENTS: ______________________

FISCAL SERVICES DIRECTOR APPROVAL: ______________________

Resolution No. 2015-185
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT an Ordinance to rezone several properties along Towner Road from Neighborhood Corridor (NC) to Health and Human Services (HHS) on First Reading.

OFFERED BY: ____________________

SUPPORTED BY: ____________________

YES: NO: ABSENT: VOTE:

Resolution No. 2015-186
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT a public hearing an Ordinance to rezone several properties along Towner Road from Neighborhood Corridor (NC) to Health and Human Services (HHS) be officially closed.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Ordinance No. 1255

An Ordinance Entitled "TOWNER AREA STREET REZONING"

THE CITY OF YPSILANTI ORDAINS:

That the following properties with the following addresses and tax code ID#:

- **711 Towner**: tax identification code: 11-11-10-267-003
- **103 Arnet,** tax identification code: 11-11-10-330-018,
- **700 Towner,** tax identification code: 11-11-10-330-005,
- **720 Towner**, tax identification code: 11-11-10-330-004,
- **730 Towner**, tax identification code: 11-11-10-330-003
- **750 Towner,** tax identification code: 11-11-10-330-002,

BE REZONED FROM NC, NEIGHBORHOOD CORRIDOR, TO HHS, SHEALTH AND HUMAN SERVICES;

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS___________ DAY OF _______________, 2015

____
____
FRANCES MCMULLAN, City Clerk

Attest

I do hereby confirm that the above Ordinance No. __________was published on the _____ day of __________, 2015.

____
FRANCES MCMULLAN, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the _____ day of __________, 2015.

____
FRANCES MCMULLAN, City Clerk

Notice Published: ________________________________
First Reading: ___________________________________
Second Reading: _________________________________
Published: ______________________________________
Effective Date: __________________________________

PLANNING COMMISSION
MEETING MINUTES
July 15, 2015
CITY COUNCIL CHAMBER
7:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: R. Johnson, C. Zuellig, H. Jugenitz, P. Hollifield, A. Bedogne

Absent: S. Straley (excused)

Staff: Bonnie Wessler, Planner II
Nan Schuette, Executive Secretary

Chairman Johnson welcomed the new Associate Planner, Cynthia Kochanek.

III. APPROVAL OF MINUTES

Commissioner Jugenitz moved to approve the minutes of June 17, 2015 with one correction on page three (Support: C. Zuellig) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATIONS AND PUBLIC HEARING ITEMS

1. Special Use Permit Application – 50 Ecorse

Bonnie Wessler, City Planner, gave a short presentation on this request. She stated that it also included 62 Ecorse into Auto Sales. She noted that the site plan lacks many items, including lighting, landscaping, and sidewalks along Ecorse – staff is recommending denial. She added that should the Planning Commission deny the request, the applicant could re-apply with a revised application. The applicant did ask for an extension or to be tabled but she had not received anything further at this time.

Chairman Johnson asked if there was anything specific that would be a deal breaker. Ms. Wessler responded there was not as long as all the issues can be resolved. She is happy there will be an actual use for that property. Commissioner Hollifield asked about lighting. Ms. Wessler responded that no lighting information had been received. Commissioner Zuellig asked about curb cuts and if there had been any conversation about shared used and potential elimination of some of the drives and Ms. Wessler responded that they are proposing closing two curb cuts but she needs more information.

Commissioner Zuellig moved to open the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Jamal Garmo, is the landlord of the property – also owns 50 Ecorse. He stated that he purchased 62 Ecorse and gave background information on this. His tenant was parking more cars than allowed. After six years, the city found out and sent Mr.Garmo a letter to submit a new revised plan to comply with the permit. Mr. Garmo contacted Ms. Gillotti, former City Planner, who recommended that he try to get an easement, which he was unable to do, or he should come up with a new site plan to allow more cars to be parked. She later also advised him to delay the project since the city ordinance was going to be changed to reduce the parking requirement. In the meantime, the owner of the Big Boy came to him with an offer to sell. He bought the property immediately and told Ms. Gillotti that he would demolish the building and give to his tenant to allow more parking.

As soon as he demolished the building, he told his tenant he needed him to sign the lease. His tenant told him he could not afford the new rent payment without being sure that a permit would be given to allow him more parking.

Mr. Garmo realizes there is a lot to be done but he needs more time and is asking the board to reconsider giving him more time to allow him to submit all the requirements, landscaping, lighting, etc. etc. and enable him to comply with Ms. Wessler's request.

Commissioner Bedogne moved to close the public hearing (Support: C. Zuellig).

Chairman Johnson stated that the applicant has been given ample time to resolve everything since it has been over a year and if we consider tabling, we would require a firm date of when everything would be completed. There are various options available to the board - could deny; or table giving him more time, but the conditions need to be taken seriously. He asked Ms. Wessler for various options, which she provided; either denying, revoke Special Use or table giving him more time. As an additional point, if the board denies and the applicant would re-submit, they would have to pay all the application fees again. Commissioner Bedogne added that the applicant had previously been given a Special Use which he has not lived up to. Commissioner Zuellig stated that we should have a specific end date if we agree to table allowing the applicant time to come up with a new site plan that includes everything that the City Planner is requesting. Mr. Garmo added that there is no architect that could draw up new plans in 30 days and he will need at least 60 days.

Commissioner Johnson added that we have given people more time in the past and there is always an excuse and a request for even more time. Chairman Johnson further explained to Mr. Garmo that if he had not been in compliance for six years and the city didn't do anything, he has been getting a break, however, he is still responsible and so is the tenant. The applicant has been given enough time but staff has suggested that if this site plan is done and all of the details are included, there is a good chance we could support that. Commissioner Jugenitz added that if we do go with tabling, she feels we need to go with 90 days to get everything completed. Commissioner Zuellig agreed.

Chairman Bedogne emphasized that this is serious matter adding that we could deny it but he wanted to send a message that they have been operating with a Special Use and yet they have not been obeying it. If the decision is made to table it, we are making an exception. He indicated that Mr. Garmo stated staff is requesting this information but Commissioner Bedogne wanted to reiterate that it is not that staff is asking for it, it is the ordinance that requires it. If the commission is open to tabling this, the applicant should take it seriously that when he comes back, it should be in total compliance. Commissioner Hollifield is inclined to give him 90 days but agreed that he would not entertain any further extensions. Commissioner Bedogne was in agreement to table for 90 days but when he came back, he also agreed that it should be complete. Chairman Johnson added that he could support tabling.

After more discussion, Commissioner Zuellig moved that the Planning Commission table the Special Use Permit, the site plan and revocation of the special use permit for no later than the October Planning Commission meeting for the Auto Sales at 50-62 Ecorse Road (Support: H. Jugenitz) and by voice vote was carried unanimously.

2. Rezoning – Towner & Arnet

Ms. Wessler stated that this is a request to rezone to HHS, Health and Human Services for six parcels, 711 Towner, 103 Arnet, 700 Towner, 720 Towner, 730 Towner and 750 Towner. The properties are currently various uses, ranging from single family to a community center. The City wishes to re-zone this area from NC to Health and Human Services, since the majority of buildings are utilized for a community center, medical or similar uses.

Commissioner Zuellig moved to open the public portion of the hearing (Support: H. Jugenitz) and the motion carried unanimously.

Since there were no comments, Commissioner Jugenitz moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Chairman Johnson stated that staff has listed the recommendations and findings, which staff was directed to do by the board.

Commissioner Jugenitz moved that the Planning Commission recommend approval to City Council the rezoning for 711 Towner, 103 Arnet, 700 Towner, 720 Towner and 750 Towner with the following findings:

Findings:

1. The rezoning is consistent with the goals and policies of the Master Plan.
2. The proposed zoning of the site is consistent with existing and planned surrounding zoning districts and land uses.
3. The proposed boundary for the rezoning is appropriate, based on the existing character of the site, and use of adjacent properties.
4. The rezoning will not result in an unplanned and isolated zones; it will connect to the adjacent HHS district.

The motion was supported by Commissioner Hollifield. A roll call vote was taken and carried unanimously.

3. Six-month Zoning Text Update

a. Historic Corridor

Ms. Wessler was unable to get text amendments completed in time. She does have an extensive list that she would like to review with the board and have another public hearing next month. There are three issues she would like to discuss. Ms. Wessler presented her staff report stating that the Planning Commission and City Council adopted a new Zoning Code in December, which became effective in January of this year. Since that time, staff has been tracking issues and bugs with the code, ranging from reference errors and misattributed figures to potentially larger issues. Driven by the imminent demise of the Ypsilanti Courier/Washtenaw NOW, staff noticed a public hearing for these text amendments, but they are not yet in a presentable form. Instead, staff is presenting questions to the Planning Commission on some of the more challenging issues.

Commissioner Jugenitz moved to open the public portion of the hearing (Support: a. Bedogne) and the motion carried unanimously. Since there was no comment from the audience, Commissioner Jugenitz moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

First discussion was the about the Historic Corridor – they do not need to provide additional parking on first floor but if changed to second floor or basement, they would have to provide additional parking. Ms. Wessler stated that in looking at the area and a couple of specific areas along W. Cross, parking is a challenge to redevelopment. Parking requirements have improved but because of the constraints of this area, parking would be difficult to add. Commissioner Zuellig asked for an example to help her understand, which Ms. Wessler provided, one of which is the Got Burger Restaurant, as well as the Ugly Mug, explaining in more detail.

Ms. Wessler added that it could be worded - if one adds a residential unit in the HC, one would still have to add the parking; but if someone flipped the first floor to commercial they wouldn't have to add parking; however, if the entire whole building goes to commercial, it would only require to provide parking for the first floor units. She will bring back an update at a later date.

b. General Corridor District

In the General Corridor District, medical marijuana dispensaries were omitted despite previously having been a permitted use in these areas. As GC is somewhat of a hybrid of the former CI and B4, it is already "home" to grow operations. Two dispensaries are nonconforming because of this change. One grow facility continues to operate legally with its special use permit. Staff stated that she would like to discuss allowing dispensaries in GC as a permitted use, and grow facilities as a special use. All standards specific to these uses will remain.

Board members agreed to have staff do further exploration on this issue and bring back with the other information. Chairman Zuellig added that she feels it is important that the public have input to any changes that may occur. Chairman Johnson added that dispensaries could be considered a special use.

c. Fencing:

Ms. Wessler stated that there are no regulations for fencing in the Center District. Further, Section 122-713 classes commercial and industrial uses together. This issue warrants some discussion and direction from the board. She detailed some of the most restrictive requirements in other districts. One concern is chain link fencing.

After much discussion was it was agreed that for the Center District, it needs to have its own description. Ms. Wessler will bring back a recommendation at the next update.

VI. NEW BUSINESS

1. Modification of Sign Standards: 16 S. Washington

Ms. Wessler stated that this is an application for approval of the modification of sign standards request for mounting a rooftop sign. The parcel is approximately a third of an acre in size, fronting on South Washington Street. There is an existing 500 sq. ft. building, a covered area formerly used as a drive-through, and a large paved area formerly used as a parking lot. The applicant has converted the site to a farmer's market. Farmer's Markets and other organized markets are a permitted use in the Center district.

The applicant is proposing a roof sign, which are prohibited within the City and defined as a sign. "Constructed and maintained upon or above the roof of a building, marquee, or parapet wall and which is wholly or partially supported by such building."

Ms. Wessler reviewed the applicable standards pertaining to signage and included a copy of the proposed sign and location. She gave some background information to the board on the definition of modification of signs that Planning Commission could approve. Chairman Johnson wondered if they should have something in writing to support this sign only since it is a unique situation. Commissioner Zuellig had some concerns about the sign. Ms. Wessler stated that the HDC had approved the sign; however, they were unaware that rooftop signs were not permitted. The applicant went ahead and ordered the signs unaware they were not allowed.

Chairman Johnson had some of the same concerns as Commissioner Zuellig since the language seems so generic – anyone can get a roof sign and it's just up to the board to say yes or no. He would like something specific to this sign and agreed that the standards are too generic. Ms. Wessler asked for guidance from the Planning Commission when they want to see the sign applications. Johnson agreed this is a "community sign" since it is a farmer's market.

Commissioner Jugenitz moved to open the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Laura Gillis – Stated that this sign is for the Farmer's Market, which is part of the Master Plan for the city. This property is a one story building set back from the road. In order to attract attention to this building, they wanted put the lettering on the roof, which is a common trend in markets, so that it would be attached to the station. This suggestion was made by HDC, who also suggested the color. Ms. Wessler is correct about rooftop signs not being allowed, which they were also not aware of.

Some discussion was held on the lighting, which Ms. Wessler informed them must be from the top down because of the ordinance. Commissioner Jugenitz likes the aesthetics and she would not be opposed to this sign especially since this a community gathering place. Commissioner Zuellig feels if it is well done and there are places where we would think rooftop signs are allowed, we should have some standards.

Ms. Gillis feels that the sign is in keeping with the 1960's style of the building.

Commission Jugenitz moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Commissioner Zuellig moved that the Planning Commission approve the modification of sign standards request to permit a rooftop sign at 16 S. Washington, as submitted on 18 June, 2015, with the following findings:

1. The sign shall be installed per the requirements of the Building Code and in a safe and workmanlike manner.
2. The sign will not endanger the health, safety, or welfare of the residents and visitors of the City.
3. The style of the sign proposed echoes a trend in Farmers Markets' signage.
4. The sign supports increased legibility of an important community gathering space identified as a vital asset to Ypsilanti residents and the Master Plan.

<u>Conditions</u>:

1. This approval shall be made conditional upon receipt of all necessary permits, including but not limited to, the Building Department and the Historic District Commission.
2. The approval shall be further conditional upon the submission of a complete sign plan for the site; the plan shall show in-use details as well as permanent.

The motion was supported by Commissioner Jugenitz. A roll call vote was taken and carried unanimously.

VII. OLD BUSINESS

1. Special Use Permit Revocation: 50 Ecorse

Tabled until October – see **V** above.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. More "bug" fixes in ordinance
2. Modification to Sign Ordinance

IX. COMMITTEE REPORTS

1. Non-Motorized Committee

The June report was included in the packet.

X. ADJOURNMENT

Since there was no further business, Commissioner Zuellig moved to adjourn the meeting (Support: A. Bedogne). The meeting adjourned at 9:13 p.m.

City of Ypsilanti
Community & Economic Development Department

9 July 2015

Staff Review of Rezoning Application
Map Amendment (Rezoning): Towner Street & Arnet
711 Towner, 103 Arnet, 700 Towner, 720 Towner, 730 Towner, 750 Towner

GENERAL INFORMATION

Applicant:	City of Ypsilanti
Project:	Map Amendment (Rezoning): Towner Street & Arnet
Application Date:	1 July 2015
Location:	Towner & Arnet St, between S Prospect and Ecorse Rd
Zoning:	NC- Neighborhood corridor
Master Plan:	SD-Special Districts (p 78)
Action Requested:	Rezone to HHS- Health and Human Services
Staff Recommendation:	Approval

PROJECT AND SITE DESCRIPTION

Rezoning is requested for a six parcels:

- **711 Towner**: 11-11-10-267-003, 1.045 acres, public housing
- **103 Arnet**: 11-11-10-330-018, 0.271 acres, medical
- **700 Towner,** 11-11-10-330-005, 0.235 acres, office
- **720 Towner**, 11-11-10-330-004, 0.257 acres, single family
- **730 Towner**, 11-11-10-330-003, 0.272 acres, 2 apartments
- **750 Towner,** 11-11-10-330-002, 0.870 acres, community center

The properties are currently various uses, ranging from single family to a community center. The City wishes to re-zone this area to health and human services, since the majority of buildings are utilized for a community center, medical or similar uses.

