1. City Council Regular Meeting Agenda

    Documents:

        REVISED 2 - FINAL AGENDA 10-20-15.PDF

2. City Council Regular Meeting Packet

    Documents:

        REVISED 2 - 10-20-15 COUNCIL MEETING PACKET.PDF

3. City Council Regular Meeting Action Minutes

    Documents:

        ACTION MINUTES 10-20-15.PDF

CITY OF YPSILANTI
COUNCIL MEETING AGENDA
EASTERN MICHIGAN UNIVERSITY – MCKENNY HALL BALLROOM
YPSILANTI, MI 48197
TUESDAY, OCTOBER 20, 2015
7:00 P.M.

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 –

- EMU Presentation – City Manager Ralph Lange
- Proclamation appreciating the EMU Government and Community Relations Office – Mayor Edmonds
- Proclamation declaring October 24th Official Rosie the Riveter Day in Ypsilanti – Mayor Edmonds

VIII. AUDIENCE PARTICIPATION –

IX. REMARKS BY THE MAYOR –

X. MINUTES –

Resolution No. 2015-233, approving minutes of Sept. 29, Oct. 6 and Oct. 8, 2015

XI. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. Resolution No. 2015-234, changing Columbus Day in Ypsilanti to Indigenous People Day in Ypsilanti.

2. Resolution No. 2015-235, approving appointments to Boards and Commissions.

3. Resolution No. 2015-236, approving a one-year contract with EHIM to administer the city's self-funded portion WRAP and prescription program, and coordinate all benefits and costs with Blue Cross Blue Shield of Michigan.

4. Resolution No. 2015-237, approving a one-year contract from January 1, 2016 to December 31, 2016 with Blue Cross Blue Shield High Deductible $2,000/$4,000 Plans for all eligible participating employees and Retirees, along with the Health Savings Account contributions.

5. Resolution No. 2015-238, approving an addition to the current Waiver policy offering a $2,000 waiver per year for employees who drop their two person coverage to a single coverage, and $3,000 for employees who drop their family coverage to single coverage.

6. Resolution No. 2015-239, approving a one-year wellness program.

7. Resolution No. 2015-240, approving Memorandum of Understanding (MOU) with E.M.U. for HDC Intern.

XII. LIASON REPORTS –

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

XIII. COUNCIL PROPOSED BUSINESS –

XIV. COMMUNICATIONS FROM THE MAYOR –

XV. COMMUNICATIONS FROM THE CITY MANAGER –

XVI. COMMUNICATIONS –

- Park Liaison October Report
- Ann Arbor Area Transportation Authority Update
- October 27th Council Intragroup Relations Dialogue/Training (6:00-10:00 p.m.) – EMU Campus – McKenny Main Lounge, Room 247
- November 3rd – Working Session on Snow (6:00-7:00 p.m.)
- November 10 and 19, 2015 – Goal Setting @ SPARK East, 215 W. Michigan Ave.

XVII. AUDIENCE PARTICIPATION –

XVIII. REMARKS FROM THE MAYOR -

XIX. ADJOURNMENT –

Resolution No. 2015-241, adjourning the Council meeting.

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Resolution No. 2015-241, adjourning the Council meeting.

To: Mayor and City Council
From: Ericka R. Savage
Ralph A. Lange, City Manager
Date: October 16, 2015
RE: **Ypsilanti/EMU Collaborations**

Office of the City Manager

Below is summary if the information that will be presented during the October 20, 2015 City Council meeting. It summarizes, by department, the many ways that the City and Eastern Michigan University collaborate.

City of Ypsilanti/Eastern Michigan University Collaborations

The City of Ypsilanti (City) and Eastern Michigan University (EMU) regularly collaborate on many projects. The ability to collaborate is one of the numerous benefits of having a major university not only housed in the City, but actively participating in making the City a better place. Without the various partnerships and collaborations between the City and EMU, many projects would not be possible or reach completion. Departments compiled a list of projects we are currently or have recently collaborated with EMU.

City Manager's Office:

- The City's administration jointly works with EMU officials on a regular and consistent basis.
- Both participate in Eastern Leaders Group, jointly attend various community meetings, work on comprehensive policy and development matters, support planning major events, and coordinating countless other activities.

- The City Manager's office currently has two interns who are students at EMU. One is a graduate student in the Public Administration program. And one is an undergraduate student in the Marketing program.

City Attorney's Office:

- The City of Ypsilanti and Eastern Michigan University work closely together for legal matters. This helps both entities in different ways.
- Collaborate on different City and on campus ordinances and prosecute both ordinances. Previously EMU had to rely on state cases and the state prosecutor.
- The City receives revenue from City ordinances that EMU enforces.

Downtown Development Authority (DDA)

- The DDA Board has a permanent seat filled by a high level EMU administrator to ensure that they are an active partner in all of our programming, projects, and planning. Our current board representative is Kenneth Dobson Executive Director of Government & Community Relations.

- The DDA frequently appoints EMU representatives to our standing committees including our current Chair of the Economic Restructuring & Design Committee, Dieter Otto the Director of EMU Custodial and Grounds.

- The DDA partners with EMU on marketing events and programming to increase awareness of local businesses and the DDA community with Faculty, Staff and Student Body through events such as EMU in Ypsi Day.

- The DDA helps promote the University by participating on the annual round table to the families of prospective Presidential Scholarship recipients to discuss the greater community and opportunities available for future students.

- The DDA has recently begun participation on a W. Cross Public Safety Committee.

- The DDA has offered numerous internship opportunities to students in the Urban Planning and Public Administration programs and has partnered with students on specific short term projects such as the 2012 Downtown Parking Study.

- The DDA worked with the University to locate a DIA replica art piece on campus as part of the ongoing Inside/Out program.

Finance Department

- Ypsilanti and EMU also work together financially. Since 2006, the Finance Department has worked with Eastern Michigan University's Office of International Students to identify qualified students for finance internships.
- The City has heavily relied on this program since it was forced to cut its budget due to the economic downturn.

Fire Department

- Ypsilanti also provides fire services to Eastern Michigan University to keep it safe. Unlike having its own police department Eastern Michigan University does not have a fire department.

- YFD provides fire suppression protection to the University under Public Act 289 of 1977, which gives a formula to reimburse local government for protecting state property.

Human Resources

- Assists the EMU Police Department with their identification cards.
- Currently working to expand the practice of Ypsilanti officials attending EMU classes as guest speakers.
- Currently working on a collaboration where both Human Resources Departments work closer and share resources.

Police Department

Ypsilanti and Eastern Michigan law enforcement agencies also collaborate with one another in several ways; most recently, we created the Eastern Washtenaw Safety Alliance, which is a coalition of top area officials and law enforcement coming together to better use resources to keep the Eastern Washtenaw County Area safe.

The EWSA:

- Includes the Washtenaw Sheriff's Department, Ypsilanti Police Department, and Eastern Michigan University Police Department
- Has added 8 new police officers to the Ypsilanti Police Department, and 10 to the Eastern Michigan University Police Department, making 29 officers and 43 officers, respectively.
- Officers from each agency now share jurisdiction, giving them county wide powers of arrest.

- Through this alliance Ypsilanti converted all of its streetlights to LED to increase illuminations for drivers, cyclist and pedestrians.

Department of Public Services

Ypsilanti and Eastern Michigan University collaborate on public services that include road services for EMU as well as cost sharing on behalf of both parties.

- The City orders and stores road salt for EMU for use on sidewalks, campus parking lots and campus streets.
- EMU uses the City's street sweeper and staff to sweep campus parking lots and campus streets.
- Share costs of rental equipment to make road repairs around the City and campus area.
- Share costs of Federal Municipal Storm water Phase II permits
- Share costs of the mill and overlay of Adams Street between Pearl & Michigan Ave.
- Collaborated on the Ainsley Street cul de sac project
- Shared costs for the Oakwood Washtenaw intersection project
- Shared costs for the Washtenaw Avenue Mid-block crossing project

Economic and Community Development

Historic District Commission:

- For the past many years, the Historic District Commission (HDC) has been staffed by an intern from EMUs Historic Preservation Graduate Program. EMU, through an

endowment, pays for one semester of the intern's work and the City pays for the remainder of the year for a part-time intern.

- The interns is responsible for historic preservation activities that may include research, HDC support, narrative preparation, site investigation, project analysis, photography, and related duties as assigned by the City Planner.

Special Projects

- Coordinated on the recent beautification of the 94 westbound off ramp
- Coordinated on the HAWK crossing on Washtenaw near Oakwood
- Extensively coordinated with EMU student government during the Master Plan and Live Ypsi projects
- Frequently communicate and coordinate with EMU Marketing officials on placemaking projects and initiatives
- Regularly supports the City in getting a commuter rail stop in Depot Town

The City of Ypsilanti and Eastern Michigan University have always worked together, to better the community, to better the city, to better the University. The collaboration between the two has established ways to help students succeed as well as stay safe. Ypsilanti has provided help to the University in its time of need and the University has done the same. The relationship between the two is symbiotic in that they need one another to survive. Continued collaboration between Ypsilanti and Eastern Michigan University is important to ensure that the City, university, residents and students continue to succeed and thrive.

Resolution No. 2015 – 233
October 20, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of September 29, October 6, and October 8, 2015 be approved.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Draft

City of Ypsilanti
City Council Work Session Minutes
Tuesday, September 29, 2015
City Council Chambers, 1 S. Huron St., Ypsilanti, MI
WORK SESSION: 7:00 p.m.

I. CALL TO ORDER –

The meeting was called to order at 7:08 p.m.

II. ROLL CALL –

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

III. INVOCATION –

Mayor asked all to stand for a moment of silence.

IV. PLEDGE OF ALLEGIANCE –

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

V. AGENDA APPROVAL –

Mayor Pro-Tem Richardson moved, supported by Council Member Nicole Brown to approve the agenda as submitted.

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

VI. AUDIENCE PARTICIPATION –

None

VII. REMARKS FROM THE MAYOR –

None

VIII. WORK SESSION –

- Roads Maintenance – City Manager Ralph Lange, DPS Director Stan Kirton, and OHM Engineer Marcus McNamara

City Manager Lange provided an introduction to the presentation, and introduced OHM Engineer Marcus McNamara.

OHM Engineer Marcus McNamara provided a presentation on road maintenance. **(See Website)**

Council Member Anne Brown asked if road ratings are given once per calendar year. Mr. McNamara responded in the affirmative. Mayor Edmonds asked if the ratings were assessed at the beginning of 2015. Mr. McNamara responded ratings were assessed just last week. Council Member Anne Brown stated the construction just concluded on Prospect and asked if the rating is assessed at the time of completion. Mr. McNamara responded essentially the ratings are assessed in the fall.

Mayor Pro-Tem Richardson stated it will cost the City $1.23 million a year for road repairs. Mr. McNamara responded in the affirmative and said it will cost $1.23 million a year for ten years. Ms. Richardson asked what the bottom level of investment for repairs is. Mr. McNamara responded the bottom level would be an investment of $300,000 a year which is under what the City has committed historically. Mr. McNamara responded the amount investment includes more than just capital improvements, it includes all maintenance. Mr. McNamara said a $300,000 investment would not maintain roads at their current condition. Mr. McNamara added if the City were to invest $500,000 a year it would only be able to support heavy maintenance. Ms. Richardson asked if a $500,000 a year budget would maintain the roads. Mr. McNamara replied in that scenario, repair distribution would only maintain roads with middle PASER ratings.