Figure 1: Subject Site Location & Zoning

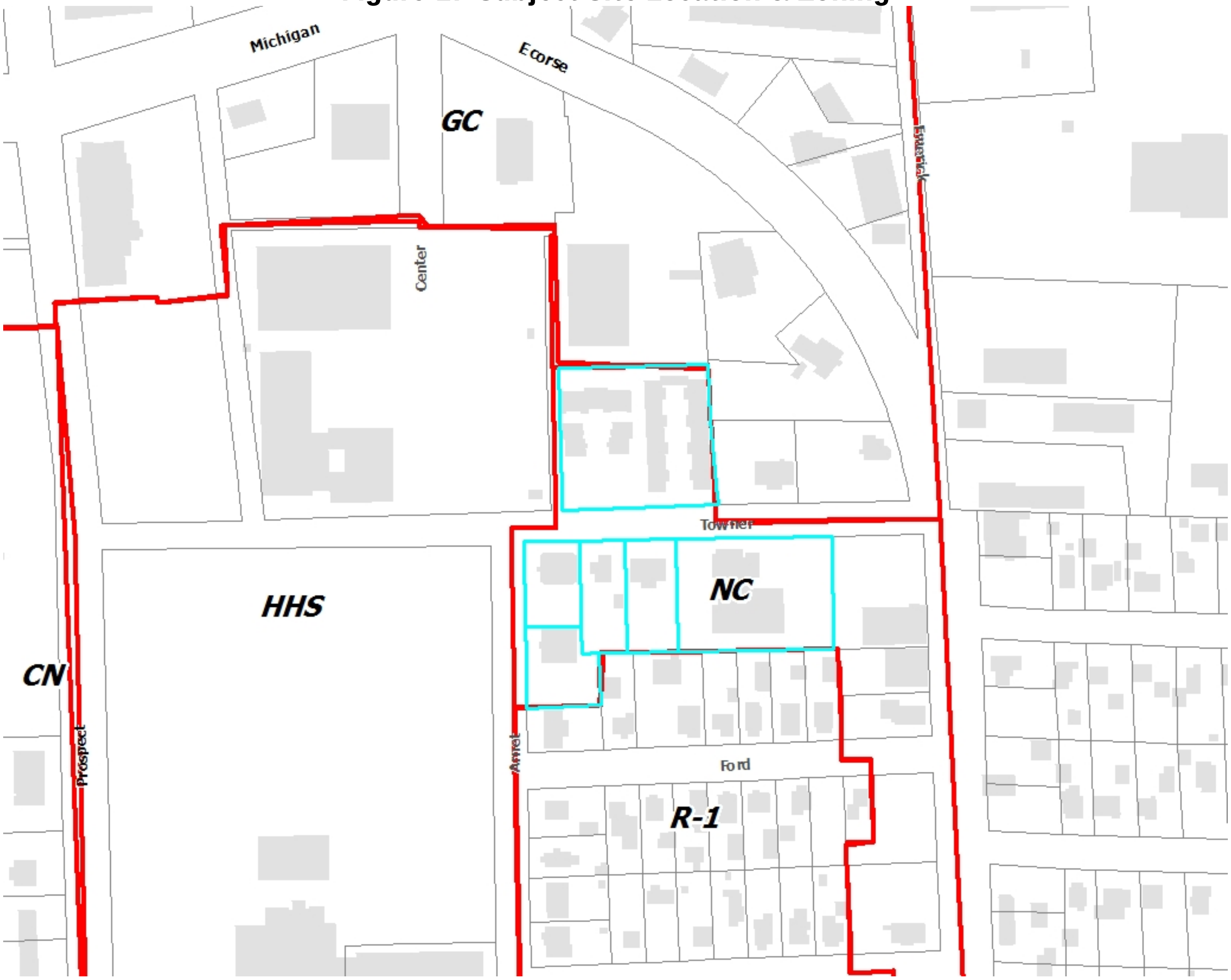
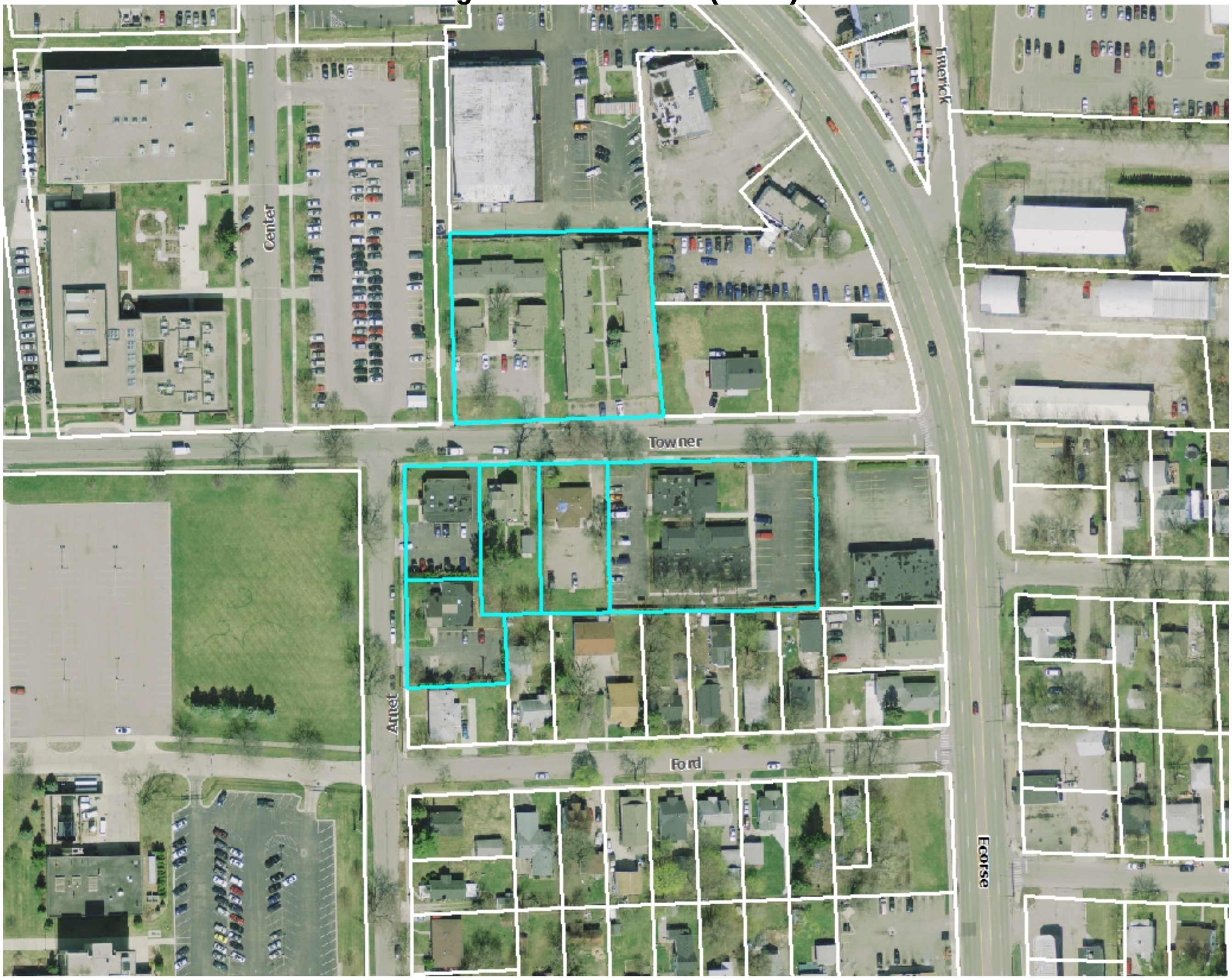


Figure 2: Site Aerial (2010)



MASTER PLAN

The subject properties are adjacent to the “Towner Health and Human Services area.” The goal for this area is “to support our existing cluster of medical health and human service offices. Intended to reconnect street grid and integrate the area with the surrounding corridors and neighborhoods.”

The current zoning map, below, shows the block is already largely health and human services to the west of these properties.

Figure 3: Zoning Designations

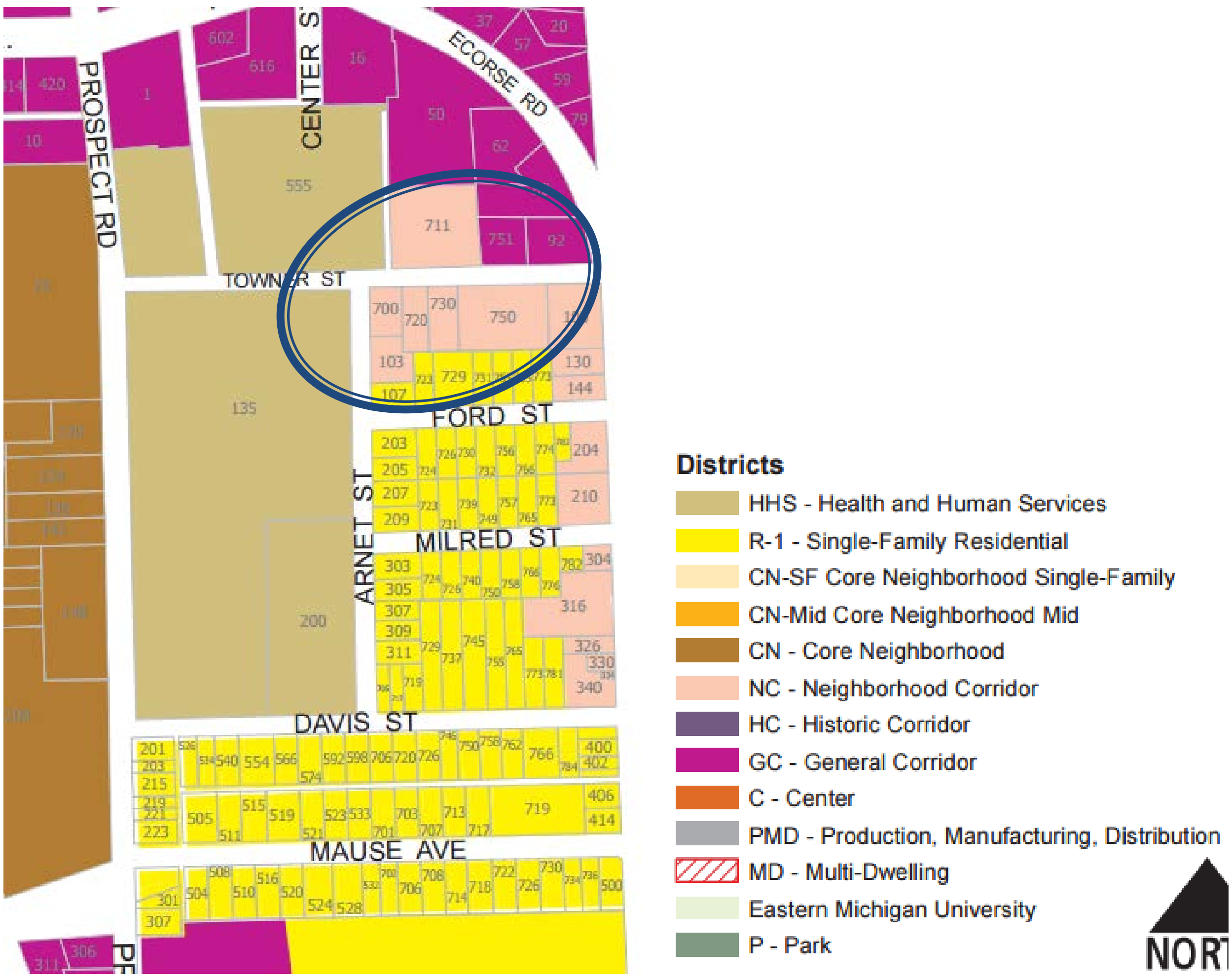
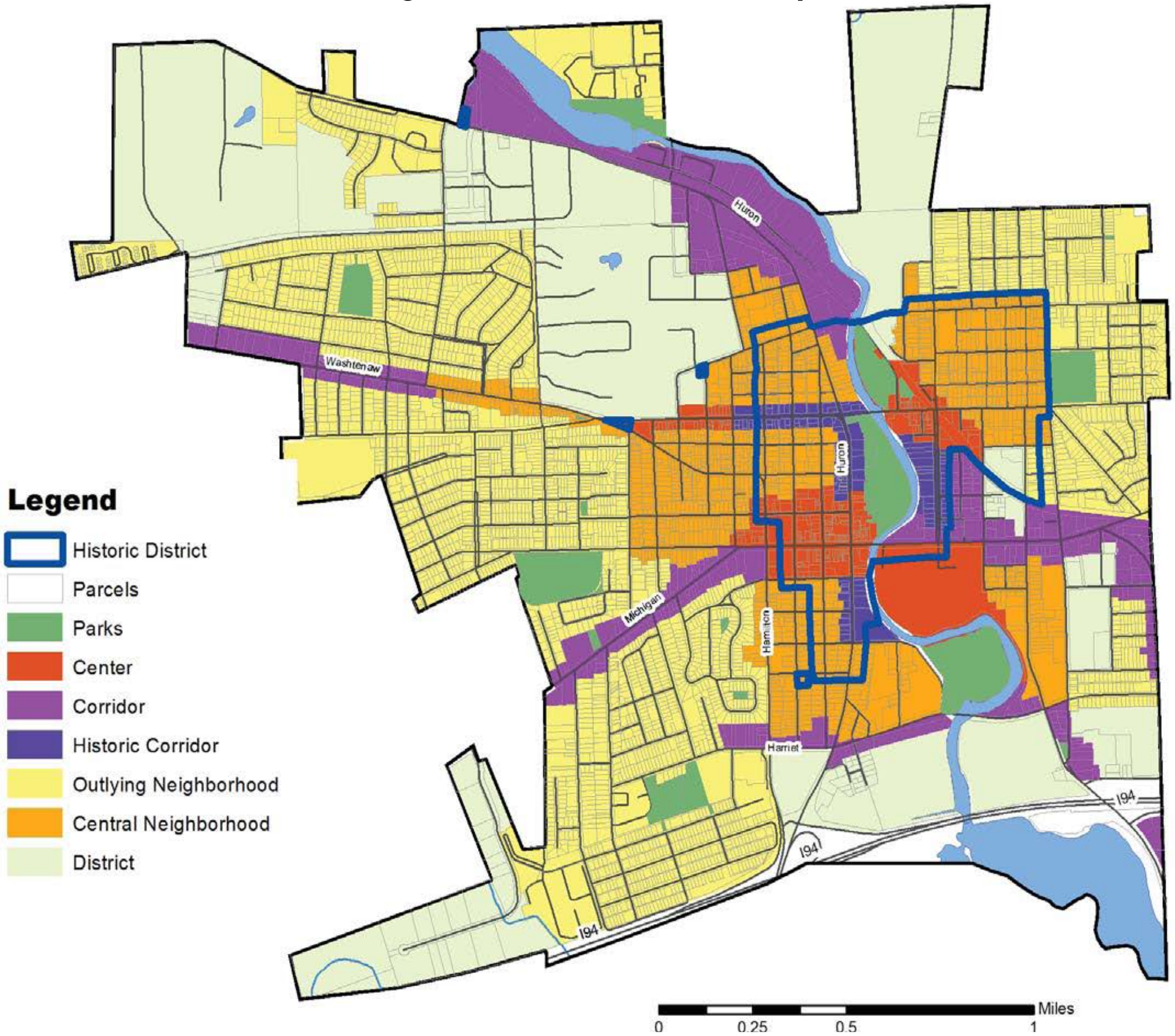


Figure 4: Future Land Use Map



EXISTING LAND USE AND ZONING

Sis parcels are under consideration for rezoning; they are currently used for a various purposes including public housing, medical, offices, single family residential, 2 apartments and municipal.

Figure 5: Surrounding Land Use and Zoning

	LAND USE	ZONING
NORTH	Commercial and Retail	GC- General Corridor
EAST	American Legion and commercial	NC- Neighborhood Corridor
SOUTH	Single family dwelling	R-1- Single Family Residential
WEST	Medical and Municipal offices	HHS- Health and Human Services

REZONING IMPLICATIONS

INTENT

The stated purpose of NC is “designed around existing higher traffic roadways, this district intends to provide a lower density mix of multi-family homes and stores aligned with the character of surrounding neighborhoods.”

HHS, in contrast, is to provide “support our existing cluster of medical health and human service offices. Intended to reconnect street grid and integrate the area with the surrounding corridors and neighborhoods.”

Figure 6: Permitted uses in existing and proposed zonings. Uses not currently permitted are in bold type.

P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted

USES	NC	HHS
RESIDENTIAL		
Two-family dwelling units	P	P
Multiple Family Dwellings, maximum of 4 units per building	P	
Multiple Family Dwellings, more than 4 units per building	S	
Multiple Family Dwellings, maximum of 6 units per building		P
Multiple Family Dwellings, more than 6 units per building		S
Apartments located above ground floor of permitted nonresidential uses	P	P
Home Occupation	A	A
Group living with support staff, not licensed by State of Michigan	--	P
Family Child Care Home	A	A
Adult foster care family homes	A	A
Group Child Care Home	A	A
GROUP LIVING		
Group residence, maximum of 6 residents	--	P
Group residence with 7 or more residents	--	S
Roominghouse	--	S

Adult foster care small & group homes, adult congregate facilities	--	P
Adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional facilities.	--	S
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES		
Parks	P	P
Outdoor recreation	S	A
Museums & libraries, less than 15,000 square feet	P	--
Museums & libraries 15,000 square feet or more	S	--
Primary & Secondary Schools (public & private)	S	--
Post-secondary educational institutions (public & private)	S	S
Religious institution	S	--
Private assembly, banquet hall allowed	S	--
Indoor recreation less than 15,000 square feet	P	P
Indoor recreation more than 15,000 square feet	--	P
Municipal, county, regional & state service uses	P	P
Public Art	A	A
SERVICES		
Business and professional offices less than 15,000 square feet	P	P
Business and professional offices, 15,000 square feet or more	S	P
Financial services, including banks, less than 15,000 square feet	P	P
Financial services, including banks, 15,000 square feet or more	S	P
Adult drop-in center	--	P
Homeless Shelter	--	P
Personal service establishments, less than 15,000 square feet	P	P
Personal service establishments, less than 15,000 square feet	--	P
Offices for skilled trade services including but not limited to plumbing, electric, heating, and painting establishments	S	--
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	S	--
Bed & Breakfast or Inn	S	--
Child Care Centers	P	P

Funeral homes	S	S
Nursing Homes	--	P
Laundromats and dry cleaners, less than 15,000 square feet	P	--
Medical or dental offices	P	P
Medical or dental clinics	S	P
Hospitals	--	P
Substance abuse treatment facilities	--	S
Veterinary hospitals and clinics	S	--
Catering services, less than 15,000 square feet	P	P
Catering services, more than 15,000 square feet	--	P
COMMERCIAL		
Retail stores, less than 15,000 square feet	P	P
Resale stores	P	--
Arts & crafts studios	P	--
Food stores, excluding sale of alcohol, less than 15,000 square feet	P	P
Food stores, excluding sale of alcohol, more than 15,000 square feet	--	P
Food stores, with sale of alcohol, less than 15,000 square feet	S	--
Farmers' market and other organized markets	P	P
Outdoor retail sales	S	--
RESTAURANTS		
Carry-out and/or delivery restaurant	P	P
Café or coffee shop	P	P
Cafeteria	--	A
Sit-down, with seating limit of 50 seats	P	--
Bar/Lounge	S	--
Tasting room and accessory to microbrewer/ small distiller/ small wine maker	S	--
Fast Food	S	--
Outdoor cafes	A	--
AUTO-ORIENTED		

Automobile Filling Station - no repair	S	--
Automobile Share Parking	A	A
Parking Garage	--	S
RESEARCH		
Craft production, clothing production or food production, less than 16,000 square feet	P	--
Microbrewer/ small distiller /small wine maker, less than 16,000 square feet	P	--
Wholesale or distribution facility with total gross floor area of less than 16,000 square feet	S	--
Laboratories	--	P
TEMPORARY USES		
Temporary permitted use in vacant storefront	P	--
Food concession sales	P	P
INFRASTRUCTURE		
Essential Services	P	P
Communication Devices	A	A
Alternative Energy	A	A
Stormwater Control	A	A
Passive solar structure (greenhouse, hoophouse, etc.)	A	A
Community gardens	A	A
Toolhouses, sheds and other similar buildings for the storage of domestic supplies	--	A
Operation between 2 a.m. and 6 a.m. during any 24-hour period	S	S
Drive through facilities	S	--
Ongoing outdoor retail sales or display	S	--
Outdoor storage	S	--

REZONING CONSIDERATIONS §122-63(b)

The following are generally accepted criteria for evaluating a rezoning request and staff responses to each:

1) *Is the rezoning consistent with the policies, guiding values and City Framework (Future Land Use Map) of the Master Plan, including any subarea or corridor studies. If conditions have changed since the current Master Plan was adopted, the consistency with recent development trends in the area.*

Possibly. The City Framework Map in the Master Plan recommends that the future use of this parcel be "corridor", however the Health and Human Services district is adjacent. This use is more suitable to this particular area. This area is addressed in the flowing except from the Master Plan,

> *The area on either side of Towner between Prospect and Arnet Streets is home to the Washtenaw County Service Center to the north and a medical facility to the south. Both provide services for the City and the County. (p 62)*

2) *The rezoning sustains the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.*
Yes. Many of the same structures, with the exception of single family residential, are permitted uses in both the zones. Two-family dwelling, multiple-family dwellings of 6 units or less and many commercial and office uses are permitted in HHS. Multiple-family dwellings or more than 6 units would need a special use permit.

3) *The property proposed to be re-zoned can accommodate the requirements of the proposed zoning district without creating the need for multiple non-conforming uses.*
Yes. The HHS district allows for many similar uses and the NC.

4) *All the potential uses and building types allowed in the proposed zoning district are compatible with surrounding uses, buildings, and zoning in terms of land suitability, impacts on the environment, impacts on the transportation network, density, nature of use, aesthetics, infrastructure and potential influence on property values.*
Yes. The current uses of multiple-family dwellings of 6 units or less and many commercial and offices are permitted in HHS. Multiple-family dwellings or more than 6 units would need a special use permit.

5) *Is the capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the City?*
Yes. The current infrastructure would sustain the area; however it could use some expansion and further support to assure access by all modes of transportation.

6) *Will the rezoning be detrimental to the financial stability and economic welfare of the City?*

No. This will help to foster the existing node of HHS in the area.

7) *Would the rezoning negatively impact the condition of any nearby parcels considering existing vacancy rates, current per-square-foot lease or sale rates, and other impacts*
No. The HHS zoning would allow for less variation and intensity of use in the area.

8) *The rezoning is consistent with the trend of development in the neighborhood or surrounding area.*
Yes. The current uses for the adjacent HHS district and for two parcels are medical and municipal. Also the multi-family dwellings that already exist would be permitted in the HHS.

9) *The property in question was improperly zoned or classified when this Chapter was adopted or amended.*

No.

10) *Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or than amending the list of permitted or special land uses within a district.*
Correct.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend ***approval*** of the rezoning for 711 Towner, 103 Arnet, 700 Towner, 720 Towner, 730 Towner, 750 Towner with the following findings:

1. The rezoning is consistent with the goals, policies of the Master Plan.
2. The proposed zoning of the site is consistent with existing and planned surrounding zoning districts and land uses.
3. The proposed boundary for the rezoning is appropriate, based on the existing character of the site, the uses permitted in the proposed and existing zoning districts, natural features, and the character and use of adjacent properties.
4. The rezoning will not result in an unplanned and isolated zones, it will connect to the adjacent HHS district.

Bonnie Wessler
Planner I, Planning and Development Department

c.c. File

Resolution No. 2015 – 187
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. Resolution No. 2015-188, approving appointments to Boards and Commissions.

2. Resolution No. 2015-189, supporting National Ovarian Cancer Awareness month and allowing teal ribbons to be tied throughout the city September 1st – September 30, 2015 along with lawn signs, awareness posters and information cards being provided.

3. Resolution No. 2015-190, appointing delegate and alternate to the 2015 Michigan Municipal League (MML) Annual Convention.

4. Resolution No. 2015-191, renewing a one-year contract with Blue Cross Blue Shield Medicare Advantage Plan.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Resolution No. 2015 – 188
August 15, 2015

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**
Martha Valadez 310 Maple Ypsilanti, MI 48198 (replacing Aricka Lycant)	Human Relations Commission	11/1/2018
Elizabeth Dahl MacGregor 103 N. Lincoln Ypsilanti, MI 48198 (replacing Nicki Sandberg)	Planning Commission	5/1/2017

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

July 31, 2015

TO: Mayor Amanda Edmonds & City Clerk Frances M. McMullan
RE: Official notice of my interest in serving the Human Relations Commission for the City of Ypsilanti

Hello,

I am writing this letter to express my continued interest in serving the Human Relations Commission for the City of Ypsilanti. Since graduating from the University of Michigan with my Master's in Social Work in 2010, I have committed to working at a grassroots and grass tops level to serve on issues ranging from public transportation, education, safety, LGBTQ issues, and housing discrimination with a particular focus on Latino immigrant youth and families residing in Washtenaw County.

As a community worker residing in Ypsilanti, I have come to understand the various systems in which change can be enacted. My work has now led me to this opportunity to serve the city with the hopes of offering the following:

- Culturally competent community methods
- Qualitative and quantitative research skills
- A wealth of field experience
- Empowering community organizing practices
- Personal experience related to immigration issues
- Coalition building experience
- A wealth of knowledge related to best practices while serving Latino communities

My ability and willingness to offer my time and skills set to this commission is based on assuring that issues affecting our (Latino immigrant/immigrant descent population in the city) community are understood and acknowledged through systematic policy reform. Additionally, my goal is to present issues to the commission and work collectively to bring forth thorough research, timely solution focused dialogue and tangible solutions that would be proposed to you and the City of Ypsilanti Council.

I am glad to know that you have decided to nominate me (a Chicana of Mexican decent) onto this commission. A mujer (woman) who works to bring positive solutions to the City of Ypsilanti and establish authentic human relations for cross-cultural community building.

Respectfully,

[redacted]

Martha B. Valadez, MSW
Community Organizer
(734) 344-2372
mvaladez1988@gmail.com

Martha B. Valadez

310 Maple Street
Ypsilanti, MI 48198
[redacted]

Education

2010-2012 Master of Social Work
Community Organizing: Community & Social Systems
University of Michigan, Ann Arbor, MI

2006-2010 Bachelors of Arts in Sociology with a minor in Business Management
University of the Pacific, Stockton, CA

Professional Experience

2015-Present. Coordinator, Wake Up Washtenaw with Ann Arbor to Detroit Rail Alliance. Responsible for raising awareness about the project and engaging residents in Washtenaw County to gather feedback and activate residents to advocate for the project.

2013-Present. Transit Organizer, Ecology Center with Partners for Transit and the More Buses campaign. Responsible for engaging, informing, and organizing at the grassroots and grass tops level in the urban core of Washtenaw County.

2013-Present. Social Media Coordinator, Fair Housing Center of Southeast Michigan. Coordinated the video campaign that highlighted past success stories of residents housing discrimination cases.

2013-Present. Washtenaw Interfaith Coalition for Immigrant Rights, Teen Group coordinator & youth organizing trainer in Washtenaw County.

2012. Community Organizer, Harriet Tubman Center in the City of Detroit. Recruit, train, and support parent leaders and youth to develop and sustain respective grassroots organizations.

2009. Intern, Healthy Rialto Program for the City of Rialto in California. Served as the site for field study work on observations of program participants, group dynamics, and sense of belonging.

2009. Sustainability Commissioner, Associated Students University of the Pacific. Founded and represented the student body's sustainability coalition and initiated programs like the Earth Day Festival and the Sustainable Fashion Show in Stockton, California.

2009. Program Manager, Center for Community Involvement, Supervised 4 afterschool program sites and managed 7 staff members in public schools in Stockton, California.

2007. Organization Support & Center Clerk, Multicultural Center, University of the Pacific. Support for diversity and inclusion of LGBT community and multicultural clubs.

Research experience

2011. Research project coordinator, The University of Michigan, School of Social Work, *The Impact of Deportation On Children and Adolescents Development.* The study is a partnership between University researchers and members of an educational and advocacy grass-root organization, Washtenaw Interfaith Coalition for Immigrant Rights (WICIR). The purpose of this community-based participatory study was to acquire in-depth understanding of the experiences of undocumented Hispanic children and children of undocumented Hispanic parents.

2011. University of Michigan, School of Social Work, Office of Global Activities, Special Studies project, *Public opinion and subsidized food systems in Caracas and the coastal region of Venezuela.*

2010. Independent research, *Food Disparities in Stockton, CA: Who truly takes a bite of the fresh, ripe California peach and is it really fresh and ripe?* Explore the healthy food availability options in the city and understand how families relationship to food compares based on income.

2009. Intern, ethnographic research collected on a city health program called Healthy Rialto in California. Active participant in the support group while gathering ethnographic observations.

Presentations

2014. Guest lecturer at the University of Michigan's School of Social Work on social work and advocacy for immigrants in the U.S.

2014. Guest lecturer at the University of Michigan's School of Social Work on Youth & families. Co-facilitated the lecture with youth affected by immigration.

2014. Co-facilitated a discussion with youth affected by immigration issues to other youth who reside in the suburbs of Detroit about immigrant issues and immigrant identity in a program called Youth Dialogues with the University of Michigan's School of Social Work.

2012. Guest lecturer at the University of Michigan's School of Social Work on immigrant organizing and advocacy.

2011. School of Social Work Office of Global Activities Poster Presentations, *Grocery shopping habits and food consumption: Venezuela.*

2010. Pacific Sociological Association, *Food Disparities in Stockton, CA: Who truly takes a bite of the fresh, ripe California peach and is it really fresh and ripe?* Oakland, California

Honors & Awards

2015. Nominated for the Rising Transit Star Award with Transportation Riders United.

2012. Key note speaker as co-founder of Social Work Allies for Immigrant Rights, Delta Tau Lambda Sorority, Inc., 19th Annual Salute to Latinas: Fuerza de la Mujer.

2010-2012. University of Michigan, School of Social Work, Dean's Scholarship.

2011. University of Michigan, School of Social Work, Office of Global Activities Special Studies Grant, funding for preliminary research, *Grocery shopping habits and food consumption: Venezuela.*

2011. Del Ray Community Center, City of Detroit. Youth Environmental Group: Healthy Food Now! Dinner, DoSomething.org monetary award. Grant awarded to implement a program that would bring people together to discuss healthy food choices and availability in the Del Ray community.

2010. University of the Pacific, Harold Jacoby Citizen Leader Award for exemplary public service to the community.

Publications

2014-In progress. *Comparative Analysis of Latino Immigrant Communities Organizing Practices: Latino immigrants building power, community, and making social change in the Ann Arbor & Detroit area*, collaboration with Dr. Alison Alkon of the University of the Pacific.

Service & Outreach

2014-Present. Community Organizer, Michigan Solidarity Network with Mexico. Organize social action events, community teach ins, and solidarity work across counties within the state of Michigan.

2014-Present. Community Organizer, Community Conversations. Train organization leaders, facilitate general meetings, develop and implement campaign plans.

2013. Ann Ginsberg Center for Community Service and Learning Student Initiatives, Grant to fund materials for the Suenos Youth mentoring Program.

2010-2011. Intern, Washtenaw Interfaith Coalition for Immigrant Rights (W.I.C.I.R.). Coordinate and co-facilitate a youth in crisis support group, documented urgent response cases of detainments and deportations, research immigration policies and present in community meetings, organize end deportation campaigns, and facilitate know your rights trainings in the immigrant community of Washtenaw County.

2011. Guest group facilitator, Del Ray Community Center, City of Detroit. Presented information on health, nutrition, and Hip Hop culture.