Mayor Edmonds stated these assumptions do not include possible federal funds for road construction. Mr. McNamara responded the assumptions are based on need, how construction is funded is another question.

Council Member Murdock asked how much Act 51 funding is available for routine maintenance. Mr. McNamara responded there is not much funding available, and said from 2001 to 2006 maintenance costs were very low, because local roads were either new or being rebuilt. Mr. McNamara stated a few years after, those roads needed very little maintenance so both Major Streets and Local Streets accounts increased. Mr. McNamara added that is no longer the case, and funds were drawn down after road program monies were used. Mr. Murdock stated much of the fund balance was used this year and asked if the $1 million to $1.3 million the City needs for road repairs is outside of the Act 51 funding. Mr. McNamara responded in the affirmative.

Mayor Pro-Tem Richardson stated First Ave and Summit were two of the last streets repaired but they deteriorated very quickly and asked why that occurred. Mr. McNamara responded Summit's deterioration was the result of a joint but it has been repaired. Mr. McNamara stated the problems that he noticed on First were caused by shifting structures or were never tuck-pointed properly. Ms. Richardson asked what can be done moving forward to ensure that road construction is done correctly and if there is a possibility of having a warranty for road construction. Mr. McNamara responded typically warranties only last for two years, which really means the project cost is higher and it is difficult to collect on the warranty. Mr. McNamara added the only recourse the City would have is inspection and materials testing during construction. Ms. Richardson stated essentially contractors can perform faulty work without recourse. Mr. McNamara responded no, anything built that does not meet specification would not be accepted and would be rebuilt. Mr. Lange stated the best way to ensure a good final product is to have good engineering, design, and ensure proper materials are used. Mr. Lange concluded saying if a contractor performs poor work they will not be used for future projects. Council Member Vogt said he agrees, and he has litigated several cases similar

to this scenario. Mr. Vogt stated specifications need to be included in the contract and inspections need to be performed during construction.

Mayor Edmonds asked if streets completed in the same time period are compared when examining why conditions are poor or if each street is examined individually. Mr. McNamara responded when performing the field rating, historical knowledge is not a factor. Mr. McNamara stated the issue with Summit is a structural issue, and the spray patch used to fix it is simply a patch. Mr. McNamara added the software used by OHM includes all the historical information and is used in tracking assets. Ms. Edmonds asked if that analysis might dictate repairing the road in a different manner. Mr. McNamara responded in the affirmative. Mr. Lange added there are other factors that can lead to road deterioration and one is drainage which can create huge problems. Mr. Lange stated another problem can arise from soil condition, if the soil doesn't provide good drainage there will be significant damage to the road.

Mayor Edmonds stated SEMCOG recently held a seminar regarding green infrastructure and what those investments can do to prolong the quality of other investments. Ms. Edmonds stated drainage problems can be mitigated through green infrastructure. Mr. McNamara stated such as what is used in Depot Town. Ms. Edmonds stated green infrastructure can be very simple, especially when compared to the cost of rebuilding roads.

Council Member Robb stated after three years of the construction of Cross St. the seams are beginning to split. Mr. Robb stated when situations like that occur he expects OHM to provide a root cause analysis of why that happened.

Council Member Murdock stated the County Millage will cover $145,000, where will the remaining $650,000 come from. Mr. McNamara responded it is possible the City is unable to complete all repairs listed on the road selection list, he said Hamilton alone will cost $308,000. Mr. McNamara stated the City Manager informed him the $135,000 will be allocated to the Major Street Fund form the State General Fund. Mr. Lange stated that would provide $280,000 and another $20,000 from Major Streets would provide a $300,000 road program.

Council Member Murdock asked if any federal aid funds will be used for road construction. Mr. McNamara responded the City could use federal aid funds, he stated there is $285,000 earmarked in Michigan Department of Transportation's (MDOT) next fiscal year budget for the City. Mr. McNamara stated the issue with relatively small projects using federal aid is the process diminishes the savings. Mr. McNamara stated Washtenaw Area Transportation Study members are willing to trade federal aid dollars so more can accumulate and used during a different fiscal year. Mr. McNamara stated a decision does not have to be made for the 2017 road program, but he did want Council to begin thinking about it.

Council Member Murdock stated the eight projects for 2016 are an estimated cost of $660,000 and asked if that is the same as what is being presented. Mr. McNamara responded the difference is Hamilton, he said the plan will require changes from a full mill and overlay to spot repairs, or a thin overlay. Mr. Lange stated the City does not have to complete each of the roads listed and urged the City to not use federal aid because it would increase costs. Mr. Murdock stated his intention of examining 2016 road repairs is to be able to plan for 2017 projects. Mr. McNamara agreed, and said the plan is to complete the eight roads on that list with the exception of Hamilton. Mr. McNamara stated staff is trying to keep up with construction costs but he feels like

estimates are accurate. Mr. Murdock stated even if Hamilton is not included it is over the $280,000 the City would have available. Mr. Lange stated the remainder would be paid out of Major Streets and the City will have to see the amount of the bids. Mr. Lange added the City has not been given the final cost of Prospect Rd. and it is possible that costs are lower than estimated.

Mr. Lange stated there is not a rational formula to keep roads at a usable condition without the continuation of the road millage.

Council Member Murdock stated the City is at a limit on millage so it would have to be some sort of bond or a sinking fund.

Mr. Lange recommended that the road millage be renewed at 3 mils instead of 4 mils and Council approves a special assessment for $200,000 for street lights.

Council Member Murdock asked Mr. Lange why a few months ago he stated he did not want to reduce the millage and now he is asked to reduce the millage from 4 mills to 3 mils. Mr. Lange responded one the City has done an excellent job with the Police and Fire Pension Fund. Mr. Lange stated it also has to do with economic development and if the millage is not renewed all the money that was spent for roads will be lost through road deterioration without funds to maintain them.

Council Member Murdock stated when there is discussion about roads it is not just roads being discussed. Mr. Murdock stated there are other solutions for funding such as a Category FM Dot grant for urban areas. Mr. McNamara responded that funding mechanism was used for the repairs to Mansfield. Mr. McNamara added that grant is intended for commercial routes, such as roads like Huron. Mr. Murdock stated he was thinking that it could be used as a piece of a larger project. Mr. McNamara responded in the affirmative but part of the application is if you get funded the job must be completed and he does not think the City is ready at this point.

Council Member Murdock stated there are a variety of Transportation Alternative Program (TAP) Grants available. Mr. Murdock stated he is still unclear about the Michigan Ave and the Grove Rd extension and he heard the grant was being reduced. Mr. Lange responded the grade inspection is ready but the state might not pay for design. Mr. Lange stated he was informed the design would cost around $10,000 and does not feel the project should be put on hold. Council Member Murdock stated the City can still expect to complete the crossing as well as the Grove extension. Mr. Lange responded in the affirmative.

Council Member Murdock stated there is also the possibility of a TAP grant for the Huron and Hamilton road diet which could be done in conjunction with the MDOT resurfacing project. Mr. Murdock stated, however, the resurfacing project has been put on hold indefinitely due to lack of funding. Mr. McNamara responded that was included in the state capital improvement plan but was pushed back past 2018. Mr. Murdock asked if the City is planning to do that project if MDOT does not move forward with the resurfacing project. Mr. Lange responded he was not intending to unless that is the wish of Council. Mr. Lange stated the project was supposed to tie into the I-94 crossing. Mr. Murdock responded the projects are not dependent on one another but it would make sense.

Council Member Murdock asked what the status of the I-94 crossing is. Mr. McNamara responded that is being handled through WATS, he said several alternatives were

drafted, an engineer was hired, and the design is either complete or very close to completion. Mr. Murdock asked if the project was going to be extended into the Township. Mr. McNamara responded he is not certain but it is the stated goal, however, the project is not fully funded. Mayor Edmonds stated without funding, construction will not be completed in the 2016 season. Mr. McNamara responded it seems unlikely, but it is possible. Mayor Pro-Tem Richardson stated that is a very dangerous area for pedestrians. Mr. Murdock stated Council needs to know what the cost of the expansion is because that project is overdue. Mr. McNamara responded he would provide Council with that information. Council Member Anne Brown asked who the applicant for the TAP grant is. Mr. Murdock responded MDOT. Council Member Anne Brown asked who submitted the application. Mr. McNamara responded WATS took over the project and solicited requests for proposals (RFPs) for the design, but he could not say who the applicant was and it is one of the reasons there is difficulty with funding. Mr. Lange asked if the Township could contribute to the project. Mr. McNamara responded in the affirmative.

Council Member Murdock asked if future TAP grants are being investigated for the train platform. Mr. Lange responded a TAP grant could cover part of the cost but before a grant could be applied for, a design would be needed, and an estimation of total costs. Mr. Lange added once the City is at that point it will look for every dollar that is feasible.

Council Member Murdock stated unused funds were transferred to the current budget for non-motorized projects, specifically the extension of bike lanes on E. Forest from Norris to Prospect, on W. Cross from Norris to Mansfield, and Miles St. Mr. Murdock asked what the status is for those projects. Mr. Lange responded the Non-Motorized Committee made a request for sidewalk replacement at Candy Cane and Hemply Parks which will cost $16,000 to $17,000. Mr. Lange added he has asked OHM and DPS to investigate what can be completed with the remaining funds. Mr. Murdock stated most of the cost for bike lanes is processing and painting the lines. Mr. Lange stated there is an issue with the bump outs on Miles which can be expensive.

Mayor Pro-Tem Richardson stated Mr. Lange made mention that one swing-set at Mattingly Park needed to be replaced but all of the playground equipment needs to be replaced. DPS Director Stan Kirton responded the City is waiting on Community Development Block Grant (CDBG) funding to replace the equipment. Ms. Richardson asked if the playground could be closed until the equipment is replaced because it is dangerous. Council Member Anne Brown stated the equipment has been painted. Ms. Richardson asked if they were painted in the last two months. Ms. Anne Brown responded in the affirmative. Ms. Richardson asked when they were painted. Ms. Anne Brown responded in July or August. Ms. Richardson stated they were not painted in late July or early August. Ms. Anne Brown responded they were painted as a part of a sorority service project. Mr. Kirton stated he will have the equipment checked for safety. Mr. Kirton added once an environmental assessment is complete the City will use the CDBG funds to install the same equipment as the Charles St. Tot lot. Mr. Lange stated he understands there is a lot of frustration with the time this is taking he said the City has gone through three CDBG administrators. Mr. Kirton stated there is high turnover, but the newest administrator seems very knowledgeable.

Mayor Edmonds stated during the next Urban County meeting she will check on the timeline for sidewalk completion. Ms. Anne Brown stated Ann Arbor Area Transit Authority would add a facility if there was a sidewalk on Huron near Leforge. Ms. Edmonds stated that property is owned by the state and Representative Rutledge informed her to clear the snow from the cement pad and bill MDOT for the service. Ms.

Anne Brown asked that sidewalk installation be looked into for the stretch on Huron from the DPS yard to Leforge. Mr. McNamara stated it is City owned but the state owns the railroad right-of-way. Mr. McNamara added there is some disagreement between the road and railroad right-of-ways. Ms. Edmonds stated in the winter it is a huge safety issue. Ms. McNamara stated he would look into the matter.