2011. Social Justice Education Funding, Social Work Allies for Immigrant Rights (S.W.A.I.R.) Suenos Youth Mentorship Program. Funding allocated to implement, and evaluate a youth mentorship program for undocumented youth in Washtenaw County.

2011. Organization Founder, Social Work Allies for Immigrant Rights, University of Michigan. Established an organizing group of social work students to organize and advocate for immigrant rights.

2010. Volunteer, Washtenaw Interfaith Coalition for Immigrant Rights (W.I.C.I.R.). Mentor and support youth crisis support group and prepared a speech for immigrant rights rally in Dearborn, Michigan.

2010. Youth Nutrition Education Intern, Greening of Detroit. Assisted in planning youth sessions and selecting nutrition education theme. Designed outreach, recruitment plans for the FEAST community dinners. Developed and facilitated lesson plans in elementary education classes.

2010. School of Social Work Representative, Immigrant Rights on Campus (I.R.O.C.). Raised awareness about anti-immigrant bills, collect petition signatures, organized call-a-thon against HB 4305, and coordinated meetings with political representatives.

2009. Volunteer, Center for Community Involvement, Alternative Spring Break. Volunteered with non-profit organizations in Oaxaca and Puebla. Volunteered with an organization called CEDICAM to promote sustainable farming efforts in the village.

2007. Volunteer, Migrant Education Program, University of the Pacific in Stockton, California. Assisted in the coordination of college tours, financial aid workshops, and translation for migrant families.

2007. Co-Chair, M.E.Ch.A. de Pacific, University of the Pacific. Lead and coordinate a student organization working to improve access to higher education for Mexican high school students, increase awareness of discriminatory policies in the university, organized gatherings and supported a safe space for Mexican students on campus, organized a coat drive for the Western Farm Workers Association, and organized the annual Cinco de Mayo Car Show fundraiser for a undocumented scholarship fund.

Professional Affiliations

- NASW
- University of Michigan Alumni Association
- University of the Pacific Alumni Association
- M.E.Ch.A. de Pacific Alumni Association

References

- **Alison Alkon,** Assistant Professor Department of Sociology
  University of The Pacific
  Stockton, California
  [redacted]

- **Barry Checkoway**, *Professor of Social Work and Professor of Urban & Regional Planning*
  A Alfred Taubman College of Architecture and Urban Planning
  Ann Arbor, Michigan
  [redacted]

- **Laura Sanders,** *Co-Founder*
  Washtenaw Interfaith Coalition for Immigrant Rights (WICIR)
  Washtenaw County, Michigan
  [redacted]

Frances McMullan

From: support@cityofypsilanti.com
Sent: Friday, July 24, 2015 2:36 PM
To: Frances McMullan
Subject: City of Ypsilanti Boards and Commissions Citizen Participation Resume

Results From: City of Ypsilanti Boards and Commissions Citizen Participation ResumeSubmitted By: Unauthenticated User IP: 10.20.30.11

Name:
Elizabeth

last name:
Dahl MacGregor

Address:
103 N Lincoln

address2:

city:
Ypsilanti

state:
MI

zip:
48198

Years in Community:
11

Ward:
3

Phone:
[redacted]

Email:
[redacted]

Education:
J.D.

Occupation:
Lawyer

Employer:

Self

BOARDOFINTEREST:

Planning Commission

Interest:

I want to be involved and this seems like a good fit.

Applicatory Experience:

Licensed attorney
Chair of the Washtenaw Food Policy Council Zoning & Planning Policy Action Team

Attendance Requirement:

Yes

Signature:

Yes

Resolution No. 2015-189
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, ovarian cancer is the deadliest of gynecologic cancers and a leading cause of cancer-related death in women. There is no early detection test for ovarian cancer; It is referred to as "The Silent Disease"; and

WHEREAS, each year the Michigan Ovarian Cancer Alliance (MIOCA), a nonprofit and partner member of the Ovarian Cancer National Alliance, sponsors ***"Turn the Towns Teal,*** a national campaign to create awareness of ovarian cancer; and

WHEREAS, this is the 9th year of the ***"Turn the Towns Teal"*** campaign which is held in conjunction with National Ovarian Cancer Awareness Month, from September 1 to September 30; and

WHEREAS, the Michigan Ovarian Cancer Alliance would like to tie teal ribbons throughout the city, post awareness posters at establishments, and distribute information cards; and

WHEREAS, the Michigan Ovarian Cancer Alliance (MIOCA), will cover all expenses incurred by this campaign and there will be no cost to the city.

THEREFORE BE IT RESOLVED THAT the Mayor and City Council supports this national campaign and approves of teal ribbons being tied throughout the city September 1st - September 30, 2015, along with lawn signs, awareness posters and information cards being provided for establishments that are interested.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Turn The Towns Teal®

A National Awareness Campaign for Ovarian Cancer

May 2015

Dear Administrator:

Turn The Towns Teal® is a national campaign to create awareness of ovarian cancer and its symptoms which are often subtle. The campaign consists of volunteers tying ribbons (which are biodegradable & made in the USA!) primarily in town centers and providing stores, health clubs, spas, libraries, etc. with symptom cards and information pertaining to ovarian cancer. We do this in September which is National Ovarian Cancer Awareness Month. This will be our 9th year, and last year we proudly announced that we had representation in 46 States AND Canada. To see our campaign at work, please visit our website @ www.turnthetownsteal.org.

Ovarian cancer is often referred to as **"The Silent Disease".** There is **NO** early detection test for ovarian cancer which is why we NEED women and men(!) to be aware of the known symptoms. If detected in the early stages, the survival rate for ovarian cancer is 90 to 95% which is why this awareness campaign is so very, very critical.

I am asking you to grant permission for our volunteers to tie ribbons in the center of your town. If a shopping center is involved, we will, of course, ask permission of the center's owner. For more impact, we have lawn signs (similar to political signs) stating that September is Ovarian Cancer Awareness Month. The ribbon & sign campaign will begin on or about September 1st, and your town volunteer (and/or group) will be removing the materials on or about September 30, 2015.

Thanks to the support of towns & cities like yours, we KNOW for a fact that women's lives ARE being saved through this campaign! If you have an additional moment, please see the Testimonials on our website.

Your signature on the bottom of this letter will indicate your permission for our campaign. **Kindly return the signed letter back to the volunteer whose name and contact information is below.** If you have any questions, please don't hesitate to email us @ info@turnthetownsteal.org.

Most sincerely,

Jane B. MacNeil
President

MAYOR / TOWN OFFICIAL **TOWN/STATE**

Please return the signed letter to the volunteer listed below. She/he is responsible for the campaign in your town.

VOLUNTEER NAME **CONTACT INFORMATION**

P.O. Box 65, Brookside, NJ 07926
(973) 543~2523
info@turnthetownsteal.org
www.turnthetownsteal.org

Resolution No. 2015 – 190
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT Mayor Pro-Tem Richardson be appointed as Delegate and Council Member Anne Brown be appointed as Alternate for the Annual Convention of the Michigan Municipal League to be held September 16-18, 2015 in Traverse City, Michigan.

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

July 16, 2015

Michigan Municipal League Annual Meeting Notice

(Please present at the next Council, Commission or Board Meeting)

Dear Official:

The Michigan Municipal League Annual Convention will be held in Traverse City, September 16-18, 2015. The League's "**Annual Meeting**" is scheduled for 12:00 pm on Thursday, September 17 in the West Bay Ballroom Dome at the Park Place Hotel. The meeting will be held for the following purposes:

1. Election of Trustees. To elect six members of the Board of Trustees for terms of three years each (see #1 on page 2).

2. Policy. A) **To vote on the Core Legislative Principles document.**
   In regard to the proposed League Core Legislative Principles, the document is available on the League website at http://www.mml.org/delegate. If you would like to receive a copy of the proposed principles by fax, please call Monica Drukis at the League at 800-653-2483.

   B) **If the League Board of Trustees has presented any resolutions to the membership, they also will be voted on.** (See #2 on page 2.)
   In regard to resolutions, member municipalities planning on submitting resolutions for consideration by the League Trustees are reminded that under the Bylaws, they must be submitted to the Trustees for their review by August 17, 2015.

3. Other Business. To transact such other business as may properly come before the meeting.

Designation of Voting Delegates

Pursuant to the provisions of the League Bylaws, you are requested to designate by action of your governing body one of your officials who will be in attendance at the Convention as your official representative to cast the vote of the municipality at the Annual Meeting, and, if possible, to designate one other official to serve as alternate. Please submit this information through the League website by visiting http://www.mml.org/delegate no later than August 21, 2015.

Regarding the designation of an official representative of the member to the annual meeting, please note the following section of the League Bylaws:

> "Section 4.4 - Votes of Members. Each member shall be equally privileged with all other members in its voice and vote in the election of officers and upon any proposition presented for discussion or decision at any meeting of the members. Honorary members shall be entitled to participate in the discussion of any question, but such members shall not be entitled to vote. The vote of each member shall be cast by its official representative attending the meeting at which an election of officers or a decision on any proposition shall take place. Each member shall, by action of its governing body prior to the annual meeting or any special meeting, appoint one official of such member as its principal official representative to cast the vote of the member at such meeting, and may appoint one official as its alternate official representative to serve in the absence or inability to act of the principal representative."

1. <u>Election of Trustees</u>

Regarding election of Trustees, under Section 5.3 of the League Bylaws, six members of the Board of Trustees will be elected at the annual meeting for a term of three years. The regulations of the Board of Trustees require the Nominations Committee to complete its recommendations and post the names of the nominees for the Board of Trustees on a board at the registration desk at least four hours before the hour of the business meeting.

2. <u>Statements of Policy and Resolutions</u>

Regarding consideration of resolutions and statements of policy, under Section 4.5 of the League Bylaws, the Board of Trustees acts as the Resolutions Committee, and "no resolution or motion, except procedural and incidental matters having to do with business properly before the annual meeting or pertaining to the conduct of the meeting, shall be considered at the annual meeting unless it is either (1) submitted to the meeting by the Board of Trustees, or (2) submitted in writing to the Board of Trustees by resolution of the governing body of a member at least thirty (30) days preceding the date of the annual meeting." Thus the deadline this year for the League to receive resolutions is **August 17, 2015.** Please submit resolutions to the attention of Daniel P. Gilmartin, Executive Director/CEO at 1675 Green Rd., Ann Arbor, MI 48105. **<u>Any resolution submitted by a member municipality will go to the League Board of Trustees, serving as the resolutions committee under the Bylaws, which may present it to the membership at the Annual Meeting or refer it to the appropriate policy committee for additional action.</u>**

Further, "Every proposed resolution submitted by a member shall be stated in clear and concise language and shall be accompanied by a statement setting forth the reasons for recommending the proposed resolution. The Board shall consider the proposal at a Board meeting prior to the next annual meeting and, after consideration, shall make a recommendation as to the advisability of adopting each such resolution or modification thereof."

3. <u>Posting of Proposed Resolutions and Core Legislative Principles</u>

The proposed Michigan Municipal League Core Legislative Principles and any new proposed Resolutions recommended by the Board of Trustees for adoption by the membership will be available on the League website, or at the League registration desk to permit governing bodies of member communities to have an opportunity to review such proposals and delegate to their voting representative the responsibility for expressing the official point of view of the member at the Annual Meeting.

The Board of Trustees will meet on Wednesday, September 16 in the Corner Loft in downtown Traverse City for the purpose of considering such other matters as may be requested by the membership, in addition to other agenda items.

Sincerely,

[redacted]

Richard Bolen
President
Mayor Pro Tem of Wakefield

[redacted]

Daniel P. Gilmartin
Executive Director & CEO

REQUEST FOR LEGISLATION
August 12, 2015

To: Mayor and Council

From: Ericka Savage, Assistant to the City Manger
Ralph A. Lange, City Manager

Subject: Medicare Advantage Plan

SUMMARY & BACKGROUND:

On September 3, 2013, Council approved Resolution Number 2013-172 for the City to offer the Medicare Advantage Plan to retirees who are 65 years of age and are on Medicare A & B. Adoption of this plan saved the City $250,000 in health care costs in 2014.

On September 2, 2014, Council approved a resolution for the City to extend the Medicare Advantage Plan. We are anticipating $179,007.72 in cost savings for 2015.

For Council's consideration are the Medicare Advantage contracts for 2016. The retirees have been very pleased with Medicare Advantage and our goal is still to convince other retirees of the benefits this plan has to offer. Testimonial Letters were sent out to those retirees who have not signed up for Medicare Advantage encouraging them to sign up on a volunteer basis. Due to union contract obligations, we cannot compel all retirees to transfer. However, we have transferred all retirees on Medicare A & B.

We are requesting that City Council approve the attached resolution to contract for another year with the Blue Cross Blue Shield Medicare Advantage Plan.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Resolution

CITY MANAGER APPROVAL: ________________________ COUNCIL AGENDA DATE: August 18,2015

CITY MANAGER COMMENTS: __________________________

FISCAL SERVICES DIRECTOR APPROVAL: _____________________________________

Resolution No. 2015 – 191
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

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

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

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

THEREFORE BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF YPSILANTI to approve another yearly contract, from January 1, 2016 through December 31, 2016, with the Blue Cross Blue Shield Medicare Advantage Plan for all eligible retirees.

OFFERED BY: ____________________________________

SUPPORTED BY: ____________________________________

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

I do hereby certify that the above resolution is a true and correct copy of Resolution 2015-191 as passed by the Ypsilanti City Council, at their meeting held on August 18, 2015.

____
Frances McMullan, City Clerk

Medicare Advantage Group Attestation Agreement:
City of Ypsilanti

BCBSM is committed to member satisfaction and must ensure that the process for members that become eligible to elect Medicare Advantage is handled by the employer group (or its Third Party Administrator on its behalf) consistent with the guidance issued by the Centers for Medicare and Medicaid Services (CMS). BCBSM is ultimately responsible and accountable to CMS for ensuring the process is followed for Medicare-eligible members enrolling into a BCBSM Medicare Advantage employer group plan.

It is your responsibility to follow applicable guidance and established BCBSM processes to ensure that your Medicare-eligible retirees receive a pre-enrollment kit before he/she can enroll in a BCBSM Medicare Advantage employer group plan.

Your enrollment process for members that become eligible for Medicare Advantage must follow the member enrollment method established for your initial Medicare PLUS Blue^{sm} Group PPO / Prescription Blue^{sm} Group PDP set-up or as may be later altered by agreement between you and BCBSM.

By initialing this page, you attest that you will comply with the Medicare PLUS Blue^{sm} Group PPO / Prescription Blue^{sm} Group PDP Administrative Manual to ensure that your Medicare-eligible members are provided with the pre-enrollment materials required by CMS and BCBSM.

____
Initial by Group

Medicare PLUS Blue Group PPO℠

Blue Cross Blue Shield of Michigan

Blue Cross Blue Shield of Michigan is a nonprofit corporation and independent licensee of the Blue Cross and Blue Shield Association. Medicare Plus Blue Group PPO is a health plan with a Medicare contract.

STANDARD GROUP BENEFIT and RATE SUMMARY

City of Ypsilanti

January 1, 2016 To December 31, 2016

12 Months

Option2
Passive

Medicare PLUS Blue Group PPO℠

Blue Cross Blue Shield of Michigan

Blue Cross Blue Shield of Michigan is a nonprofit corporation and independent licensee of the Blue Cross and Blue Shield Association. Medicare Plus Blue Group PPO is a health plan with a Medicare contract.

City of Ypsilanti

July 15, 2015

	2016 MAPD PPO
Effective Date of Coverage:	January 1, 2016
Month's of Coverage:	12
Plan Type:	MAPD
Estimated Membership:	10
Option:	2
Option Description :	

MEDICARE ADVANTAGE GROUP RATE:

Medical Rate:

2016 MA Rate PMPM:	$346.92
Change Percentage:	9.90%

Pharmacy Rate:

2016 PD Rate PMPM:	$375.41
Change Percentage:	10%

Combined Rate:

2015 MAPD Rate PMPM:	$657.26
2016 MAPD Rate PMPM:	$722.33
Change Percentage:	9.90%

Notes and Conditions:

1) The quoted rates are effective from January 1, 2016 through December 31, 2016, for 12-months.
2) Beginning with this renewal package, estimates for certain taxes and fees have been included in your renewal year premium rates . BCBSM will not reconcile or settle any amounts collected with actual amounts owed for such Federal and State taxes, fees, and assessments.
3) The premiums shown here include MA (medical services) and PDP (pharmacy services). Other lines of coverage such as dental and vision are not included.
4) BCBSM reserves the right to modify this quote if there are changes to the:
   - benefit design included in the proposal,
   - effective date,
   - covered population (+/- 10%),
   - subsequent changes in CMS funding levels, or
   - regulatory changes or if the above conditions are not met.
5) Rate calculations were made based upon CMS funding projections known at this time. If significant changes are made to funding levels, BCBSM reserves the right to alter the rates appropriately.
6) To meet the expected implementation date of January 1, 2015, this benefit rate schedule must be signed by the group and returned to BCBSM by August 14, 2015.

Medicare PLUS Blue Group PPO℠

Blue Cross Blue Shield of Michigan

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City of Ypsilanti

July 15, 2015

	2016 MAPD PPO
Effective Date of Coverage:	January 1, 2016
Month's of Coverage:	12
Plan Type:	MAPD
Estimated Membership:	10
Option:	2
Option Description :	

MEDICARE ADVANTAGE GROUP BENEFITS:

MED/SURG	Schedule B	
OUT-OF-POCKET MAXIMUM:	$1,000	
OUT-OF-POCKET COST SHARE OPTIONS:	Coinsurance, Deductible and Copays	
SINGLE DEDUCTIBLE (APPLIES TO NETWORK & OUT OF NETWORK SERVICES)	$0	
	COST SHARE	
PPO BENEFIT STRUCTURE (ACTIVE or PASSIVE)	PASSIVE	
COINSURANCE:	0%	
CORE BENEFITS		
Inpatient Facility Svcs (Home Health Care - No Member Cost Share)	No member cost-share	
Outpatient Facility Svcs	No member cost-share	
Physician / Practitioner Services		
Office Visits / Consultations	$0	
Chiropractic Services	$0	
Specialist Services	$0	
Facility Evaluation & Management Services	Ded,Coins,OOPM Will Apply	
Psychiatric - Psychotherapy Services	$0	
Surgical Services / Anesthesia Services / Cardiac Catherization / Cardiovascular - Therapeutic Services	No member cost-share	
Other Physician Services (Clinical Labs - No Member Cost Share)	No member cost-share	
Preventative Service	No member cost-share	
Emergency Room	$65	
Ambulance Services	No member cost-share	
DME, P&O and Supplies	No member cost-share	
À la Carte Medical / Surgical Benefits:		
Skilled Nursing Facility - Unlimited Days	Included	Cost Share Same As Inpatient Facility Services above
Removal of Caps for Outpatient Physical Therapy	Included	Cost Share Same As Other Physician/ Practioner Services above
Foreign Travel (Not Restricted to Emergency & Urgent Care Only)	Included	Cost Share Same As If Services Was Provided in the U.S.
Determination of Refractive State	Included	Ded,Coins,OOPM Will Apply
Home Infusion Therapy	Included	No Member Cost Share for these
Private Duty Nursing	Included	50% Coinsurance Applies (Does Not Accumulate Towards Deductible / OOP Maximums)

Medicare PLUS Blue Group PPO℠

Blue Cross Blue Shield of Michigan

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City of Ypsilanti

July 15, 2015

		2016 MAPD PPO	
	Effective Date of Coverage:	January 1, 2016	
	Month's of Coverage:	12	
	Plan Type:	MAPD	
	Estimated Membership:	10	
	Option:	2	
	Option Description :		
Pharmacy		Schedule B	
	Formulary Option: (Open Enhanced, Open, Standard-Closed, or Lean-Closed)	Open Enhanced Formulary	
	Clinical Edits/Step Therapy:	No	
	Deductible:	$0	
TIER 1 (Preferred Generic)	Cost Share:	$2	
	32-90 Day Supply Mail Order Copay Multiplier:	1.0 Preferred/2.0 Non-Preferred	
	Minimum / Maximum Charged per Claim:	$0	$0
TIER 2 (Non-Preferred Generic)	Cost Share:	$2	
	32-90 Day Supply Mail Order Copay Multiplier:	1.0 Preferred/2.0 Non-Preferred	
	Minimum / Maximum Charged per Claim:	$0	$0
TIER 3 (Preferred Brand)	Cost Share:	$2	
	32-90 Day Supply Mail Order Copay Multiplier:	1.0 Preferred/2.0 Non-Preferred	
	Minimum / Maximum Charged per Claim:	$0	$0
TIER 4 (Non-Preferred Brand)	Cost Share:	$2	
	32-90 Day Supply Mail Order Copay Multiplier:	1.0 Preferred/2.0 Non-Preferred	
	Minimum / Maximum Charged per Claim:	$0	$0
[NOTE Tier 5: Not available at 90-day or Mail Order]			
TIER 5 (Specialty)	Cost Share:	$0	
	32-90 Day Supply Mail Order Copay Multiplier:	Not Applicable	
	Minimum / Maximum Charged per Claim:	$0	$0

Medicare PLUS Blue Group PPO℠

Blue Cross Blue Shield of Michigan

MEDICARE ADVANTAGE GROUP CONTRACT
2016 SCHEDULE A

GROUP NAME:	City of Ypsilanti
Option	2
Option Description	
CONTRACT EFFECTIVE DATE:	January 1, 2016
CONTRACT COVERAGE PERIOD:	December 31, 2016
FUNDING TYPE:	FULLY INSURED
2016 MA Rate PMPM:	**$346.92**
2016 PD Rate PMPM:	**$375.41**
2016 MAPD Rate PMPM:	**$722.33**

"Your signature below serves as approval to begin implementation of the PPO Medicare Advantage with accepting of rates and benefit plan as shown in this document."

SIGNATURES

GROUP REPRESENTATIVE(S):		**BCBSM REPRESENTATIVE(S):**	
SIGNATURE:		SIGNATURE:	
NAME:		NAME:	
TITLE:		TITLE:	
DATE:		DATE:	

SIGNATURES

GROUP REPRESENTATIVE(S):		**BCBSM REPRESENTATIVE(S):**	
SIGNATURE:		SIGNATURE:	
NAME:		NAME:	
TITLE:		TITLE:	
DATE:		DATE:	

Medicare PLUS Blue Group PPO℠

Blue Cross Blue Shield of Michigan

Blue Cross Blue Shield of Michigan is a nonprofit corporation and independent licensee of the Blue Cross and Blue Shield Association. Medicare Plus Blue Group PPO is a health plan with a Medicare contract.

STANDARD GROUP BENEFIT and RATE SUMMARY

City of Ypsilanti

January 1, 2016 To December 31, 2016

12 Months

Option1
Passive

Medicare PLUS Blue Group PPO℠

Blue Cross Blue Shield of Michigan

City of Ypsilanti

July 15, 2015

	2016 MAPD PPO
Effective Date of Coverage:	January 1, 2016
Month's of Coverage:	12
Plan Type:	MAPD
Estimated Membership:	44
Option:	1
Option Description :	

MEDICARE ADVANTAGE GROUP RATE:

Medical Rate:

2016 MA Rate PMPM:	$345.51

Pharmacy Rate:

2016 PD Rate PMPM:	$333.32

Combined Rate:

2015 MAPD Rate PMPM:	$617.68
2016 MAPD Rate PMPM:	$678.83
Change Percentage:	9.90%

Notes and Conditions:

1) The quoted rates are effective from January 1, 2016 through December 31, 2016, for 12-months.
2) Beginning with this renewal package, estimates for certain taxes and fees have been included in your renewal year premium rates . BCBSM will not reconcile or settle any amounts collected with actual amounts owed for such Federal and State taxes, fees, and assessments.
3) The premiums shown here include MA (medical services) and PDP (pharmacy services). Other lines of coverage such as dental and vision are not included.
4) BCBSM reserves the right to modify this quote if there are changes to the:
   - benefit design included in the proposal,
   - effective date,
   - covered population (+/- 10%),
   - subsequent changes in CMS funding levels, or
   - regulatory changes or if the above conditions are not met.
5) Rate calculations were made based upon CMS funding projections known at this time. If significant changes are made to funding levels, BCBSM reserves the right to alter the rates appropriately.
6) To meet the expected implementation date of January 1, 2015, this benefit rate schedule must be signed by the group and returned to BCBSM by August 14, 2015.

Medicare PLUS Blue Group PPO℠

Blue Cross Blue Shield of Michigan

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City of Ypsilanti

July 15, 2015

	2016 MAPD PPO
Effective Date of Coverage:	January 1, 2016
Month's of Coverage:	12
Plan Type:	MAPD
Estimated Membership:	44
Option:	1
Option Description :	

MEDICARE ADVANTAGE GROUP BENEFITS:

MED/SURG	Schedule B
OUT-OF-POCKET MAXIMUM:	$1,000
OUT-OF-POCKET COST SHARE OPTIONS:	Coinsurance, Deductible and Copays
SINGLE DEDUCTIBLE (APPLIES TO NETWORK & OUT OF NETWORK SERVICES)	$0
	COST SHARE
PPO BENEFIT STRUCTURE (ACTIVE or PASSIVE)	PASSIVE
COINSURANCE:	0%
CORE BENEFITS	
Inpatient Facility Svcs (Home Health Care - No Member Cost Share)	No member cost-share
Outpatient Facility Svcs	No member cost-share
Physician / Practitioner Services	
Office Visits / Consultations	$0
Chiropractic Services	$0
Specialist Services	$0
Facility Evaluation & Management Services	Ded,Coins,OOPM Will Apply
Psychiatric - Psychotherapy Services	$0
Surgical Services / Anesthesia Services / Cardiac Catherization / Cardiovascular - Therapeutic Services	No member cost-share
Other Physician Services (Clinical Labs - No Member Cost Share)	No member cost-share
Preventative Service	No member cost-share
Emergency Room	$65
Ambulance Services	No member cost-share
DME, P&O and Supplies	No member cost-share

À la Carte Medical / Surgical Benefits:		
Foreign Travel (Not Restricted to Emergency & Urgent Care Only)	Included	Cost Share Same As If Services Was Provided in the U.S.
Determination of Refractive State	Included	Ded,Coins,OOPM Will Apply
Home Infusion Therapy	Included	No Member Cost Share for these

Medicare PLUS Blue Group PPO℠

Blue Cross Blue Shield of Michigan

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City of Ypsilanti

July 15, 2015

	2016 MAPD PPO	
Effective Date of Coverage:	January 1, 2016	
Month's of Coverage:	12	
Plan Type:	MAPD	
Estimated Membership:	44	
Option:	1	
Option Description :		
Pharmacy	**Schedule B**	
Formulary Option: (Open Enhanced, Open, Standard-Closed, or Lean-Closed)	Open Enhanced Formulary	
Clinical Edits/Step Therapy:	No	
Deductible:	$0	
TIER 1 (Preferred Generic) Cost Share:	$5	
TIER 1 (Preferred Generic) 32-90 Day Supply Mail Order Copay Multiplier:	1.0 Preferred/2.0 Non-Preferred	
TIER 1 (Preferred Generic) Minimum / Maximum Charged per Claim:	$0	$0
TIER 2 (Non-Preferred Generic) Cost Share:	$5	
TIER 2 (Non-Preferred Generic) 32-90 Day Supply Mail Order Copay Multiplier:	1.0 Preferred/2.0 Non-Preferred	
TIER 2 (Non-Preferred Generic) Minimum / Maximum Charged per Claim:	$0	$0
TIER 3 (Preferred Brand) Cost Share:	$10	
TIER 3 (Preferred Brand) 32-90 Day Supply Mail Order Copay Multiplier:	1.0 Preferred/2.0 Non-Preferred	
TIER 3 (Preferred Brand) Minimum / Maximum Charged per Claim:	$0	$0
TIER 4 (Non-Preferred Brand) Cost Share:	$10	
TIER 4 (Non-Preferred Brand) 32-90 Day Supply Mail Order Copay Multiplier:	1.0 Preferred/2.0 Non-Preferred	
TIER 4 (Non-Preferred Brand) Minimum / Maximum Charged per Claim:	$0	$0
[NOTE Tier 5: Not available at 90-day or Mail Order]		
TIER 5 (Specialty) Cost Share:	$10	
TIER 5 (Specialty) 32-90 Day Supply Mail Order Copay Multiplier:	Not Applicable	
TIER 5 (Specialty) Minimum / Maximum Charged per Claim:	$0	$0

Medicare PLUS Blue Group PPO℠

Blue Cross Blue Shield of Michigan

Blue Cross Blue Shield of Michigan is a nonprofit corporation and independent licensee of the Blue Cross and Blue Shield Association. Medicare Plus Blue Group PPO is a health plan with a Medicare contract.

MEDICARE ADVANTAGE GROUP CONTRACT
2016 SCHEDULE A

GROUP NAME:	City of Ypsilanti
Option	1
Option Description	
CONTRACT EFFECTIVE DATE:	January 1, 2016
CONTRACT COVERAGE PERIOD:	December 31, 2016
FUNDING TYPE:	FULLY INSURED
2016 MA Rate PMPM:	$345.51
2016 PD Rate PMPM:	$333.32
2016 MAPD Rate PMPM:	$678.83

"Your signature below serves as approval to begin implementation of the PPO Medicare Advantage with accepting of rates and benefit plan as shown in this document."

SIGNATURES

GROUP REPRESENTATIVE(S):		BCBSM REPRESENTATIVE(S):	
SIGNATURE:		SIGNATURE:	
NAME:		NAME:	
TITLE:		TITLE:	
DATE:		DATE:	

SIGNATURES

GROUP REPRESENTATIVE(S):		BCBSM REPRESENTATIVE(S):	
SIGNATURE:		SIGNATURE:	
NAME:		NAME:	
TITLE:		TITLE:	
DATE:		DATE:	

Community Blue vs MA Cost Savings Comparison (ACTUAL COST)

RETIREE	COMMUNITY BLUE 2014 RATES	MEDICARE ADVANTAGE 2014 RATES	COMMUNITY BLUE 2015 RATES	MEDICARE ADVANTAGE 2015 RATES	MEDICARE ADVANTAGE 2016 RATES
Group 600	Various	$ 588.49	Various	$ 657.26	$ 722.33
Group 601	$ 939.32	$ 551.74	$ 926.64	$ 617.68	$ 678.83
MONTHLY TOTALS	$ 49,084.98	$ 27,476.26	$ 43,108.71	$ 28,191.40	$ 30,982.35
ANNUAL TOTALS	$ 589,019.76	$ 329,715.12	$ 517,304.52	$ 338,296.80	$ 371,788.20
LESS MEDICARE ADVAN.	$ 329,715.12		$ 338,296.80		
ANNUAL SAVINGS	$ 259,304.64		$ 179,007.72		

Retiree Breakdown	
44	Retirees take the Waiver
52	Retirees or their spouses on Medicare Advantage
51	Retirees or their spouses on BCBS Community Blue
147	

REQUEST FOR LEGISLATION
August 12, 2015

To: Mayor and Council

From: Beth Ernat, Director of Community and Economic Development

Subject: NEZ proposal and incentive program – Southwest Gateway Area

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SUMMARY & BACKGROUND: In 2011 a Community Needs Assessment for the South of Michigan Avenue was completed by the Planning and Development Department with funding and support from Washtenaw County Employment Training and Community Services Department. Identified needs from this report included better management of publicly-owned housing and increased investment.