Council Member Murdock stated there are a lot of issues beyond the road service in the Huron and Leforge location. Mr. Murdock stated at that location there are no sidewalks, bike paths, Border to Border connection, and two intersections need to be adjusted, one at Huron and Oakwood, and one at Huron and Leforge. Mr. Murdock stated it is a very expensive project but it would improve that section of the City. Mr. McNamara responded to add bump outs and change intersection geometry is very expensive. Mayor Edmonds agreed with Council Member Murdock there are great concerns with that corridor. Ms. Edmonds stated there could be a partnership with the university in solving some of these issues. Ms. Edmonds stated the Leforge area was forgotten in the ShapeYpsi planning process, and she will be making a nomination to the Planning Commission who is a planning student and lives in that area. Ms. Edmonds stated safety needs to be a concern when examining all motorized and non-motorized initiatives. Ms. McNamara stated OHM projects go through all the planning stages required by the City to ensure the plans of the City are adhered to.

Council Member Murdock stated west of Cornell is three lanes but once it reaches Lowell and Huron the roads are one-way. Mr. McNamara responded his understanding is when the County did that project they had information they believed the road diet would be appropriate all the way to Leforge. Mayor Pro-Tem Richardson asked if how road diets effect on the use of side streets is examined. Ms. Richardson stated the traffic on Hawkins has increased and people go 50 miles per hour down that road while children are playing. Ms. Richardson added she has seen only six people using the bike lanes since the road diet of Michigan Ave.

Council Member Murdock stated Council receives several complaints regarding speeding and requests for various traffic calming methods. Mr. Murdock stated as a goal calming measure should be included in the City's complete streets plan. Mr. Murdock stated several issues have been brought to Council's attention such as: Stanley, Hemphill, Dwight, Ferris, Douglas, and Miles. Mr. Murdock asked what the status is of the listed traffic calming requests. Mayor Pro-Tem Richardson stated there was a time when neighborhood associations would request a traffic calming device and would be required to cover the costs. Ms. Richardson stated the City might want to require neighborhood to at least pay a portion of the cost. Mayor Edmonds stated Council recently approved a traffic calming policy and Mayor Pro-Tem Richardson's suggestion is something worth evaluating as a part of that policy. Ms. Edmonds stated one of the things Council learned through that policy adoption was speed bumps are not always the answer. Ms. Edmonds added the City should look into safety related grants that could be used to install traffic calming methods in priority areas. Mr. Kirton stated speed bumps are a road maintenance nightmare. Council Member Robb suggested speaking with the Township and the Road Commission on how they maintain their roads that have speed humps. Mr. Murdock stated a number of recommendations were made as a result of a recent study and one of them was a series of traffic calming methods for Miles St, he said he would forward that information to Council. Mr. Murdock added another area that would benefit from these measures is Cornell St.

Council Member Murdock asked what the options are for regulating truck traffic. Mr. McNamara responded from an engineering perspective there is nothing in the vehicle

code that would preclude the City from creating restrictions on City owned roads. Mr. Murdock stated Prospect gets a lot of truck traffic because of R and L Trucking. Mr. Kirton stated Prospect Bridge has a weight restriction. Mr. McNamara added the cross section was designed for the volume and weight of trucks. Mayor Pro-Tem Richardson stated while in Marquette for the Michigan Municipal League Conference she noticed the roads were in much better condition. Council Member Robb responded because once those roads freeze they stay frozen. Ms. Richardson stated she understands that, but she was informed that there are weight limits on trucks. Mr. McNamara responded a weight limit would not be needed because there is much less industry. Mr. Robb stated the mechanism Council can use is to pass an ordinance specific to truckers. Ms. Richardson agreed. Mr. Lange stated that would create a hardship for trucking companies. Mr. Robb agreed but Council is here to represent the residents and we need to find out how to provide relief.

Council Member Murdock asked what the options for the expiring road debt are. Mayor Edmonds stated that can be an item for another meeting.

Council Member Robb asked what assignments will result from this work session. Mayor Edmonds responded she feels this is information Council can digest and at a later time provide direction to staff. Mr. Murdock stated there were items discussed tonight that have already been budgeted for and it needs to be decided what is going to be done. Mayor Edmonds asked what items Mr. Lange thinks that need to come back to Council. Mr. Lange responded staff will come back with action on the bike paths, roads for completion for the next construction season, and asked that City Council make a decision on the road millage. Mr. Kirton asked if staff would complete a truck route ordinance. Mr. Robb stated he will send something to the attorney's office for review. Ms. Edmonds asked if that item could be added to the Traffic Review Committee. Mr. Murdock stated the largest contributor to truck traffic is R and L Trucking and perhaps staff can speak with them to discuss an alternate route.

IX. COMMUNICATIONS –

- October 20th City Council Meeting will be held at EMU
- November 3rd Work Session regarding snow removal and enforcement starting at 6:00 p.m. before the regularly scheduled meeting.
- Stated she will begin scheduling goal session in the next couple of months.

X. AUDIENCE PARTICIPATION –

None

XI. REMARKS FROM THE MAYOR –

- Welcomed former City Manager Ed Koryzno.

XII. ADJOURNMENT –

Council Member Anne Brown moved, supported by Council Member Nicole Brown, to adjourn the meeting.

On a voice vote, the motion carried, and the meeting adjourned at 8:49 p.m.

CITY OF YPSILANTI
COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
TUESDAY, OCTOBER 6, 2015
7:00 P.M.

I. CALL TO ORDER –

The meeting was called to order at 7:03 p.m.

II. ROLL CALL –

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

III. INVOCATION –

Mayor Edmonds asked all to stand for a moment of silence.

IV. PLEDGE OF ALLEGIANCE –

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

V. AGENDA APPROVAL –

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

Council Member Murdock moved, supported by Council Member Robb to remove Resolution No. 2015-105 from the agenda, approving Ordinance 1244.

Council Member Murdock stated the Downtown Development Authority has not taken any action to alter the Depot Town Tax Increment Financing and Redevelopment Plan.

Mayor Edmonds stated she would be opposing removing Resolution No. 2015-105 from the agenda. Ms. Edmonds stated there has been disagreement between the DDA Attorney and the City's Attorney about this item being placed on an agenda. Ms. Edmonds stated this item was passed on First Reading and she hopes to pass the Ordinance on Second Reading.

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

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

VOTE:

YES: 5 NO: 2 (Edmonds, Anne Brown) ABSENT: 0 VOTE: Carried

On a roll call, the vote to approve the agenda as amended was as follows:

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

VOTE:

YES: 5 NO: 2 (Edmonds, Anne Brown) ABSENT: 0 VOTE: Carried

VI. INTRODUCTIONS –

Mayor Edmonds introduced the following individuals: Firefighter John Roe, City Manager Ralph Lange, Economic Development Director Beth Ernat, Assistant to the City Manager Ericka Savage, Assistant City Attorney Dan DuChene, Downtown Development Authority Director Tim Colbeck, and DPS Director Stan Kirton.

VII. PRESENTATIONS –

None

VIII. AUDIENCE PARTICIPATION –

1. RayVon Williams, 215 W. Michigan, introduced himself and stated he has been nominated for the Downtown Development Authority Board. He said his experience is in IT and he has several years of experience in retail with a strong focus in marketing.

2. Rasheed Atwater, 1808 Timber Ridge Dr., invited all to Eastern Michigan University on Monday, October 12th form 8:00 a.m. to 12:00 p.m. for the Local Action Summit for My Brother's Keeper Community Challenge. The goal of the summit is to create a cradle to career pipeline for young men of color in Washtenaw County. He stated there will be engaged conversation at this event about current programs and resources that exist for positive change.

3. Lee Tooson, 107 Middle, stated since the Supreme Court made it possible for women to marry women and men to marry men, hate crimes have risen tremendously. He said there is an abundant amount of black men being stopped and harassed by police simply because they are driving with white women. He explained on Monday, October 5th two police cars followed a couple from the BP gas station to their home on Jefferson St. He said he will not allow this behavior in his City and he will do everything he can to ensure this does not continue. He stated no one can stop a black man from dating a white woman just like no one

can stop a black woman from dating a white man. He stated if police officers are not comfortable with interracial couples they should not work for this City.

IX. REMARKS BY THE MAYOR –

— Thanked Mr. Tooson for bringing that incident to the attention of Council. She asked City Manager Lange to investigate that issue.

Council Member Nicole Brown stated she would like to elaborate on the incident Mr. Tooson was referring to. Ms. Nicole Brown explained that incident happened Monday night on her property. She stated it was late in the evening and she went outside to speak with the police officers and was completely ignored. Ms. Nicole Brown said when she asked for the officers' information they turned and walked to their vehicle. She asked Mr. Lange to follow up with this incident immediately. She stated police officers should not have to know she is a Council Member to show her the respect and answer her questions. She stated it is very embarrassing this happened to a Council Member and it shows what could be happening in the community. She asked to meet with Chief DeGiusti, Mr. Lange, and the officer involved. Mr. Lange responded in the affirmative.

— Mayor Edmonds stated she is excited to have RayVon Williams as a nominee for the Downtown Development Authority. She stated his family owns Puffer Red's and he has been involved in the community for some time. She stated she is looking forward to having Mr. Williams's marketing and IT expertise on the DDA Board. She added he is also pursuing an Entrepreneur degree from the EMU Business School.

Mayor Pro-Tem Richardson stated Ypsilanti has had issue like Mr. Tooson described in the past. She said it took a lot to stop those practices in the Police Department and it cannot be allowed to start again. She stated she would like to begin forming a police commission that would handle these incidents. She stated in the past the City had a police commission that was not very active. She stated she would like to restore that commission and ensure it remains active. Mayor Edmonds asked Mayor Pro-Tem Richardson if she knew of any communities that have police commissions and use them effectively. Ms. Richardson responded she knows there are several but cannot think of any presently. Ms. Richardson added she will provide Council with a list of communities.

X. MINUTES –

Resolution No. 2015-218, approving minutes of September 14 and September 15, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of September 14 and September 15, 2015 be approved.

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

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

XI. PUBLIC HEARINGS:

1. Resolution approving the transfer of SDM and Class C liquor license from Wintawat, LLC to Cultivate Community, Inc., (Cultivate Coffee & Tap House) located at 307 N. River St., Ypsilanti, MI 48198.

   A. Resolution No. 2015-219, determination.

   RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

   WHEREAS, Cultivate Coffee and Tap House, LLC has applied to the City of Ypsilanti requesting a liquor license transfer to 307 N. River St., Ypsilanti, Michigan 48198 in accordance with MCL 436.1531(A)(1)(b); and

   WHEREAS, a public hearing to consider the request was duly noticed and held on September 14, 2015; and

   WHEREAS, City staff has reviewed the request from Cultivate Coffee and Tap House, LLC and have no objections to the City granting approval.

   NOW, THEREFORE, BE IT RESOLVED THAT the request of Cultivate Coffee and Tap House, LLC for a liquor license transfer to be located at 307 N. River St., Ypsilanti, Michigan 48197, be approved.

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

Mayor Edmonds stated she will be recusing herself from discussion and vote. Ms. Edmonds said she has no financial investment in this company, but the applicant is solely owned by a non-profit however, there is a possibility Growing Hope will have future financial involvement which is why she will recuse herself.

Ryan Wallace, Cultivate Inc. Director stated Cultivate Coffee and Tap House is a non-profit and is now open from 7:00 a.m. to 7:00 p.m. He stated all proceeds will go to organizations working to end hunger in Washtenaw County. He thanked Council for having him and invited them to come to Cultivate Coffee and Tap House.