Since this study was completed the southwest end of the study area also called the Southwest Gateway area has been particularly hard hit by the recession and foreclosure crisis. As seen on the attached map there are 13 properties the city currently owns due to foreclosure. The neighborhood also circles and is bordered by publicly-owned housing projects. The status of the existing housing in this neighborhood is interesting, about 50 percent of the owner-occupied homes are very well kept and in need of minor maintenance/up-keep. Forty percent of the homes are in need of major maintenance or repair items and 10 percent of the homes are severely dilapidated and are public nuisances. Unfortunately, the City owns a good portion of the severely dilapidated homes.

The southern portion of this area has the highest portion of Part 1 crimes in the City, including recent crime events.

The Ypsilanti Housing Commission (YHC) has applied for and been awarded RAD funds for the demolition and rebuild of the Parkridge Homes subsidized housing complex. The YHC recently did a similar project just outside this neighborhood (Hamilton Crossing) which has lowered crime by 50 percent and resulted in a renewed sense of pride in the neighborhood. As part of the new project the YHC has received an award of funds from the Kresge Foundation for their Family Empowerment training program. The Family Empowerment program is nationally recognized as a tool for families in subsidized living for socio and economic health. Additionally as part of the YHC's Strong Housing program the YHC is renovating 16 additional units in this neighborhood (scattered sites renewal).

Ypsilanti was awarded Blight Elimination Grant funds or the demolition of 7 seven homes within the Gateway District. Five of those homes are within Southwest Gateway Area boundary. These homes will be demolished before July, 2016.

Additionally, the City was awarded an additional $50,000 in neighborhood economic development funds in conjunction with SPARK through MEDC for this district. To leverage the success and investment of the YHC, staff is proposing to use this grant to stimulate investment in the surrounding single family district by:

1. Creating a multi-layer Neighborhood Enterprise Zone (NEZ) for both rehabilitation and new development.
2. Selling city-owned property for in-fill development.
3. Offering rebates to owners for building permit fees associated with the rehabilitation or new construction of an owner-occupied dwelling.
4. Increasing patrols, police presence, and encouraging neighborhood watch.

The Neighborhood Enterprise Zone (NEZ) program was created in 1992. The program provides a tax incentive for the development and rehabilitation of residential housing. The NEZ is a residential equivalent to an OPRA. The process is to first create a NEZ district and to approve individual certificates.

Certificates may be issues for **rehabilitation** or **new facilities**. Rehabilitation is defined as an existing structure with a true cash value of $80,000 or less and is a primary residence with less than 8 units. Improvements must exceed $5,000 if a contractor is used, $3,000 if completed by the homeowner. Improvements must bring structure into compliance with building code standards. New facilities can be limited to owner-occupied principal residential structures.

The municipality sets the length of the certificate. Certificates may be issued up to 17 years but cannot be less than 6 years. Improvements must be completed within two years of issuing the certificate and may be transferred within the first 12 years. The certificate may be revoked if taxes are not kept current.

Several steps are required to create the NEZ. With the blessing of council, staff would begin the process of notification to residents and taxing bodies. In order to begin the process an initial resolution stating the Ypsilanti's commitment to fair housing and neighborhood revitalization must be approved.

The NEZ provides a tax incentive for development and rehabilitation of residential housing to spur the continued investment into the neighborhood encourages owner occupied housing and new investment through the stabilization of property taxes.

In addition to the NEZ, utilizing $25,000 of the MEDC grant, staff proposes to rebate all building permit fees for rehabilitations or new facilities within the NEZ district. Property owners would pay the permits fees which would then be reimbursed by the City after completion of permit work. The NEZ requires a minimum of $5,000 of investment; however, any investment could be rebated until the $25,000 is used. Rebated would be limited to owner-occupied dwelling or construction of a new owner occupied unit.

Police presence and patrol is a necessary component of neighborhood revitalization. Staff is working with the police department to dedicate $25,000 is additional resources to be earmarked for this neighborhood for crime prevention and neighborhood resources.

RECOMMENDED ACTION: Staff recommends approval of a resolution initiating the NEZ for the Southwest Gateway Area and support of incentive program within NEZ district for neighborhood revitalization.

ATTACHMENTS: Southwest Gateway Area Map and NEZ guidelines issued by MEDC.

CITY MANAGER APPROVAL: ________________________ COUNCIL AGENDA DATE: _________

CITY MANAGER COMMENTS: __________________________

FISCAL SERVICES DIRECTOR APPROVAL: _____________________________________

Resolution No. 2015 - 192
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti is a qualified local unit of government and wishes to create a Neighborhood Enterprise Zone (NEZ) for the Southwest Gateway Area; and

WHEREAS, the proposed Southwest Gateway Area NEZ would be consistent with the 2014 Shape Ypsi Master Plan, the 2011 South of Michigan Needs Assessment and the Community Goal of creating a safe, diverse, and sustainable City; and

WHEREAS, the City prides itself on its diversity and has been a leader in civil rights, as the first City in Michigan to pass a living wage ordinance and an ordinance banning discrimination in housing, employment, and public accommodation; and

WHEREAS, the City of Ypsilanti has adopted 2012 ICC Property Maintenance Code, 2012 ICC Building Codes and Chapter 18 of the Ypsilanti Municipal Code to create local construction and safety codes and require compliance inspections to the referenced codes.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council wishes to create a Neighborhood Enterprise Zone (NEZ) for the South Gateway Area to encourage and promote neighborhood stabilization and revitalization.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
(August 10, 2015)

To: Mayor and Council

From: Chief Anthouard

Subject: Dispatch Contract Agreement

Our current 911 dispatch agreement needs to be renewed effective the 1st day of July 2015 with Emergency Health Partner, INC as stipulated by the attached service agreement. The Agreement will be effective July 1, 2015 through June 30, 2017.

The initial fee for the initial period of July 1, 2015 through June 30, 2016, the monthly fee is $2,959.31 for a total fee of $35,511.72 for this period. The second period, July 1, 2016 through June 30, 2017, the monthly fee is $3,017.86 for a total fee of $36,214.29. The fee will come out of account 101-7-33990-818-00.

We are satisfied with the service provided by Emergency Health Partner, INC. Therefore we would like to renew this agreement.

RECOMMENDED ACTION: (Approval/Denial)

ATTACHMENTS: (contract)

CITY MANAGER APPROVAL: ________________________ COUNCIL AGENDA DATE: _________

CITY MANAGER COMMENTS: _________________________

FISCAL SERVICES DIRECTOR APPROVAL: _____________________________________

Resolution No. 2015 - 193
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Fire Department dispatching agreement needs to be renewed. Effective the 1st day of July 2015, between Ypsilanti City, 1 S. Huron, Ypsilanti MI 48197, a municipal corporation (“City”), on behalf of the Ypsilanti Fire Department (“Fire Department”), and EMERGENT HEALTH PARTNERS, INC., 1200 State Circle, Ann Arbor, Michigan 48108, a Michigan nonprofit corporation, (“EHP”).

WHEREAS, the City is contracting with EHP to provide the Fire Department with certain dispatching services according to the terms of this Agreement; and

WHEREAS, EHP, is currently operating a secondary public safety answering point and is engaged in the communication and dispatch of fire departments and ambulance services; and

WHEREAS, the City and EHP mutually desire and agree that EHP shall provide communications and dispatching services, on behalf of the Fire Department.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

EMERGENT
HEALTH PARTNERS

1200 State Circle
Ann Arbor, MI 48108-1691
734.302.3100

FIRE DISPATCHING SERVICE AGREEMENT

BETWEEN

EMERGENT HEALTH PARTNERS, INC.

AND

YPSILANTI CITY

This Fire Dispatching Service Agreement, effective the 1st day of July, 2015, between the **YPSILANTI CITY,** 1 S. Huron, Ypsilanti MI 48197, a municipal corporation **("City"),** on behalf of the Ypsilanti Fire Department **("Fire Department"),** and **EMERGENT HEALTH PARTNERS, INC.**, 1200 State Circle, Ann Arbor, Michigan 48108, a Michigan nonprofit corporation, (**"EHP"**).

WITNESSETH:

Whereas, the City is contracting with EHP to provide the Fire Department with certain dispatching services according to the terms of this Agreement; and

WHEREAS, EHP is currently operates a secondary public safety answering point and is engaged in the communication and dispatch of fire departments and ambulance services; and

WHEREAS, the City and EHP mutually desire and agree that EHP shall provide communications and dispatching services, on behalf of the Fire Department,

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

SECTION 1

SERVICES, EQUIPMENT AND PERSONNEL TO BE PROVIDED BY EHP

1.1 General Statement. EHP shall provide the following fire dispatching and communications services, including equipment and personnel on behalf of the Fire Department on an exclusive, "as needed" basis, twenty-four (24) hours a day, three hundred sixty-five (365) days a year, pursuant to the terms of this Agreement.

1.2 Dispatching and Communications Services (**"Services"**).

1.2.1. **Services**. EHP shall provide the following services to the Fire Department:

a. Answer 9-1-1 calls, other telephone lines, and radio channels for the purpose of receiving, documenting, and recording requests for Fire Department services.

b. Promptly notify the Fire Department of valid requests for Fire Department services (**"Service Request"**) pursuant to guidelines, policies, procedures, and protocols established by EHP and approved by the Fire Department.

c. Maintain radio coordination of service requests. Monitor, document, and record Fire Department communications activity.

d. Cooperate fully with the Fire Department in any individual review of a Service Request.

e. Cooperate fully in an annual review and in the development, preparation, and filing of administrative reports as may be reasonably required by the Fire Department for its appropriate operation.

f. Make available such records as may be reasonably necessary and relevant to verify the number of Fire Department Service Requests made by EHP, and to verify EHP's actual dispatching costs, for purposes of establishing the annual fixed fee per dispatch to be paid by the City to EHP pursuant to Section 3 of this Agreement.

g. Neither EHP nor any of its personnel, in their capacity as providing Services pursuant to this Agreement, shall in any way be involved in the fire suppression or other direct activities of the Fire Department,

1.2.2. Exceptions to Services. EHP's obligations for Services pursuant to this Agreement are limited, however, by EHP's technical ability to adequately receive telephone information, as well as receive and transmit radio transmissions. The parties acknowledge that callers reporting emergencies are often difficult to understand and locate. The parties further acknowledge that EHP and the Fire Department utilize communications systems that neither party owns or maintains. EHP shall not be obligated to provide services pursuant to this Agreement if it is unable to do so for any reasons beyond its reasonable control.

1.3 Telecommunications Equipment. EHP agrees to provide Services using appropriate telecommunications equipment, including radio control consoles, radio base stations, telephone answering equipment, computer aided dispatch software, and telephone recording equipment. For the equipment that EHP owns and controls, EHP shall be responsible for the maintenance and repair of the above-mentioned telecommunications equipment.

1.4 Personnel. EHP shall provide qualified personnel to provide communications and dispatch service pursuant to this Agreement.

1.5 Performance Standards. EHP shall provide Services in good faith, in a timely manner, and accordance with industry standards.

1.6 Compliance with Law, Rules, and Regulations. In its performance of this Agreement, EHP shall comply with all laws, rules, regulations, ordinances and permits relevant to the provision of Services.

1.7 Non-Discrimination. EHP will not discriminate against any individual that requests Services, nor any employee or applicant for employment because of race, creed, color, sex, sexual preference, national origin, physical handicap, age, height, weight, marital status, veteran status, religion or political belief (except as it relates to a bona fide occupational qualification reasonably necessary to the normal operation of EHP's business).

SECTION 2

SERVICES, EQUIPMENT AND PERSONNEL TO BE PROVIDED BY THE YPSILANTI CITY FIRE DEPARTMENT

2.1 General Statement. The Fire Department shall retain ultimate authority and control over its own governance and operations.

2.2 Communications and Computer Equipment. The Fire Department shall provide and be responsible for its own radio communications and computer equipment for its individual stations, trucks and personnel.

2.3 Specialized Communications and Computer Equipment. It will be the responsibility of the Fire Department to provide to EHP any specialized communications or computer equipment, which is unique to its specific needs, and not used by EHP or the other fire departments that it provides Services for.

2.3 Compliance with Laws, Rules and Regulations. The Fire Department shall comply with all necessary laws, rules, regulations, ordinances, licenses or permits relevant to the provision of its responsibilities pursuant to this Agreement.

SECTION 3

PAYMENTS TO EHP FOR SERVICES, EQUIPMENT AND PERSONNEL

3.1 Basic Provision. In consideration of receiving Services, equipment and personnel provided by EHP to the Fire Department, the City agrees to pay EHP monthly fee, which is recalculated annually. The fee, which is further described in **Appendix "A"**, is determined by dividing EHP's total cost of providing ambulance and fire department dispatching services by the activity of all of the individual agencies dispatched (**"Dispatched Agencies"**).

3.2 Initial Fee. For the initial period of July 1, 2015 through June 30, 2016, the monthly fee is $2,959.31 for a total fee of $35,511.72 for this period. The second period, July 1, 2016 through June 30, 2017, the monthly fee is $3,017.86 for a total fee of $36,214.29.

3.3 Payment. The City shall pay EHP within sixty (60) days of receipt of invoice.

3.4 Subsequent Bi-Annual Fees. Each January, EHP will determine the cost and volume of activity for all of its Dispatched Agencies for the previous calendar year. This calculation will be used in determine the rate for the subsequent period beginning on July 1st. EHP shall notify the City of the fee for the following period no later than February 28th.

SECTION 4

TERM AND TERMINATION

4.1 Term. This Agreement shall commence on July 1, 2015 and continue through June 30, 2017. Thereafter, this Agreement shall be automatically renewed for additional, successive one (1) year terms unless terminated by either party by giving the other at least sixty (60) days advance written notice.

In the event that either party provides notice of termination under this Section, EHP shall continue to provide Services to the Fire Department for up to three (3) months after the termination date, until September 30th, under the prevailing current fee while the City makes other arrangements for dispatching services.

4.2 Termination. This Agreement may be sooner terminated as set forth below.

4.2.1. Termination During Annual Renewal. The agreement may be terminated by either party in accordance with Section 4.1.

4.2.2. Event of Substantial Default. In the event that either party has substantially defaulted in the performance of any obligation under this Agreement, the objecting party shall provide the defaulting party with written notice of the substantial default. If the default has not been cured within thirty (30) days, the objecting party shall have the option to terminate this Agreement.

4.2.3. Mutual Agreement. This Agreement may be sooner terminated by mutual written agreement of the parties.

4.2.4. Loss or Reduction of Insurance Coverage. In the event either EHP or the City shall receive notice of a prospective change in the scope of insurance carried by either party pursuant to this Agreement; or with respect to an unreasonable increase in premiums charged for such insurance; or with respect to any other change in such insurance that is adverse to the insured or adverse to the party paying premiums, then, if such change would be a material change in such premiums, coverage, or other terms, the party receiving such notice shall at once give written notice of such change to the other party to this Agreement.

Either party to this Agreement, if adversely affected by such change, may terminate this Agreement on grounds of such change by giving at least thirty (30) calendar day's written notice of termination to the other party. In no event shall such termination be effective prior to the date when the insurance change goes into effect.

Either party to this Agreement, upon receiving notice of termination under this Section 4.2.4., may elect to prevent termination by curing the change. For purposes of the prior sentence: (a) with respect to a premium increase, "cure" means paying the increased premium for the balance of the Agreement's term; (b) with respect to termination, reduction in coverage, or other changes, "cure" means providing substitute coverage or substitute insurance.

4.3 Post-Termination Obligations. Upon termination of this Agreement, the parties shall cooperate with each other in the orderly transfer of obligations under this Agreement. Following the effective date of termination, each party shall remain liable for their own obligations or liabilities arising from activities carried on prior to the effective date of termination.