   B. Open public hearing.

   None

   C. Resolution No. 2015-220, close public hearing.

   That the public hearing to consider a request by Cultivate Coffee and Tap House, Inc. for liquor license transfer to be located at 307 River, Ypsilanti, MI 48198 be officially closed.

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

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

Council Member Murdock stated he has been to Cultivate Coffee and Tap House several times before its opening. Mr. Murdock stated he is very pleased the non-profit is located there. Council Member Anne Brown stated it is a very beautiful place. Ms. Anne Brown stated every Council Member should stop in for some coffee. Ms. Anne Brown asked if there was a community garden in the back. Mr. Wallace

responded in the affirmative and all the produce grown in the garden will be donated to local food banks. Council Member Murdock stated it is a non-profit organization but it is a taxable entity. Mr. Wallace responded in the affirmative and said the building is not owned by Cultivate but Cultivate did perform all the work on the building in exchange for free rent.

On a roll call, the vote to approve Resolution No. 2015-219 was as follows:

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

VOTE:

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

2. New Obsolete Property Rehabilitation Act Exemption for 15 S. Washington

A. Resolution No. 2015-221, determination.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Obsolete Property Rehabilitation Act, Public Act 146 of 2000 (the "Act"), provides for a tax incentive to encourage the redevelopment of obsolete buildings through the establishment of an Obsolete Property Rehabilitation District; and

WHEREAS, pursuant to PA 146 of 2000, the City of Ypsilanti is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the Council of the City of Ypsilanti legally established an Obsolete Property Rehabilitation District that includes parcel #11-11-39-101-017 (15 S. Washington) as part of a broader district including the three DDA districts on June 5, 2012 after a public hearing held on the same date as provided by section 3 of Public Act 146 of 2000; and

WHEREAS, the combined parcel at 15 S. Washington has been certified functionally obsolete by the City Assessor per P.A. 146 in February 2014; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Ypsilanti eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, the owners of the above referenced parcels, ASR Properties, LLC have submitted an application for an obsolete property as defined in section 2(h) of Public Act 146 of 2000 requesting an exemption for a period of 12 years as a function of the Act; and

WHEREAS, the application included all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate; and

WHEREAS, ASR Properties, LLC are not delinquent in any taxes related to the facility; and

WHEREAS, the owners of the above referenced parcel have proposed to rehabilitate currently vacant, blighted, and functionally obsolete structure into first floor commercial space, and upper story residential lofts; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Ypsilanti; and

WHEREAS the rehabilitation includes improvements aggregating approximately 100% of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

WHEREAS the completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, increase commercial activity, revitalize urban areas, and increase number of residents in the community in which the facility is situated.

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on October 6, 2015; and

WHEREAS, the DDA has not opposed the issuance of OPRA certificate.

NOW, THEREFORE, BE IT RESOLVED THAT an Obsolete Property Rehabilitation Exemption for a period of 12 years for the real property, excluding land, located in the Obsolete Property Rehabilitation District which include parcel #11-11-39-101-017 (15 S. Washington) pursuant to the provisions of PA 146 of 2000, as amended, subject to completion of the renovations by July 31, 2016, the final approval of exemption certificates by the State Tax Commission, and to the taxes on the property being paid on time be approved on first reading.

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

Community Director Beth Ernat stated this involves the Smith's Furniture Building which was purchased by ASR who performed emergency roof repairs. Ms. Ernat stated generally an OPRA does not allow repairs on a building until the OPRA is approved, however, since the repairs were an emergency they are allowed. Ms. Ernat stated the roof and the roof membrane were approved by the Historic District Commission and the building is now secure. Ms. Ernat responded the next steps are to renovate the first floor to use as a commercial space. Ms. Ernat stated currently there is not a tenant for the space however the structure will be a vanilla box with six to eight lofts on the second floor. Ms. Ernat stated they applicant is seeking this incentive for twelve years. Ms. Ernat stated the owners are present this evening to answer any question Council might have.

Adham Farha, 15 S. Washington building owner, stated when this opportunity came up his company had a vision to buy the building and transform it into a multi-use structure.

B. Open the public hearing.

None

C. Resolution No. 2015-222, close public hearing.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for the "15 S. Washington OPRA" be officially closed.

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

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

Council Member Robb stated normally when Council approves an OPRA it receives the application, supporting materials review sheet, the assessor's assessment, and a proforma. Mr. Robb asked if the applicant did a proforma. Ms. Ernat responded a proforma was provided. Mr. Robb asked why Council was not provided that documentation. Ms. Ernat responded she researched what was provided for the last OPRA approval and that information was not provided. Mr. Robb replied that isn't true and said the former Elbow Room was the last OPRA approved and it was delayed because the proforma was incorrect. Mr. Robb stated he supports OPRAs but there is a process that must be followed. Mr. Robb stated another issue is in the business plan there is not an exact amount of apartments listed so it cannot be said how much is going to be spent. Ms. Ernat responded the $1 million estimation is based on what has been provided in the summary and it could go up or go down depending on the assessment. Mr. Robb stated it is difficult for him to make a decision based on what was provided.

Mayor Edmonds asked if Mr. Robb is looking for any information beyond the proforma. Mr. Robb responded in the affirmative and asked if there is a rush for this to be approved. Ms. Ernat responded no work can be completed until the OPRA is approved. Ms. Ernat said in the case of the Thompson Block there were specific amounts being asked for, in this case what is being asked for is relief in order to move forward with the project. Ms. Ernat stated the building has sat vacant since 1995 and this is the first intent at renovation the City has seen. Ms. Ernat said this is something very necessary for S. Washington and the experience of the developing company is limited to residential.

Mayor Edmonds stated she is concerned of the specificity of this project given some OPRAs approved have failed to complete the work. Ms. Edmonds asked what completion of renovations mean exactly. Ms. Ernat responded the building is given a certificate of occupancy. Ms. Edmonds asked if the certificate of occupancy would be for the whole building. Ms. Ernat recommended a certificate of occupancy for the whole building and if part of the building is completed the applicant could return to Council to request an extension of grace. Mayor Edmonds asked if Council would like to propose an amendment that stipulates the structure must have a certificate of occupancy by July 31, 2016.

Council Member Nicole Brown moved, supported by Council Member Murdock to amend the resolution to state the structure must have a full building certificate of occupancy by July 31, 2016.

On a roll call, the vote to amend Resolution No. 2015-221 was as follows:

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

VOTE:

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

Council Member Robb moved, supported by Council Member Murdock to table Resolution No. 2015-221 to allow time to provide Council with the proforma.

Council Member Anne Brown asked when this item would be brought back to Council. Ms. Ernat responded it is her intent to bring this item back to Council at the October 20, 2015 meeting.

Mayor Edmonds stated she understands that it is reaching the end of fall construction season and asked the owners if a couple of weeks will hinder construction. Mr. Farha responded a two week delay will not be a problem.

On a roll call, the vote to table Resolution No. 2015-221 was as follows:

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

VOTE:

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

3. New Obsolete Property Rehabilitation Act Exemption for 13 N. Washington

A. Resolution No. 2015-223, determination.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Obsolete Property Rehabilitation Act, Public Act 146 of 2000 (the "Act"), provides for a tax incentive to encourage the redevelopment of obsolete buildings through the establishment of an Obsolete Property Rehabilitation District; and

WHEREAS, pursuant to PA 146 of 2000, the City of Ypsilanti is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the Council of the City of Ypsilanti legally established an Obsolete Property Rehabilitation District that includes parcel #11-11-40-484-018 (13 N. Washington) as part of a broader district including the three DDA districts on June 5, 2012 after a public hearing held on the same date as provided by section 3 of Public Act 146 of 2000; and

WHEREAS, the combined parcel at 13 N. Washington has been certified functionally obsolete by the City Assessor per P.A. 146 in February 2014; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Ypsilanti eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, the owners of the above referenced parcels, North Washington, LLC have submitted an application for an obsolete property as defined in section 2(h) of Public Act 146 of 2000 requesting an exemption for a period of 12 years as a function of the Act; and

WHEREAS, the application included all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate; and

WHEREAS, North Washington, LLC are not delinquent in any taxes related to the facility; and

WHEREAS, the owners of the above referenced parcel have proposed to rehabilitate currently vacant, blighted, and functionally obsolete structure into commercial co-working space; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Ypsilanti; and

WHEREAS the rehabilitation includes improvements aggregating approximately 100% of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

WHEREAS the completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, increase commercial activity, and revitalize urban areas in the community in which the facility is situated.

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on October 6, 2015; and

WHEREAS, the DDA has not opposed the issuance of OPRA certificate.

NOW, THEREFORE, BE IT RESOLVED THAT the Obsolete Property Rehabilitation Exemption for a period of 12 years for the real property, excluding land, located in the Obsolete Property Rehabilitation District which include parcel #11-11-40-484-018 (13 N. Washington) pursuant to the provisions of PA 146 of 2000, as amended, subject to completion of the renovations by July 31, 2016, the final approval of exemption

certificates by the State Tax Commission, and to the taxes on the property being paid on time be approved on First Reading.

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

Ms. Ernat stated the property is located at 13 N. Washington the location of the Back Office Studio this is a business concept that came out of SPARK. Ms. Ernat stated this building required emergency roof repair which is ongoing. Ms. Ernat stated the business model here is clearer the renovation will cost approximately $1.4 million and they are ready to begin today. Ms. Ernat stated she provided a business plan with a proforma. Ms. Ernat responded two of the owners are present and would like to address Council.

Wayne Mallet, CEO and President, stated he is very excited about this project and happy to answer any questions Council may have.

Sun Chao, CFO, stated he is an EMU graduate and is here to answer any questions.

B. Open the public hearing.

None

C. Resolution No. 2015-224, close public hearing.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for the "13 N. Washington OPRA" be officially closed.

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

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

Council Member Robb stated this application is missing the same information as the previous application.

Council Member Robb moved, supported by Council Member Vogt to table Resolution No. 2015-223 until Council receives the proforma.

Ms. Ernat stated the business plan clearly articulates what the applicant plans are for the building. Mayor Edmonds stated that information was not included in the packet and asked if it was sent separately. Ms. Ernat added the petitioner has provided all supporting documents including the business plan, proforma, and drawings. Ms. Ernat stated time is an issue with this OPRA and requested consideration and she can provide Council with the documents by email. City Manager Lange asked if this item can wait until the Thursday morning Special Meeting. Ms. Ernat responded in the affirmative.

Mayor Edmonds stated she is in support of moving forward with this OPRA and understands there are unknowns but she has met with the owners and has seen a presentation describing their business model. Ms. Edmonds stated she is eager to move this forward and is willing to table the item until Thursday but she would rather not wait two weeks.

Ms. Ernat stated the investment in this building is approximately $1.4 million and construction estimates were completed by Beal Construction. Ms. Ernat stated the applicant's intent originally was to do a three phase project, essentially spending around $300,000 to $400,000 a year. Ms. Ernat stated the Michigan Economic Development Corporation (MEDC) and herself encouraged a large commitment from this project with potential incentives. Ms. Ernat stated she feels a lot stronger about this project and said the financial backing is present.

Council Member Nicole Brown moved, supported by Council Member Anne Brown to table Resolution No. 2015-223 until the October 8th City Council Special Meeting.

On a roll call, the vote to table Resolution No. 2015-223 was as follows:

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

VOTE:

YES: 7 NO: 0 ABSENT: 0 VOTE:

XII. <u>ORDINANCES – FIRST READING</u>:

<u>Motion to reconsider Resolution No. 2015-209 (Depot Town DDA Ordinance Amendment</u>

Ordinance No. 1257

1. An ordinance to limit and cap the maximum captured taxable value of a Depot Town Tax Increment Financing Plan.

   A. Resolution No. 2015-209, determination

   RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

   THAT an Ordinance to limit and cap the maximum captured taxable value of a Depot town Tax Increment Financing Plan be approved on First Reading.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Robb

Mayor Pro-Tem Richardson asked for a clarification of what Council is voting for. City Attorney John Barr responded during the last regular session Council meeting this resolution was voted down. Mr. Barr stated in order to reconsider the resolution the Council Member who makes that motion must be on the prevailing side. Mr. Barr stated Council at that point votes to reconsider the motion which is the motion on the floor.

On a roll call, the vote to reconsider Resolution No. 2015-209 was as follows:

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

VOTE:

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

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT an Ordinance to limit and cap the maximum captured taxable value of a Depot town Tax Increment Financing Plan be approved on First Reading.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Robb

Council Member Murdock stated in May Council postponed the Second Reading of the Depot Town Tax Increment Financing and Redevelopment Plan with guidelines for the DDA to submit a revised plan. Mr. Murdock stated five months have passed and the DDA has yet to submit an amended plan. Mr. Murdock stated this ordinance will set the parameters that will allow the City to recoup some of the taxable value that was gained over the last 25 years. Mr. Murdock stated his proposal will reset the base and share future growth. Mr. Murdock stated in August the DDA Director submitted alternatives, one of them being very close to what is being proposed. Mr. Murdock stated he is offering a substitution to set the taxable base at 81.69% with a 50/50 share in future growth. Mr. Murdock stated the 50/50 sharing was part of a proposal submitted by the DDA Director. Mr. Murdock stated he thinks this a fair compromise and does not want to delay the TIF plan any further.

Council Member Anne Brown stated Resolution No. 2015 – 105 was removed from the agenda and asked City Attorney John Barr where Council stands with that. Mr. Barr responded the motion originally came to Council to approve the Depot Town Tax Increment Financing (TIF) and redevelopment plan submitted by the DDA. Mr. Barr said the plan was approved on First Reading and returned to Council for Second Reading which was postponed until the DDA submitted an amended plan. Mr. Barr stated that motion was on tonight's agenda which Council removed. Mr. Barr stated the motion on the table is to change the ordinance parameters.

Council Member Anne Brown asked what the advantages and disadvantages are to resetting the base. Economic Development Director Beth Ernat stated she would not be able to speak to the advantage or disadvantage just the difference. Ms. Ernat explained the difference is the base was set when the property values were lower and if it were reset it would result in less of a capture. Mayor Pro-Tem Richardson asked if that would be less capture for the DDA. Ms. Ernat responded in the affirmative and said when the base is reset it is basically like the TIF is starting over but the rules and regulations stay in place.

Mayor Edmonds asked DDA Director Tim Colbeck and DDA Council to provide clarification of what actions have occurred on the DDA Board. Mr. Colbeck responded since the time the counter proposal request was made the DDA Board has reviewed a number of options. Mr. Colbeck stated the DDA Board succinctly voted in favor of passing the plan submitted with sound reasons of why the DDA would like that plan approved. Mr. Colbeck stated the DDA is submitting a counter proposal that is not an amendment to the plan and is contingent on the original plan being approved. Mr. Colbeck stated the DDA Board believes this counter proposal is something that would be very beneficial to the City and would net more money for projects and programs then resetting the capture.

Council Member Anne Brown stated there have been five or six proposals that were sent to Council and asked for clarification. Mr. Colbeck responded it is a review of Council Member Murdock's most recent proposal. Mayor Edmonds stated it is the proposal that was included in the packet. Mr. Colbeck stated the DDA presented a summary of exactly what the DDA has contributed in the last five years directly supporting the City financially. Mr. Colbeck said he sent a comparison of Mr. Murdock's proposal and what the DDA is proposing.

Mayor Edmonds stated the DDA Board voted on the original plan and the additional piece presented. Ms. Edmonds stated the comparison Mr. Colbeck put together compares Mr. Murdock's proposal to the original plan coupled with the additional proposal. Ms. Edmonds stated there have been requests from DDA Board Members and Council Members for Mr. Colbeck to run different numbers for comparison.

Mr. Colbeck explained what the DDA is offering is contingent upon the passing of the original plan which would provide the DDA the means to support the additional proposal. Mr. Colbeck stated for the next fifteen years the DDA will promise an amount of not less than $100,000 annually to support programs and projects forwarded by Council. Mr. Colbeck stated the DDA currently is providing financial support for the DDA police officer, the money paid to DPS to empty pedestrian trashcans, $35,000 in support of

the Freighthouse, $25,000 in support of the Michigan Ave. crossing for the Border to Border Trail, and funds to support the repaving of Cross St. in Depot Town. Mr. Colbeck said those projects have been very beneficial to the City and this proposal intends to continue that relationship. Mr. Colbeck explained over the next 25 years the revenue captured by the DDA would be $2.4 million. Mr. Colbeck stated in Mr. Murdock's proposal the DDA would capture $1.8 million in revenue. Mr. Colbeck stated the DDA's operating and ongoing expenses total $1.5 million. Mr. Colbeck stated the originally submitted plan provided $900,000 available for bond payments for projects in Depot Town and Mr. Murdock's proposal would allow for only $300,000. Mr. Colbeck explained while this is not set in stone it seems increasingly likely that a rail stop will be coming to Depot Town and will cost a significant amount and the City will not have the bonding capacity to pay for the project. Mr. Colbeck stated potentially the City could issue another tax to pay for the rail stop but it might not have public approval. Mr. Colbeck stated there have been somewhat of a misinterpretation that the Depot Town TIF captured all of the revenue created in the TIF, which is not true and over the next 25 years the City would get over $1.3 million of revenue and Mr. Murdock's proposal would increase it to $1.6 million. Mr. Colbeck stated there would be a net gain for the City of $274,000, however the proposal the DDA is offering over the course of 15 years the City would net the City $1.5 million. Mr. Colbeck added this proposal is contingent on the DDA's ability to generate revenue and if that is impacted the DDA could not share at that capacity.

Council Member Anne Brown asked if in Fiscal Year 2015-2016 the DDA would be paying the City $71,266. Mr. Colbeck responded in the affirmative. Ms. Anne Brown stated the DDA proposal would result in an increase of $30,000 to the City per year and asked if that amount could increase. Mr. Colbeck responded the resolution passed by the DDA Board states the amount would not be less than $100,000. Mr. Colbeck explained the money could not go into the City's General Fund by statute and that money would need to be earmarked for projects within the DDA districts. Mayor Edmonds stated this proposal is a pledge for funding and if Mr. Murdock's plan passes it decreases the possibility of the DDA to provide funding as these opportunities arise.

Council Member Anne Brown stated the DDA Board is evolving all the time and asked if that would have an effect on the pledge. Mr. Colbeck responded the commitment is fifteen years so regardless of the Board that commitment would be honored.

Council Member Vogt asked what would happen if there is no rail stop. Mr. Colbeck responded the funds would still be earmarked for City projects and it will be up to the City how it wishes to allocate those funds.

Mayor Edmonds stated the TIF plan outlined projects developed from community input which align with the Master Plan and City priorities. Ms. Edmonds said the train was a high priority but it was not the only priority identify in the TIF plan. Mr. Colbeck said there will be no shortage of projects to use those funds.

Council Member Vogt stated the proposal he did not state what the DDA would provide if Council Member Murdock's proposal were to be approved. Mr. Vogt stated the DDA proposal and Mr. Murdock's proposal is comparing two different things and the comparison is difficult because they are in different language. Mr. Vogt stated the DDA needs to provide the DDA proposal in the language of Mr. Murdock's proposal terms. Mayor Edmonds responded she feels that was the attempt of the summary provided by Mr. Colbeck. Mr. Vogt stated he is asking for the next step which is to structure the numbers in similar fashion. Mr. Colbeck responded the DDA proposal is contingent upon the passing of the originally submitted plan. Mr. Vogt asked what the DDA's response would be if Mr. Murdock's plan is approved. Mr. Colbeck responded the offer would need to go back to the DDA Board to be reconsidered but in all likelihood Mr. Murdock's proposal would cause a need for cuts on projects. Mr. Colbeck said where those cuts will come from has not been solidified because the DDA's stance is the plan submitted that should be passed. Mr. Colbeck stated the original plan clearly has the support of the Depot Town property owners and in numerous conversations city staff has shown support. Mr. Colbeck added the DDA understands the needs of the City which is why it is offering the additional funds.

Mr. Vogt asked if Council Member Murdock's proposal is passed is there any reason it could not be amended in a year, five years, etc.., if the rail center or another project were to move forward and there

was a need to bond. Mr. Colbeck responded theoretically yes. Mr. Vogt stated the City and the DDA would need to agree on the new terms. Mr. Colbeck responded in the affirmative but it would be a complicated process and the DDA is offering a proposal that would ensure that scenario. Mayor Edmonds stated Mr. Murdock's proposal will hinder the DDA's ability to do much in Depot Town which will effect what it can do in Downtown and West Cross. Ms. Edmonds stated it begins to gut the whole DDA which is the very real consequence. Ms. Edmonds said the DDA exists to do capital improvements and Mr. Murdock's proposal would limit its ability to bond for those projects. Mr. Vogt responded the DDA has said it will not be able to maintain its funding levels that it has been if the levels stay the same. Mr. Colbeck responded the DDA would not be able to provide funds at the same capacity. Mr. Vogt stated the way he understands Mr. Murdock's proposal is when the DDA pays off its debt those funds will go to the City. Mr. Colbeck responded that is a misnomer because that debt was a result of large scale infrastructure improvements and Mr. Murdock's proposal will diminish bonding capacity. Mr. Vogt responded unless the City and the DDA to make an agreement to amend the TIF plan for a specific project. Mr. Colbeck responded that is a big if. Mr. Vogt asked if it is a good project do you think the City would want to do it. Mr. Colbeck responded what he doesn't understand is why the City would want to put itself in the position to create a need to reconsider the TIF plan when this proposal is being offered. Mr. Vogt asked what if there is no rail center and the City does not want to do the other projects the DDA has in mind. Mr. Colbeck responded it would be up to the City to determine how to use that money. Mr. Vogt stated if the DDA's proposal is passed the City does not have the money.