SECTION 5

GENERAL PROVISIONS

5.1 Insurance.

5.1.1. EHP.

a. Errors and Omissions Insurance. EHP shall provide commercial insurance to cover errors and omissions for Services, equipment and personnel provided to the City pursuant to this Agreement. Insurance shall be in the amount of $1,000,000 per occurrence/$2, 000,000 aggregate, covering the activities of EHP, the City, and their employees, elected officials, directors, officers and agents in connection with the obligations performed by each party pursuant to this Agreement.

b. Comprehensive General Liability Insurance. EHP shall provide commercial comprehensive general liability insurance in the amount of at least $1,000,000 per occurrence/ $2,000,000 aggregate, covering the respective activities of EHP, its employees, directors, officers and agents in connection with its obligations performed pursuant to this Agreement.

5.1.2. Notice of Claim. In the event any claim is asserted against either party to this Agreement, or both of them, or against one or more of them, and one or more other persons, the parties of this Agreement shall give prompt notice of such claim to one another and shall cooperate in the defense of such claim, to the extent their separate interests permit.

5.2 Independent Contractor Relationship. It is expressly understood and agreed by the parties that EHP is acting as an independent contractor with respect to the provision of Services, equipment and personnel to the City and Fire Department pursuant to this Agreement. Nothing in this Agreement is intended to create an employer/employee or joint venture relationship or allows the City to exercise control or direction over the manner or method by which EHP performs Services which are the subject matter of this Agreement; provided always that the Services to be provided by EHP shall be provided in a manner consistent with the provisions of this Agreement.

5.3 Compliance with Laws and Regulations. EHP shall comply with all federal, state and local regulations, including, but not limited to all applicable OSHA/MIOSHA requirements and the Americans With Disabilities Act.

5.4 Interpretation of Agreement. This Agreement shall be governed by and interpreted under the laws of the State of Michigan.

5.5 Amendments. This Agreement contains the entire agreement between the parties hereto, and no representations or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any additions or amendments to this Agreement subsequent hereto shall be of no force and effect unless in writing and signed by both parties.

5.6 Non-Assumption of Liabilities. Neither party hereto, by entering into and performing this Agreement, shall become liable for any of the existing or future liabilities of the other party or of anyone affiliated with the other party, except as expressly provided herein. It is not the intent of the parties that either party assume the risks of anyone else or become guarantor, insurer, or indemnitor for anyone else, except as expressly provided herein. In no event shall either party be liable to the other for special, incidental or consequential damages, even if the other party has been advised of the possibility of such damages.

5.7 Limited Enforcement. This Agreement is intended solely for the benefit of the parties hereto, and there is no intention, express or otherwise, to create rights or interest for any party or persons other than the City and EHP.

5.8 No Assignment. Neither party shall have the right to assign their rights and obligations under this Agreement without advance, written consent of the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed of the ___ day of ________________, 20___:

YPSILANTI CITY ("CITY")	EMERGENT HEALTH PARTNERS INC. ("EHP")
By:______________________________	By:______________________________
Its: City Manager	Its: President and CEO

APPENDIX "A"

EHP shall maintain an accounting of expenses for dispatching services in a separate and distinct cost center. The cost center shall include all expenses which are incurred in jointly dispatching all fire departments and ambulance services, including but not limited to facility depreciation, leasehold improvements, building maintenance, property taxes (if any), utilities including gas, electric, water and sewer, common radio equipment, common computer equipment software and other technology, back up electrical generators or supplies, telecommunications maintenance agreements, software licenses and support, personnel including wages and benefits and allocated costs for administrative support.

EHP and individual fire departments shall be responsible for their own mobile and portable radio equipment, mobile data terminals, station communications equipment, as well as specialized telecommunications connectivity such as ISDN, T1, microwave, fiber or other similar technologies.

Each January, EHP will determine the total expense of providing shared dispatching services (the cost) for the preceding 12-month fiscal year ending June 30th.

EHP will also determine the number of dispatched alarms (the activity) provided to each fire department and ambulance service. As used here, a "dispatched alarm" refers to an incident in which fire department or ambulance service is dispatched, without respect to whether a communication to or from EHP played a role in its dispatching. Each incident shall constitute a single "dispatched alarm", whether one or several pieces of equipment/vehicles were dispatched, and whether there is or is not ultimately a need for the agency's services at the scene.

The annual Cost will then be divided by the annual Activity to determine the "per dispatch" cost. The per dispatch cost and the individual agency's activity will be used to determine the amount to be charged for the next 12-month period beginning July 1st.

Resolution No. 2015 -194
August 18, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Resolution in Support of the Recommendations of the Washtenaw County Road Funding Committee:

Whereas, The Roads in the City of Ypsilanti do not meet the aspirations of residents or the expectations of visitors; and

Whereas, The increase in the price of winter maintenance, especially due to the increase in salt prices, will negatively impact the City's ability to meet other rising costs; and

Whereas, It is unlikely that the City of Ypsilanti will receive additional road funding from the State of Michigan in time to expand road repairs in the 2016 construction season; and

Whereas, The City Council of the City of Ypsilanti is not able to levy a millage on its own authority to raise additional dollars to effect additional road repairs in the City of Ypsilanti; and

Whereas, Washtenaw County has created a Roads Funding Committee to advise Washtenaw County whether it should exercise its authority under Act 283 of 1909 to levy a millage for road maintenance; and

Whereas, The Roads Funding Committee has recommended that Washtenaw County levy a .5 mill millage for road maintenance in FY 2016; and

Whereas, The levying of such a millage would provide The City of Ypsilanti with an additional $145,000 in FY 2016 to effect road repairs; and

Whereas, Staff believes that the City of Ypsilanti has the capacity to utilize the additional $145,000 that would be generated by an Act 283 millage to effect road maintenance on local streets; and

Whereas, Additional road maintenance on local and major streets will improve the quality of life for residents of the City of Ypsilanti; and

Whereas, The City of Ypsilanti must offer specific road project(s) to meet a requirement of Act 283 of 1909; and

Whereas, The Washtenaw County Board of Commissioners may consider the Roads Funding Committee recommendation as early as October 1, 2015;

NOW THEREFORE BE IT RESOLVED that the City of Ypsilanti endorses the recommendations of the Roads Funding Committee; and respectfully request that the Washtenaw County Board of Commissioners exercise its statutory authority to levy a millage to raise additional monies for road repairs and submits Hamilton, Ballard, River, Lowell, First, Forest, Washtenaw and Cornell Streets/Avenues/Roads that will receive at least one of the following operations Microsurfacing, spot milling, asphalt overlay and concrete repair as the City of Ypsilanti's road projects for purposes of meeting the Act 283 of 1909 requirement.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

I do hereby certify that the above resolution is a true and correct copy of Resolution 2015-____ as passed by the Ypsilanti City Council, at their meeting held on August 18, 2015.

____
Frances McMullan, City Clerk

From: <support@cityofypsilanti.com><mailto:support@cityofypsilanti.com>>
Date: May 27, 2015 at 12:08:50 PM CDT
To: <fmcmullan@cityofypsilanti.com><mailto:fmcmullan@cityofypsilanti.com>>
Subject: City of Ypsilanti Boards and Commissions Citizen Participation Resume

Results From: City of Ypsilanti Boards and Commissions Citizen Participation ResumeSubmitted By: Unauthenticated User IP: 10.20.30.11

Name:
Kelly

last name:
Kowatch

Address:
1207 Roosevelt

address2:

city:
Ypsilanti

state:
MI

zip:
48197

Years in Community:
8.5

Ward:
2

Phone:
614-579-2562

Email:
kelly.kowatch@gmail.com<mailto:kelly.kowatch@gmail.com>

Education:
MA in Higher Education and Student Affairs, BA in Policy and Applied Economics

Occupation:
Program Manager

Employer:
University of Michigan

BOARDOFINTEREST:
Ypsilanti Downtown Development Authority   Historic District Commission   Planning Commission

Interest:
I am interested in serving on the Non-Motorized Advisory Committee, but this option is not available above. Alternatively, I am have listed the other boards/commissions I am secondarily interested in. I am an invested community member and would like to be more engaged with the community, get to know my fellow community members better, and develop a deeper knowledge of the issues and challenges facing our city.

Applicatory Experience:
Collegeheights Neighborhood Association Treasurer for five years
Program Manager on the Citizen Interaction Design program in Jackson, Michigan

I am an excellent project/program manager, detail oriented, very organized, and eager to be engaged meaningfully with the community. I am more than happy to talk with a specific board or commission about my direct interests and abilities.

Attendance Requirement:
Yes

Signature:
Yes

-----Original Message-----
From: support@cityofypsilanti.com [mailto:support@cityofypsilanti.com]
Sent: Friday, June 12, 2015 7:49 PM
To: Frances McMullan
Subject: City of Ypsilanti Boards and Commissions Citizen Participation Resume

Results From: City of Ypsilanti Boards and Commissions Citizen Participation Resume
Submitted By: Unauthenticated User IP: 10.20.30.11

Name:
Robert

last name:
Vogt

Address:
520 Fairview Cir

address2:

city:
Ypsilanti

state:
Michigan

zip:
48197

Years in Community:
7

Ward:
2

Phone:
734-730-9690

Email:
robert@iosix.com

Education:
Master's degree from University of Michigan

Occupation:
CEO/Automotive Engineer

Employer:
IOSiX

BOARDOFINTEREST:
Board of Review   Ypsilanti Downtown Development Authority   Planning Commission   Ann Arbor Transit Authority

Interest:
I'm very interested in helping the community improve and succeed despite limited resources.

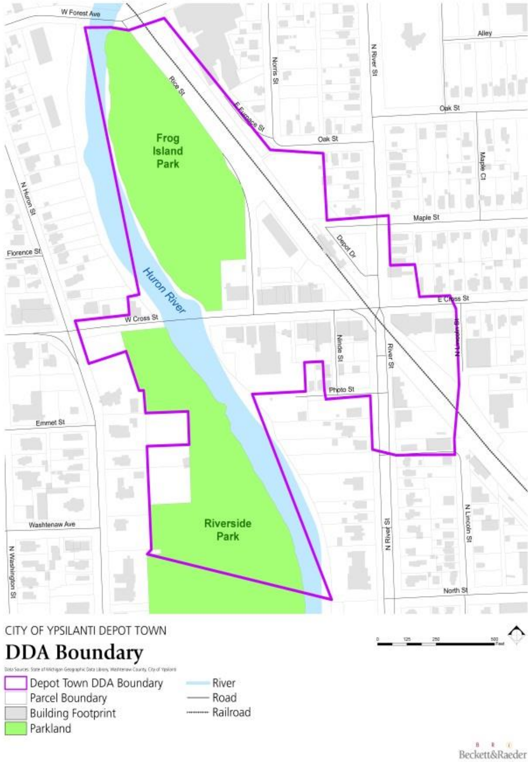
Applicatory Experience:
Board Member, Equipment and Tool Institute (non-profit industry organization), 2012-present Toyota Technical Center, R&D, 2004-2006 IOSiX LLC, 2005-present Voyomotive LLC, 2011-present

Attendance Requirement:
Yes

Signature:
Yes

Depot Town Amended and Restated Development and Tax Increment Financing Plan

- In February 2014 the YDDA hired consultants Beckett & Raeder to prepare a revised Development & TIF Plan for the Depot Town TIF
  - Over the course of the last year YDDA staff and consultants did extensive outreach to community stakeholders to get their goals and vision for Depot Town
    - This included stakeholder interviews, a community visioning session, and YDDA board survey and planning session
    - The consultants also compared the community input for consistency with other existing plans and/or studies including the Shape Ypsilanti Master Plan, Parks and Recreation Master Plan, the YACVB Strategic Destination Plan and the YDDA's Vision, Values, and Outcomes statement



Depot Town Amended and Restated Development and Tax Increment Financing Plan

- Based on the Community Stakeholder's input a list of program priorities were created and designated into 3 zones
  - River and Parks Area
    - Riverwalk – assist in the development of a continuous riverwalk with improved river access and improvements to the non-motorized pathway system
    - Performance Venue – assist in the refurbishment of the Frog Island ampitheater
    - Frog Island & Rice Street Parking Lot reconfiguration and reconstruction
    - Ypsilanti Recycling Drop-Off Center – assist in finding an alternate location of the drop-off center
    - General Park Improvements

Depot Town Amended and Restated Development and Tax Increment Financing Plan

- Freighthouse and Depot Area
  - Railroad Transit Station – support community efforts with technical and design services to develop Amtrak and commuter train stop
  - Freighthouse Plaza & Freighthouse – assist with plaza and building improvements to support activities and events
  - Private Investment Opportunities – provide support for adaptive reuse and preservation opportunities

Depot Town Amended and Restated Development and Tax Increment Financing Plan

- Depot Town Business Area
  - Complete Streets Improvements
  - River St. Boulevard Enhancements
  - Downtown Living – provide support to actively encourage multi-use development
  - Private Investment Opportunities - provide support for adaptive reuse and preservation opportunities

Proposed Projects
Estimated Cost & Implementation Schedule

Near Term Projects (0-5 years)

Proposed Project	Type	Estimated Cost
Performance Venue	Infrastructure	$500,000
Frog Island & Rice St. Lots	Infrastructure	$200,000
Railroad Transit Station	Redevelopment	$250,000
River St. Boulevard Improvements	Infrastructure	$100,000
Private Investment Opportunities	Redevelopment	$150,000
Business Retention & Recruitment	Programming	$25,000
Arts Community Retention & Recruit.	Programming	$25,000
Design Guidelines	Programming	$40,000

Proposed Projects
Estimated Cost & Implementation Schedule

Near Term Projects (0-5 years)

Proposed Project	Type	Estimated Cost
Signage Guidelines	Programming	$25,000
Preservation of Historic Structures	Programming	$50,000
Façade Improvement Guidelines	Programming	$10,000
Infrastructure Maintenance	Infrastructure	$100,000
Programming	Programming	$25,000
Interior Building Modifications	Redevelopment	$150,000
Designated Funds	Redevelopment	$150,000
Total		**$1,800,000**

Proposed Projects
Estimated Cost & Implementation Schedule

Mid Term Projects (6-9 years)

Proposed Project	Type	Estimated Cost
Riverwalk	Infrastructure	$500,000
Recycling Drop-Off Center	Infrastructure	$100,000
Freighthouse Plaza & Freighthouse	Infrastructure	$1,500,000
Downtown Living	Redevelopment	$50,000
District Wayfinding	Signage	$100,000
Designated Funds	Redevelopment	$250,000
Total		**$2,500,000**

Proposed Projects
Estimated Cost & Implementation Schedule

Long Term Projects (10 or more years)

Proposed Project	Type	Estimated Cost
General Park Improvements	Infrastructure	$2,000,000
Complete Streets Improvements	Infrastructure	$2,000,000
Designated Funds	Redevelopment	$250,000
Multi-Modal Infrastructure Support	Infrastructure	$400,000
Parking Structure	Infrastructure	$4,125,000
Cross St. Bridge Repair	Infrastructure	$500,000
Total		**$9,275,000**

Anticipated Captured Taxable Valuation

Plan Year	Fiscal Year	Initial Base Valuation	Annual Taxable Growth	Taxable Valuation Annual Growth	Captured Valuation
	1991-92	$1,720,000			
	2014-15	$3,352,039			$1,632,039
1	2015-16	$1,632,039	1.00%	$33,520	$1,665,559
2	2016-17	$1,665,559	1.00%	$33,856	$1,699,415
3	2017-18	$1,699,415	1.00%	$34,194	$1,733,609
4	2018-19	$1,733,609	1.00%	$34,536	$1,768,145
5	2019-20	$1,768,145	1.00%	$34,881	$1,803,027
6	2020-21	$1,803,027	2.00%	$70,461	$1,873,487
7	2021-22	$1,873,487	2.00%	$71,870	$1,945,357
8	2022-23	$1,945,357	2.00%	$73,307	$2,018,664
9	2023-24	$2,018,664	2.00%	$74,773	$2,093,437
10	2024-25	$2,093,437	2.00%	$76,269	$2,169,706
11	2025-26	$2,169,706	2.00%	$77,794	$2,247,500
12	2026-27	$2,247,500	2.00%	$79,350	$2,326,850

Anticipated Captured Taxable Valuation

Plan Year	Fiscal Year	Initial Base Valuation	Annual Taxable Growth	Taxable Valuation Annual Growth	Captured Valuation
13	2027-28	$2,326,850	2.00%	$80,937	$2,407,787
14	2028-29	$2,407,787	2.00%	$82,556	$2,490,343
15	2029-30	$2,490,343	2.00%	$84,207	$2,574,550
16	2030-31	$2,574,550	2.00%	$85,891	$2,660,441
17	2031-32	$2,660,441	2.00%	$87,609	$2,748,050
18	2032-33	$2,748,050	2.00%	$89,361	$2,837,411
19	2033-34	$2,837,411	2.00%	$91,148	$2,928,559
20	2034-35	$2,928,559	2.00%	$92,971	$3,021,530
21	2035-36	$3,021,530	2.00%	$94,831	$3,116,361
22	2036-37	$3,116,361	2.00%	$96,727	$3,213,088
23	2037-38	$3,213,088	2.00%	$98,662	$3,311,750
24	2038-39	$3,311,750	2.00%	$100,635	$3,412,385
25	2039-40	$3,412,385	2.00%	$102,648	$3,515,648

Anticipated Captured Revenue

- The YDDA has prepared two potential options to be considered for sharing the Anticipated Capture of TIF revenue with the City.
  - Option 1 the City and the DDA split the difference in the real increase in capture from year-to-year. The guarantees the DDA can preserve current funding levels with a moderate yearly increase while sharing the growth in value with the City
  - Option 3 the DDA has a hard cap of $75,000 in TIF revenue. Once that threshold is met all other gains would go directly back to the City. This allows for some immediate growth in the Depot Town budget that will level off in year 14 of the plan

In each of these options the City would still receive the base minimum in tax revenue of $73,487 annually plus the increases as outlined.

Anticipated Captured Revenue Option 1

Plan Year	Fiscal Year	Ypsilanti 31.0963	DDA Capture	Capture Growth per Year	Washt. County 4.9916	WCC 3.4576	District Library 1.8874	AAATA 0.7000	Captured Revenue 42.1329	City Capture
	2014-15	$50,750			$8,146	$5,643	$3,080	$1,142	$64,540	$73,487
1	2015-16	$51,793	$51,793	$0	$8,314	$5,759	$3,144	$1,166	$70,176	$73,487
2	2016-17	$52,846	$52,320	$527	$8,483	$5,876	$3,207	$1,190	$71,076	$74,014
3	2017-18	$53,909	$52,851	$532	$8,653	$5,994	$3,272	$1,214	$72,511	$74,545
4	2018-19	$54,983	$53,388	$537	$8,826	$6,114	$3,337	$1,238	$73,961	$75,082
5	2019-20	$56,067	$53,930	$542	$9,000	$6,234	$3,403	$1,262	$75,424	$75,624
6	2020-21	$58,259	$55,026	$1,096	$9,352	$6,478	$3,536	$1,311	$77,840	$76,720
7	2021-22	$60,493	$56,143	$1,117	$9,710	$6,726	$3,672	$1,362	$80,846	$77,837
8	2022-23	$62,733	$57,283	$1,140	$10,076	$6,980	$3,810	$1,413	$83,912	$78,977
9	2023-24	$65,098	$58,446	$1,163	$10,450	$7,238	$3,951	$1,465	$87,040	$80,140
10	2024-25	$67,470	$59,632	$1,186	$10,830	$7,502	$4,095	$1,519	$90,230	$81,326
11	2025-26	$69,889	$60,841	$1,210	$11,219	$7,771	$4,242	$1,573	$93,485	$82,535
12	2026-27	$72,356	$62,075	$1,234	$11,615	$8,045	$4,392	$1,629	$96,804	$83,769
13	2027-28	$74,873	$63,333	$1,259	$12,019	$8,325	$4,544	$1,685	$100,188	$85,027

Anticipated Captured Revenue Option 1

Plan Year	Fiscal Year	Ypsilanti 31.0963	DDA Capture	Capture Growth per Year	Washt. County 4.9916	WCC 3.4576	District Library 1.8874	AAATA 0.7000	Captured Revenue 42.1329	City Capture
14	2028-29	$77,440	$64,617	$1,284	$12,431	$8,611	$4,700	$1,743	$103,642	$86,311
15	2029-30	$80,059	$65,926	$1,310	$12,851	$8,902	$4,859	$1,802	$107,164	$87,620
16	2030-31	$82,730	$67,262	$1,336	$13,280	$9,199	$5,021	$1,862	$110,757	$88,956
17	2031-32	$85,454	$68,624	$1,362	$13,717	$9,502	$5,187	$1,924	$114,422	$90,318
18	2032-33	$88,233	$70,013	$1,390	$14,163	$9,811	$5,355	$1,986	$118,159	$91,707
19	2033-34	$91,067	$71,430	$1,417	$14,618	$10,126	$5,527	$2,050	$121,971	$93,124
20	2034-35	$93,958	$72,876	$1,446	$15,082	$10,447	$5,703	$2,115	$125,860	$94,570
21	2035-36	$96,907	$74,350	$1,475	$15,556	$10,775	$5,882	$2,181	$129,827	$96,044
22	2036-37	$99,915	$75,854	$1,504	$16,038	$11,110	$6,064	$2,249	$133,872	$97,548
23	2037-38	$102,983	$77,388	$1,534	$16,531	$11,451	$6,251	$2,318	$138,000	$99,082
24	2038-39	$106,113	$78,953	$1,565	$17,033	$11,799	$6,441	$2,389	$142,210	$100,647
25	2039-40	$109,304	$80,549	$1,596	$17,546	$12,154	$6,634	$2,461	$146,504	$102,243
Total			**$1,604,899**		**$307,393**	**$212,929**	**$116,229**	**$43,107**	**$2,284,557**	**$2,147,249**

Anticipated Captured Revenue Option 2

Plan Year	Fiscal Year	Ypsilanti 31.0963	DDA Capture	Washt. County 4.9916	WCC 3.4576	District Library 1.8874	AAATA 0.7000	Captured Revenue 42.1329	City Capture
	2014-15	$50,750	$50,750	$8,146	$5,643	$3,080	$1,142	$64,540	$73,487
1	2015-16	$51,793	$51,793	$8,314	$5,759	$3,144	$1,166	$70,176	$73,487
2	2016-17	$52,846	$52,846	$8,483	$5,876	$3,207	$1,190	$71,602	$73,487
3	2017-18	$53,909	$53,909	$8,653	$5,994	$3,272	$1,214	$73,042	$73,487
4	2018-19	$54,983	$54,983	$8,826	$6,114	$3,337	$1,238	$74,498	$73,487
5	2019-20	$56,067	$56,067	$9,000	$6,234	$3,403	$1,262	$75,966	$73,487
6	2020-21	$58,259	$58,259	$9,352	$6,478	$3,536	$1,311	$78,936	$73,487
7	2021-22	$60,493	$60,493	$9,710	$6,726	$3,672	$1,362	$81,963	$73,487
8	2022-23	$62,733	$62,733	$10,076	$6,980	$3,810	$1,413	$85,052	$73,487
9	2023-24	$65,098	$65,098	$10,450	$7,238	$3,951	$1,465	$88,202	$73,487
10	2024-25	$67,470	$67,470	$10,830	$7,502	$4,095	$1,519	$91,416	$73,487
11	2025-26	$69,889	$69,889	$11,219	$7,771	$4,242	$1,573	$94,694	$73,487
12	2026-27	$72,356	$72,356	$11,615	$8,045	$4,392	$1,629	$98,037	$73,487
13	2027-28	$74,873	$74,873	$12,019	$8,325	$4,544	$1,685	$101,446	$73,487

Anticipated Captured Revenue Option 2

Plan Year	Fiscal Year	Ypsilanti 31.0963	DDA Capture	Washt. County 4.9916	WCC 3.4576	District Library 1.8874	AAATA 0.7000	Captured Revenue 42.1329	City Capture
14	2028-29	$77,440	$75,000	$12,431	$8,611	$4,700	$1,743	$102,485	$75,927
15	2029-30	$80,059	$75,000	$12,851	$8,902	$4,859	$1,802	$103,414	$78,546
16	2030-31	$82,730	$75,000	$13,280	$9,199	$5,021	$1,862	$104,362	$81,217
17	2031-32	$85,454	$75,000	$13,717	$9,502	$5,187	$1,924	$105,330	$83,941
18	2032-33	$88,233	$75,000	$14,163	$9,811	$5,355	$1,986	$106,315	$86,720
19	2033-34	$91,067	$75,000	$14,618	$10,126	$5,527	$2,050	$107,321	$89,554
20	2034-35	$93,958	$75,000	$15,082	$10,447	$5,703	$2,115	$108,347	$92,445
21	2035-36	$96,907	$75,000	$15,556	$10,775	$5,882	$2,181	$109,394	$95,394
22	2036-37	$99,915	$75,000	$16,038	$11,110	$6,064	$2,249	$110,461	$98,402
23	2037-38	$102,983	$75,000	$16,531	$11,451	$6,251	$2,318	$111,551	$101,470
24	2038-39	$106,113	$75,000	$17,033	$11,799	$6,441	$2,389	$112,662	$104,600
25	2039-40	$109,304	$75,000	$17,546	$12,154	$6,634	$2,461	$113,795	$107,791
Total			**$1,700,809**	**$307,393**	**$212,929**	**$116,229**	**$43,107**	**$2,380,467**	**$2,051,338**

Resolution No. 2015-195
August 18, 2015

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: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

ACTION MINUTES

CITY OF YPSILANTI
COUNCIL MEETING ACTION MINUTES
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
TUESDAY, AUGUST 18, 2015
7:00 P.M. – OPEN SESSION

I. CALL TO ORDER –
The meeting was called to order at 7:06 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 –

IV. PLEDGE OF ALLEGIANCE –

"I pledge allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all."

V. AGENDA APPROVAL –
The agenda was approved as amended:

- **Removed: Resolution No. 2015-191, renewing Blue Cross Blue Shield Medicare Advantage Plan, from the Consent Agenda to Motions/Resolutions/Discussions**
- **Suspended Rules to approve appointments to the Sidewalk Review Board.**

VI. INTRODUCTIONS –

VII. PRESENTATIONS –

Neighborhood Enterprise Zone (NEZ) – Economic Development Director Beth Ernat

VIII. AUDIENCE PARTICIPATION –

IX. REMARKS BY THE MAYOR –

X. MINUTES –

Resolution No. 2015-176, approving minutes of August 3 and August 4, 2015.
Approved as submitted

XI. ORDINANCES – FIRST READING -

Ordinance No. 1251

1. Ordinance to amend Chapter 106, Article V, Section 106-454(b) of the Code of Ordinances to increase water rates by 8% within the City of Ypsilanti.

   A. Resolution No. 2015-177, determination
   Approved: Yes – 6; No – 1 (Richardson); Absent - 0
   B. Open Public Hearing
   C. Resolution No. 2015-178, close public hearing.
   Approved: Yes – 7; No – 0; Absent - 0

Ordinance No. 1252

2. Ordinance to amend Chapter 106, Article V, Section 106-455(a) of the Code of Ordinances to increase sewage disposal service rates by 4% within the City of Ypsilanti.
   A. Resolution No. 2015-179, determination
   Approved: Yes – 6; No – 1 (Richardson); Absent - 0
   B. Open Public Hearing
   C. Resolution No. 2015-180, close public hearing.
   Approved: Yes – 7; No – 0; Absent - 0

Ordinance No. 1253

3. Ordinance to amend Chapter 106, Article V, Section 106-499 to decrease the restricted debt retirement and capital improvement fund surcharge on water and sewer service bills within the City of Ypsilanti by adding a surcharge of 63% (a 2% decrease) to each water and sewage bill for billings to be deposited in a restricted debt retirement and capital improvements fund.

   A. Resolution No. 2015-181, determination
   Approved: Yes – 7; No – 0; Absent - 0
   B. Open Public Hearing
   C. Resolution No. 2015-182, close public hearing.
   Approved: Yes – 7; No – 0; Absent - 0

Ordinance No. 1254

4. Ordinance to rezone 908 N. Congress *(Little Bird Café)* from Core Neighborhood Mid to Adaptive Reuse Planned Unit Development.

   A. Resolution No. 2015-183, determination
   Approved: Yes – 7; No – 0; Absent - 0
   B. Open Public Hearing
   C. Resolution No. 2015-184, close public hearing.
   Approved: Yes – 7; No – 0; Absent - 0

Ordinance No. 1255

5. Ordinance to rezone several properties along Towner Road from Neighborhood Corridor (NC) to Health and Human Services (HHS).

   A. Resolution No. 2015-185, determination
   Approved: Yes – 7; No – 0; Absent - 0
   B. Open Public Hearing
   C. Resolution No. 2015-186, close public hearing.
   Approved: Yes – 7; No – 0; Absent – 0

XII. <u>CONSENT AGENDA</u> – Resolution No. 2015-187

1. Resolution No. 2015-188, approving appointments to Boards and Commissions.
   <u>Approved: Yes – 7; No – 0; Absent - 0</u>

2. Resolution No. 2015-189, supporting National Ovarian Cancer Awareness month and allowing teal ribbons to be tied throughout the city September 1st – September 30, 2015 along with lawn signs, awareness posters and information cards being provided.
   <u>Approved: Yes – 7; No – 0; Absent - 0</u>

3. Resolution No. 2015-190, appointing delegate and alternate to the 2015 Michigan Municipal League (MML) Annual Convention.
   <u>Approved: Yes – 7; No – 0; Absent - 0</u>

4. ~~Resolution No. 2015-191, renewing a one-year contract with Blue Cross Blue Shield Medicare Advantage Plan~~. **(Removed to Resolutions/Motions/Discussions)**

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

1. Resolution No. 2015-191, renewing a one-year contract with Blue Cross Blue Shield Medicare Advantage Plan.
   <u>Approved: Yes – 7; No – 0; Absent - 0</u>

2. Resolution No. 2015-192, approving establishment of a Neighborhood Enterprise Zone (NEZ) in the City of Ypsilanti.
   <u>Approved: Yes – 7; No – 0; Absent - 0</u>

3. Resolution No. 2015-193, approving renewal of the fire dispatch agreement with Emergency Health Partner (EHP), Inc.
   <u>Approved: Yes – 7; No – 0; Absent - 0</u>

4. Resolution No. 2015-194, supporting recommendation of the Washtenaw County Road Funding Committee.
   <u>Approved: Yes – 7; No – 0; Absent – 0</u>

5. Resolution No. 2015-196, approving Board and Commission appointments.
   <u>Approved: Yes – 7; No – 0; Absent – 0</u>

XIV. <u>LIASON REPORTS</u> –

A. SEMCOG Update
B. Washtenaw Area Transportation Study
C. Washtenaw Metro Alliance
D. Urban County
E. Freight House
F. Parks and Recreation
G. Millennial Mayors Conference
H. Ypsilanti Downtown Development Authority
I. Eastern Washtenaw Safety Alliance

XV. <u>COUNCIL PROPOSED BUSINESS</u> –

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

<u>Nomination(s)</u>:

__Sidewalk Review Board__:

Lena Reeves
717 N. Congress St.
Ypsilanti, MI 48197
Term: 8/2015–8/2018

Kelly Kowatch
1207 Roosevelt
Ypsilanti, MI 48197
Term: 8/2015-8/2018

Robert Vogt IV
520 Fairview Ct.
Ypsilanti, MI 48197
Term: 8/2015-8/2018

XVII. __COMMUNICATIONS FROM THE CITY MANAGER__ –

XVIII. __COMMUNICATIONS__ –

Depot Town Amended and Restated Development and Tax Increment Financing Plan

XIX. __AUDIENCE PARTICIPATION__ -

XX. __REMARKS FROM THE MAYOR__ -

XXI. __ADJOURNMENT__ –

Resolution No. 2015-195, adjourning the Council meeting.
__Adjourned at 10:43 p.m.__