Council Member Vogt asked if there are more proposals and the train stop does not happen that extra money would go to the projects listed in the TIF plan at the DDA's discretion. Mr. Colbeck responded yes but it would be at the City's discretion. Mr. Vogt responded he is not sure of the legal authority for the DDA's proposal and would like to hear elaboration from City Attorney Barr. Mr. Colbeck responded you're asking to predict what the City's priorities are going to be in ten years. Mr. Vogt responded aren't future priorities a decision for that Council. Mr. Colbeck responded yes, but Mr. Murdock's proposal would create a hurdle in front of the ability to achieve goals. Mr. Vogt stated his point is at that time who will make that decision City Council or the DDA Board. Mr. Colbeck responded there is a large number of priorities outlined in the plan which provides the DDA the legal authority to spend funds on those projects. Mr. Colbeck stated the plan is written very broadly because it is impossible to predict what the priorities will be in fifteen years. Mr. Vogt asked if Mr. Colbeck could concede that there might be something that the City would need the money more than the DDA. Mr. Colbeck agreed and the way this is written the City would have that authority. Mr. Vogt disagreed and said the money would need to go to a project outlined in the TIF plan such as if the City were to be sued. Mr. Colbeck responded the money would not be allowed to be spent in that manner. Mr. Vogt responded it could if it were in the General Fund. Mr. Colbeck stated over that fifteen year period the additional revenue that would be brought to the City by Mr. Murdock's proposal is just over $70,000. Mr. Vogt asked for clarification of that statement. Mr. Colbeck responded not all tax money the TIF captures is the City's and the reset would lose money to the Ann Arbor Area Transportation Authority (AAATA), the County, and Washtenaw Community College. Mr. Colbeck said with TIF plan the money increases exponentially with each year and if the base year is reset over a fifteen year period it would leverage very little money. Council Member Murdock responded the City would get approximately $600,000 over that 25 year period. Mr. Colbeck responded he is referring to the plan that is on the table. Mr. Murdock stated the City would get nothing from the DDA proposed plan and the DDA spend its funds on how the EEA allows them to spend it the City has no choice in the matter. Mr. Colbeck responded that is not true City Council has the authority to appoint Board Members.

Council Member Robb asked City Attorney Barr how the DDA can legally promise to pledge at least $100,000 a year for fifteen years. Mr. Robb added Council cannot handicap future Councils and asked how can the DDA handicap future DDA's. Mr. Barr responded there are two governmental units involved and City Council is a standalone unit of government and when a DDA is legally constituted the DDA becomes an authority ruled by a board. Mr. Barr stated there is a rule that one Council cannot bind another Council and legally if you want to bind the DDA to their proposal his advice is to have an intergovernmental contract that would list the provisions to be legally enforceable. Mr. Barr stated if a contract is not in place the DDA Board could change the parameters. Mr. Barr stated once Council

approves the plan the funds flow to the DDA Board it would not come back to Council unless there is a contract or it is limited by the ordinance.

Council Member Robb stated the information provided to Council for this meeting lists $2.49 million in TIF revenue over the next 25 years and the packet from the March meeting when the TIF plan was originally introduced it listed $1.97 million and asked where the extra $500,000 come from. Mr. Colbeck responded those numbers were corrected after it was originally submitted and the corrected numbers were provided to Council. Mayor Edmonds added after deliberation with Council it was realized there were some errors and those numbers were provided to Council.

Council Member Robb stated the DDA currently contributes around $19,000 to the City . Mr. Colbeck disagreed. Mr. Robb responded he did not see the Depot Town DDA provided funds for the DDA officer, and if it does it is not in the budget. Mr. Colbeck responded it is in the budget under contractual services. Mayor Edmonds stated this was all outlined in the memo provided. Mr. Robb responded the memo list $41,000 for the DDA officer. Mr. Colbeck responded that amount is the total paid among the districts and if Mr. Murdock's proposal is passed it limits the revenue it will impact the entire DDA because the other districts will need to cover the costs the Depot Town Tax Increment Financing Authority is no longer able to. Mr. Colbeck said the pedestrian trashcan contract and the DDA officer result in the DDA paying the City $60,000 and going back to 2001 there have been many partnerships between the City and the DDA for projects. Mr. Colbeck stated there are no shortages of requests that come from the City for stated priorities.

Mayor Edmonds stated there are a number of non-discretionary items not included in the packet such as the DDA's contribution to the City for payroll, auditing, etc.. Ms. Edmonds stated those were not included because it is logical to do to so with the City. Mr. Colbeck stated the DDA contracts with the City to perform all its bookkeeping for $16,000. Mr. Colbeck stated the DDA police officer was a pledge made that was renewed several times by the DDA and if the finances are not there logistically the DDA cannot provide those funds and that is the same with the pedestrian trash service. Mr. Colbeck stated the partnership between the City and the DDA is good and should not be looked at as adversarial. Mr. Colbeck added that he and the DDA Board feel their proposal is better than Mr. Murdock's proposal.

Council Member Vogt stated he agrees with Mr. Colbeck that this is not adversarial it is about finding the best solution. Mr. Colbeck responded in the affirmative. Mr. Vogt thanked Mr. Colbeck for answering Council's questions.

City Manager Lange stated the base that is set for a DDA is very critical because it determines the capture and asked if the cap is reset is it possible to restore it. Mr. Barr responded the idea of a TIF is to assist a stressed area by freezing the tax bases to improve the area. Mr. Barr stated the issue is that amount is collected from a number of different taxing authorities in order to provide more funding for development and that is structured through a plan. Mr. Barr stated as he understands the statute the DDA must propose the plan and Council can either accept or reject that plan. Mr. Barr stated he believes Mr. Lange's question is can Council amend the plan after the fact and his off-the-cuff answer is probably not. Mr. Lange stated his point is that once the base level is amended it cannot be restored. Mr. Murdock responded the money doesn't disappear the money returns to the taxable entities it came from.

Mayor Edmonds asked DDA Council Karen Mendelson if she has a difference of opinion in Mr. Barr's interpretation of the postponement of the Second Reading of the Depot Town TIF and redevelopment Plan Renewal Ordinance and why the DDA continued to being the original ordinance back to Council. Ms. Mendelson responded she read the agenda and minutes from past meetings involving the TIF Plan and it is her interpretation the DDA submitted its plan and a month later Council voted to accept the plan at First Reading. Ms. Mendelson stated a Second Reading was put on an agenda for June and subsequently removed from the agenda and placed on the September agenda and removed. Ms. Mendelson said the TIF plan was again removed from tonight's agenda because of this nothing has happened with this plan since First Reading. Council Member Murdock responded the plan was passed on First Reading and at that meeting him and other Council members would have amendments at the Second Reading and there was a vote on a suggested split and it was postponed for the DDA to resubmit

the plan. Mr. Murdock stated since that time four memos were given to Council form the City Attorney that have basically said the same thing and with all due respect he is Council's attorney. Ms. Edmonds said it is her intention to clarify the legal disagreement between the two bodies and the disagreement in if a postponement can change what was just voted. Ms. Edmonds stated as a result of the disagreement the DDA feels it is able to bring back the original plan. Ms. Mendelson stated there are more than one area of disagreement but no one has made a motion to postpone the plan it has just been pulled from the agenda. Mr. Murdock stated during the Second Reading the plan was postponed. Ms. Mendelson responded that is not in the minutes. Mr. Murdock replied it is in the minutes. Ms. Edmonds stated she is suggesting an item cannot be postponed with a caveat of a change. Ms. Mendelson added that is her interpretation of Robert's Rules of Order but it is a little bit grey. Ms. Mendelson stated her interpretation is that when an item is postponed it is until the next meeting. Mr. Murdock responded or until a certain action is taken. Ms. Mendelson replied she doesn't believe that the rule is designed to postpone an item until the proposal is changed.

Ms. Mendelson said the DDA Board likes there plan and wants Council to vote on it at Second Reading and it has not which is why there has not been a change to the plan. Ms. Mendelson stated how she read the minutes it seemed that when the DDA was asked to return with another proposal and a Council Member submitted a proposal it seemed that it was an amendment to the plan. Mr. Murdock stated what is being proposed tonight is an ordinance change. Ms. Mendelson responded what is being proposed tonight is the reconsideration of the proposal issued at the last meeting and what she thinks Council Member Murdock wanted to amend that proposal. Mr. Murdock replied last meeting there was a proposed ordinance change for the Depot Town TIF and Redevelopment Plan which would establish parameters for future TIF plans. Mr. Murdock added that was defeated and it is being reconsidered tonight and he is going to offer an amendment to his ordinance amendment.

Mayor Edmonds stated her intent on adding the original ordinance was to move forward with discussing that TIF plan and that was removed from the agenda.

Council Member Anne Brown stated her concern is that Council has two DDA TIF proposals that it is considering and there still is not a decision and it has been going on since April or May. Ms. Anne Brown said that indicates that Council needs a parliamentarian to ensure that the process flows. Ms. Anne Brown stated when she talks to residents they cannot believe that both of these plans are on the same agenda and she does not want to sit in a process like this to move forward.

Council Member Murdock stated on the table now is the ordinance change of 75% with a 1% cap in growth. Mr. Murdock said his intent today is amending his proposal with one of the options made by the DDA director. Mr. Murdock stated that proposal was a 50/50 split in future revenue with no reset in revenue. Mr. Murdock stated what he is going to propose is a 50/50 split in future revenues with a reset of approximately 82%. Mr. Murdock said he feels this compromise can be agreed upon and will allow the DDA to move forward unless the DDA proposals were not actually being proposed. Mayor Edmonds responded the numbers were prepared by the DDA director but were not proposals the Board has voted to move forward. Mr. Murdock responded they were sent to Council and were on a Council agenda. Ms. Edmonds replied he was requested to run the numbers under different scenarios. Mr. Murdock added if these were not approved by the DDA they should have been taken to the DDA as a discussion item, not to Council. Mr. Colbeck stated they were brought to the DDA as a discussion item but only as a discussion item but never approved which is why there were multiple items. Mr. Colbeck stated the intent of those proposals were to foster some type of agreement. Mr. Murdock responded he told the DDA Director that one of the proposals was very close to something he could be in favor of. Mr. Colbeck stated that would have been a decision of the Board that has overwhelmingly said that it wants the original plan after in–depth discussion.

Council Member Anne Brown stated she understands the Board wants the original plan passed along with the promise of $100,000 each year over the next 15 years. Council Member Murdock stated the $100,000 promise does not deal with any of the issues that were raised in terms of resetting the base or sharing in future growth. Mr. Murdock stated the $100,000 is going to be spent on things that DDAs spend their money on. Mr. Robb added it is not binding. Mayor Edmonds stated an intergovernmental

contract is a way to make that agreement binding. Council Member Vogt said that is what Council wanted from the beginning and was specifically talked about as what Council needed from the DDA. Mr. Vogt added Council has only gotten a fraction of what it needs from the DDA to clarify the proposal in order to compare it to Mr. Murdock's proposal.

Council Member Vogt stated 99% of what has been said tonight and over the past five months is because Council and the DDA are not talking about the same things and this is not about procedural issues this is about policy decisions. Mayor Edmonds stated as a result of several DDA meetings the idea was broached that the City wants more money and this was the proposal developed which nets the City more than Mr. Murdock's proposal. Ms. Edmonds stated the DDA is pledging this money and the way to solidify the pledge is to form an intergovernmental contract which is an easy next step. Mr. Colbeck added the DDA officer and the pedestrian trash service is the result of a contract between the DDA and the City. Mr. Vogt stated that contract is something the Council would need to see. Ms. Edmonds asked if Mr. Vogt would be more apt moving this forward if the DDA brought this contract. Mr. Vogt replied it would help and asked that a provision of the contract include Mr. Murdock's methodology. Ms. Edmonds stated the resolution is contingent on the original plan being passed so it would not be able to provide that methodology in the contract. Mr. Colbeck stated the elimination in the ability for the DDA to capture funds would take way the ability to enter into that contract.

Council Member Robb stated when it is said the $100,000 is more it is wildly misleading and Mr. Murdock's ordinance is specific to Depot Town and the $100,000 is throughout all the DDA Districts and to compare the two is ridiculous. Mr. Colbeck responded he does not believe that is true. Mr. Robb stated you say the DDA plan provides more but the Downtown DDA District commits their money to the Downtown and it again is an apples and oranges argument. Mr. Robb added if it wants to be examined what is more money look at Depot Town versus the ordinance.

Council Member Vogt stated he originally thought if a proposal was passed it could be amended at some point in the future. Mr. Vogt added he understands it would not be able to relate back to tax years that are already processed but is there any reason that if a 25 year plan is passed now that it could not be canceled for a new plan. Mr. Colbeck stated the only body that could amend the ordinance and bring it to Council would be the DDA. Mr. Vogt stated if Council and the DDA made an agreement to amend the ordinance in order to fund a project City Council could ask the DDA to amend the ordinance and asked if there was a legal impairment to that. Mr. Vogt clarified and asked if the ordinance be stopped and a new ordinance over. Mr. Barr responded the short answer is no and said there are two items before Council is the existence of the DDA and if nothing is done by the end of December the Depot Town TIF will end and the second part is if a plan is adopted it is in form of a contract with the DDA unilaterally at a later time. Mr. Vogt responded he is not talking about unilaterally he is asking if the Council and the DDA make an agreement to change it back to the higher rate. Mr. Barr responded if they both agree he believes it can be changed.

Mayor Edmonds stated in order to create the TIF plan a consultant was hired which cost approximately $18,000 and that is a very expense especially for an organization as small as the DDA. Council Member Murdock stated what Council Member Vogt was alluding to was bonding for the train and the way the train is going to be far more money than either the TIF has and in discussions that is going to take a lot of resources from a lot of different places and grants and if the City had to bond for that and needed the DDA to help with that bond a depot plan or a train plan could be created and the TIF plan could be amended to make that happen. Mr. Murdock stated he believes that can be done but it would require an ordinance. Mr. Colbeck stated with the DDA submitted plan the DDA is able to bond $900,000 as opposed to $300,000.

> Council Member moved, supported by Council Member Vogt to amend Resolution No. 2015-209 to read "beginning Fiscal Year 2016-2017 the maximum captured taxable value is $1.4 million each fiscal year following should be 50% of the increase taxable value."

Council Member Murdock stated he completed a comparison chart and resulted in slightly different numbers than were provided by Mr. Colbeck. Mr. Murdock stated the difference when the base is reset is

around 81% of what they are currently getting which is a loss of around $12,000 to $13,000. Mr. Murdock stated the 50/50 split in future growth would provide two-thirds of the revenue Depot Town would have got under the original plan and he thinks it is a fair split. He added TIF plans are not supposed to last forever and municipalities should recoup some of the benefit of the tax value.

Mayor Edmonds stated she will be voting against this amendment without the time to examine the numbers and make an informed decision.

Council Member Vogt stated this is the first reading and Council will be waiting for the DDA intergovernmental Contract. Mr. Vogt stated as Council Member Robb stated is this discussion only about the Depot Town DDA monies or all the TIFAs monies needs to be clearer. Mayor Edmonds stated to clarify Mr. Vogt is asking for a contract but the contract is not related to the ordinance change. Mr. Vogt stated what he is looking for does not have to be a formal contract what he is asking for is for the major terms to what would fit into Mr. Murdock's proposal. Ms. Edmonds stated the information from the DDA was given to Council on September 15th Mr. Murdock's proposal was only given to Council on October 5th and this was a quick comparison that Mr. Colbeck could put together today.

Council Member Anne Brown moved, supported by Mayor Pro-Tem Richardson to table the original ordinance and the proposed amendment.

On a roll call, the vote to table Resolution No. 2015-209 was as follows:

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

VOTE:

YES: 5 NO: 2 (Murdock, Robb) ABSENT: 0 VOTE: Carried

Mr. Colbeck asked if it would be enough to submit a framework for the contractual agreement because the DDA is proposing is the contractual obligation is dependent on the plan not being amended. Council Member Vogt responded forget about the process and talk about the substance, what is the result that we want and divide out the points of confusion. Mr. Vogt stated Downtown versus Depot Town and mostly a comparison of Depot Town monies versus Mr. Murdock's proposal because it concentrates on Depot Town alone. Mr. Vogt said if there is an element in of Downtown it needs to be seen how that is different and additional to the DDA and what the commitments are going to be. Mr. Vogt explained it needs to be seen why, or how and to what extent it is or is not new money or new proposals that are occurring through the two different sources. Mr. Vogt stated data on the base capture amount should be included. Mr. Vogt said the proposal should not talk in terms of the original ordinance because ultimately that will not pass, at least not like it has been presented.

XIII. RESOLUTIONS/MOTIONS/DISCUSSIONS –

~~1. Resolution No. 2015-105, approving Ordinance 1244, the adoption, amendment and restatement of the Depot Town Development Plan and Tax Increment Financing Plan. ***(Second Reading)*** **(Removed)**~~

2. Resolution No. 2015-225, approving Memorandum of Understanding (MOU) with the Friends of the Ypsilanti Freighthouse for the operation and management of the city-owned facility.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti desires to have the Ypsilanti Freighthouse open and accessible to the public and used by the community; and

WHEREAS, The Friends of the Ypsilanti Freighthouse (FOYH) have been crucial in raising money and protecting the interests of the building; and

WHEREAS, it is in the City's best interest to have a Memorandum of Understanding with the FOYH for the operation and maintenance of the Ypsilanti Freighthouse.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves the Mayor and City Clerk represented by the City Attorney to enter into a Memorandum of Understanding with the Friends of the Ypsilanti Freighthouse for the operation and management of the city owned facility as described in the agreement.

OFFERED BY: Council Member Robb
SUPPORTED BY: Council Member Nicole Brown

Community Development Director Beth Ernat stated the Memorandum of Understanding (MOU) between with the Freighthouse is an item has been in the works for well over a year. Ms. Ernat said the Friends of the Frieghthouse was established to protect the integrity of the structure's history with the intention of becoming the managing entity. Ms. Ernat said this agreement has gone back and forth between the City and the Friends of the Frighthouse and during a meeting held last month. Ms. Ernat said at this meeting goals were discussed and the City's concern was the structure having proper insurance and now the City feels the insurance is adequate. Ms. Ernat said the goal is to have a facility in the City that can be rented and the Friends of the Freighthouse are making that possible. Ms. Ernat stated Council recently approved a contract for the improvements necessary to bring the building to a usable fashion and this is the logical next step of having a management entity. Ms. Ernat stated the highlights of the MOU include the City having access to the facility for events and can use the Freighthouse six times a year without charge and the City will work with the Friends of the Freighthouse to ensure those are not prime dates. Ms. Ernat stated the group will provide liability insurance and if the space is rented additional insurance will be provided by the entity renting the building.

Council Member Anne Brown stated the MOU states the Friends of the Freighthouse will be responsible for the utilities and it is her understanding the other Friends groups the City is responsible for the utilities. Ms. Ernat responded in the affirmative and said a lot has been learned from the other contracts and for instance the Senior Center and Parkridge are not generating the revenue that could be generated at the Freighthouse.

City Attorney John Barr asked that a friendly amendment be made to the resolution to change City Manager to the Mayor so that the Mayor and City Clerk will be signing the agreement.

Council Member Robb agreed with the friendly amendment.

On a voice vote, the motion carried, and the friendly amendment was passed.

City Manager Lange stated there is not a power take over and his understanding of the rule is the Mayor and the City Clerk sign contracts but what is left off is the City Manager signs the change orders which is left off on many resolutions. Mr. Lange said in this case that is not included because there are no change orders.

Ms. Ernat stated one of the negotiated items of the contract is to have a Council appointed liaison to Friends of the Freighthouse. Ms. Ernat recommends the Council Member Murdock be the nomination due

to his close involvement with the negotiations. Ms. Ernat stated an agreement has been made concerning accounting practices and how the City and the group will share information as far as grant requests and City support. Mayor Edmonds responded the Parks and Recreation Commission oversee all of the City's Friends groups and if there needs to be a designated liaison it should be a member of that Commission. Mayor Pro-Tem Richardson said she is in favor of Council Member be the liaison. Ms. Edmonds responded she doesn't object to that and asked who from the Friends of the Freighthouse attends the Parks and Recreation Commission meetings. Council Member Anne Brown responded Council Member Murdock usually represents that Friends Group. Ms. Richardson added Council Member Murdock has been working closely with the Friends of the Freighthouse for some time and it would act as a continuum. Ms. Ernat explained the Mayor is suggesting an additional person.

Friends of the Freighthouse Board Member and Treasurer Martha Kern-Boprie stated she is in attendance tonight with Board Members Ron Rupert and Susan Campbell. Ms. Kern-Boprie stated the Friends of the Freighthouse would be happy to provide a liaison to the Parks and Recreation Commission. Mayor Edmonds stated it is her intention to have the Friends of the Freighthouse represented at the Parks and Recreation Commission and she is not disagreeing at all with having a Council Member as a liason to the Freighthouse. Ms. Kern-Boprie stated the Board was hoping to continue to have Mr. Murdock as the Council liaison to the Friends of the Freighthouse.

Mayor Edmonds recommended attaching a map to the contract with clear boundaries of parts of the property that are the responsibility of each Friends group for weed and snow removal and other general property upkeep. Ms. Edmonds added this will provide clear expectation of responsibility.

Council Member Murdock stated one of the major changes in this agreement is just for the Freighthouse it does not include the plaza. Mayor Edmonds asked if the stairs that go into the raingarden are included in the agreement. Council Member Robb responded the stairs are a part of the building and the responsibility of the Friends group. Ms. Edmonds stated the Farmer's Market was many years ago located on the area that extends from the building. Ms. Ernat responded that is where the raingarden is now located. Ms. Edmonds stated she wants to make certain whose responsibility the sidewalk between the building and the raingarden is.

Council Member Anne Brown asked if anyone from the City, be it staff or Council, could use the facility. Ms. Ernat responded in the affirmative but it will need to be coordinated through the manager's office.

On a roll call, the vote to approve Resolution No. 2015-225 as amended was as follows:

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

VOTE:

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

3. Resolution No. 2015-226, approving the purchase of a 2015 Wacker Neuson WL32 HF Wheel Loader for use in Streets and Parks Divisions for winter maintenance of public sidewalks and crosswalks.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, a purchase proposal was received from Fredrickson Supply, Wyoming, Michigan for the purchase of a 2015 Wacker Neuson WL32 HF Wheel Loader for use in Streets and Parks Divisions for primarily for winter maintenance of public sidewalks and crosswalks for a total amount of $64,000.00; and

WHEREAS, the Co Pro+ Consortium purchase price of $64,000.00 is very favorable and in the best interest of the city to purchase this vehicle; and

NOW THEREFORE, BE IT RESOLVED THAT, the Ypsilanti City Council approves the purchase of one 2015 Wacker Neuson WL32 HF Wheel Loader.

FURTHER, that the $64,000.00 to purchase this vehicle be expended from the $67,500.00 budgeted in account 641-7-9320-987-10;

THAT the City Manager is authorized to sign the purchase proposal and any change orders, subject to approval by the City Attorney, to complete the purchase of this vehicle.

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

DPS Director Stan Kirton stated this is vehicle is for snow removal effort on the public sidewalks. Mr. Kirton stated the equipment currently being used is a John Deer 2330 and have been using it since 2009 and have been having issues with it during heavy snow. Mr. Kirton stated the proposed vehicle is more heavy duty and will also has a High Flow option that will operate all the City's CAT attachments and will take pressure of the Bobcat which is used for many functions.

Council Member Murdock asked if this is the only equipment for snow removal. Mr. Kirton responded no and DPS will still use the John Deer vehicle for light snow. Mr. Kirton stated the Wacker Nueson will help with heavier snow on crosswalks and can also act as a back loader for slat trucks in case the front loader malfunctions.

Mayor Pro-Tem Richardson asked if this vehicle will make the bus stops more accessible. Mr. Kirton responded AAATA services the bus stops not the City. Mayor Pro-Tem Richardson the bus stops that are on the street without shelters the snow gets piled up very high and people put themselves in danger waiting for the bus. Mr. Kirton stated if the stop is in front of City property it would maintain the sidewalk by the bus stop.

Council Member Anne Brown asked if DPS maintains the sidewalk by Abe's Coney Island and the EMU School of Business. Mr. Kirton responded that is not City property and DPS does not maintain those walkways EMU maintains those walks.

Council Member Murdock asked if DPS clears the crosswalks on the median on Michigan Ave. Mr. Kirton responded in the affirmative.

Mayor Pro-Tem Richardson stated when the streets are cleared the snow piles up on the sidewalks making it difficult to walk and get to the bus safely. Mr. Kirton responded the snow is pushed up on the curb. Mr. Kirton responded the Wacker does have a snow blower attachment that can be purchased.

Council Member Anne Brown asked when the purchase will be made. Mr. Kirton responded as soon as possible.

On a roll call, the vote to approve Resolution No. 2015-226 was as follows:

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

VOTE:

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

Council Member Anne Brown stated the Parks and Recreation Commission will hold a Huron River Day event on Sunday, October 11th and the City is charging them $160 to remove the bleachers. Mr. Kirton responded there is a wedding on Saturday in Riverside Park so the bleachers have to be put in on Sunday and he has to pay the employees to work on Sunday.

Mayor Pro-Tem Richardson asked if there should be a cost for a City entity to use City property. Mr. Kirton responded if Council wants to waive the fee it may do so but he still has to pay the employees to work on Sunday. Mayor Pro-Tem Richardson stated since the event is this weekend Council needs to decide if it will waive the fee. Mayor Edmonds stated they should not be charged because they are a City body running a City event.

Mr. Lange stated if the majority of Council wants the fee waived he will do so. Council waived the fee.

4. Resolution No. 2015-227, approving contract with AKT Peerless for environmental and grant administration services for the Blight Elimination Grant.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti desires to have AKT Peerless provide Environmental and Grant Administration services for the Blight Grant properties; and

WHEREAS, AKT Peerless has direct experience with the Michigan Land Bank and blight grants; and

WHEREAS, Environmental testing and reviews must be completed prior to demolition and are a qualified reimbursement expense through the Michigan Land Bank; and

WHEREAS, Blight Elimination Grant money will cover the contracted amount and no City funds will be expended.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves the Mayor and City Clerk to enter into a contract with AKT Peerless for Environmental and Grant Administration services for the Blight Elimination Grant.

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

Economic Development Director Beth Ernat stated this contract is unusual because it might exceed the $25,000 purchase authority of the City Manager and is asking for approval. Ms. Ernat stated as included in the resolution no City funds will be expended and the funds for this contract will come directly from the Michigan Land Bank. Ms. Ernat explained this will be funded as a part of the $250,000 grant the City received for blight elimination and a requirement of that grant is to hire an environmental firm to perform the Phase 1 and asbestos testing which is nearing completion. Ms. Ernat stated the firm would then need to perform the cleanup and the specifications for the demolition. Ms. Ernat said the contract is specific to the cost of the actual for the actual reviews but the cleanup costs are not included because they could not be properly estimated without the reviews. Ms. Ernat said all of the costs are reimbursable from the land bank but the contract will most likely exceed $25,000 which will require Council approval.

On a roll call, the vote to approve Resolution No. 2015-227 was as follows:

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

VOTE:

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

5. Resolution No. 2015-228, rejecting bids for replacement of the Ypsilanti Fire Department roof.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, three bids were received on September 22, 2015 from LaDuke Roofing, T.F. Beck Company, and J.D. Candler to replace the YFD Fire Station Roof; and

WHEREAS, all of these bids are well above the budget allotted for this project;

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council rejects the three following bids:

1. **LaDuke Roofing; $223,000 and four options presented by OHM**
2. **T.F. Beck Company; $230,160**
3. **J.D. Candler; $249,750**

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

On a roll call, the vote to approve Resolution No. 2015-228 was as follows:

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

VOTE:

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

6. Resolution No. 2015-229, accepting proposal from VJM Design to complete the Ypsilanti Fire Department roof.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti is interested in replacing the roof of the YFD Fire Station; and

WHEREAS, the City previously rejected the offer of VJM Design in the amount of $163,339 by resolution 2015-151 on July 7, 2015 and re-bid the project; and

WHEREAS, the three bids received from this were all above both the budgeted amount of the project and the amount originally proposed by VJM Design; and

WHEREAS, VJM Design has agreed to honor their original offer and alter the work in order to reduce the project to $154,339; and

WHEREAS, this alteration of the work provides eliminating the drain work for a savings of $14,000; and

WHEREAS, the City of Ypsilanti is interested in accepting this offer;

NOW THEREFORE BE IT RESOLVED THAT the City of Ypsilanti accepts the offer of VJM Design to complete the YFD Fire Station Roof project, as proposed, for the amount of $154,399.

BE IT FURTHER RESOLVED THAT the Mayor and City Clerk are authorized to sign any necessary contract documents on behalf of the City of Ypsilanti in order to begin work on this project, subject to the approval of the City Attorney.

FURTHER RESOLVED THAT the City Manager is authorized to sign any change orders, subject to the approval of the City Attorney.

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

City Manager Lange clarified the company that will provide the construction is VJM Design but OHM did the actual design of the project.

Firefighter John Roe stated he is here on the behalf of Fire Chief Anthouard to request approval for the roof replacement. Mr. Roe stated present tonight is Contractor and President of VJM Design Virgil Manning and Mike Thatcray from Carlisle whose company will design the material for the roof to answer the questions.

Mr. Lange asked if the insulation that will be used could be explained. VJM Design President Virgil Manning responded when this project was originally bid the specifications called to remove the existing roof done to the one inch insulation that is existing. Mr. Manning said on the high bay three inches of insulation was requested which will be adhered to the roof deck with a ¼ inch cover board on top of that. Mr. Manning said the low bay the proposal was to install a tapered system that goes to the drains which will also be adhered and a ¼ inch of cover board on top of that. Mr. Manning said a full TPO system which will be a Carlisle 60 mil with a fifteen year warranty.

Mayor Pro-Tem Richardson asked for clarification of the $14,000 in savings by eliminating the drain work. Mr. Roe responded there is a drain system and OHM designed a roof that increased the drainage and changed the flow of the roof. Mr. Roe said those drains have been eliminated for cost savings and the lower roof will be pitched with an extra drain and the upper roof will be a flat roof which is what the City has had for the last 40 years. Ms. Richardson responded on a flat roof the water will stay there and asked if there is a drain system for that roof. Mr. Roe replied there are drains for that roof but they are on the corners. Ms. Richardson asked how the settling water has affected the present roof. Mr. Roe responded the roof has been in place for 40 years but it has had leaks that have been patched. Ms. Richardson stated her concern is installing a roof that isn't pitched and with proper drainage how fast it

will deteriorate. Mr. Manning stated the original architect added extra drains for better flow and drainage. Mr. Manning said after speaking with Mr. Roe there wasn't an issue with ponding on the roof. More drains were in the design for greater efficiency. Mr. Manning stated the roof will be slightly tapered so the water will flow to the drain system.

On a roll call, the vote to approve Resolution No. 2015-229 was as follows:

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

VOTE:

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

XIV. LIASON REPORTS –

A. SEMCOG Update - None
B. Washtenaw Area Transportation Study – No meeting
C. Washtenaw Metro Alliance - None
D. Urban County - None
E. Freight House – Construction should begin sometime next week.
F. Parks and Recreation – Huron River Day is scheduled for Sunday, October 11th. Ms. Anne Brown said they are looking for volunteers.

   Mayor Pro-Tem Richardson asked what the volunteers would do. Ms. Anne Brown responded they would help people in and out of the water.

   Mayor Edmonds asked if people need to sign up in advance. Ms. Anne Brown responded in the affirmative and said she will send out information to Council.

G. Millennial Mayors Conference - None
H. Ypsilanti Downtown Development Authority – Nothing further
I. Eastern Washtenaw Safety Alliance – Council Member Murdock stated that at the last meeting nothing of much substance occurred and there was discussion of doing possible logos. Mayor Pro-Tem Richardson stated having not met in several months Representative Rutledge asked for an update from each community. Council Member Anne Brown stated AAATA explained their new routes at the meeting.

Mayor Edmonds introduced DDA Board Members Richard Smith and Jelani McGadney.

XV. COUNCIL PROPOSED BUSINESS –

Richardson

- Stated she was concerned with the comments made by Lee Tooson and Council Member Nicole Brown during audience participation. She stated the incident needs to be investigated immediately and said she feels that is not an isolated incident. She stated she has heard of another incident that a gentleman was returning from work on Jefferson St. at 2:00 a.m. and was stopped by the police while turning into his driveway. She stated that matter was resolved and it was a result of the increased patrols after the shootings during the summer.

- Mentioned she didn't see any African Americans working on the Adams St. construction. She stated she feels that the affirmative action law was a teacher

and the City should be mindful of its contracts to ensure they reflect the population.

Mayor Edmonds stated she is currently doing contract work and she obtained a list of minority contract group created by Mayor Pro-Tem Richardson and Pastor Jefferson. Ms. Edmonds stated that would be something more people would do if they were aware of who to contact. Mayor Pro-Tem Richardson said contractors are registered with the County. Council Member Anne Brown added the contractors are also registered with the State. Ms. Edmonds asked if the databases can be searched using minorities as a criteria. Ms. Richardson responded in the affirmative and added not only is the organization registered with the County many of the contractors are also registered individually.

- Stated the Heritage Park Neighborhood Association always has a community outing which will be held on Saturday, October 10th at Parkridge Park from 10:00 a.m. to 3:00 p.m. She said they will hold their regular meeting at 10:00 a.m. hosted at the shelter and from 12:00 p.m. to 3:00 p.m. the outing will occur. She asked Council to please come.

Robb

- Asked the status of the screening at Motorwell.

Ms. Ernat responded they are beginning new plantings and within the next month there will be green screening and a new wood fence along Forest St.

- Asked for an update of N. Lincoln St.

Ms. Ernat responded staff is still involved in discussions with the attorneys about how the City can enforce after a lack of enforcement for a long period of time but staff is actively working on it.

- Asked the status of the list of fees departments collects.

Mr. Lange responded he will follow up with that item.

- Stated at 314 Maple the street has collapsed around the driveway and it continues to fill with water and asked that it be patched.

- Stated there has been a hole on Pearl St. for six months. He said there used to be a barrel there and now it is uncovered. He asked if that can be fixed as a part of the Adams St. construction.

- Stated this Sunday, October 12th from 4:00 p.m. to 7:00p.m. on Washington St. Dia De La Raza which is a celebration of Latin American Heritage will be held and invited all to attend.

Council Member Nicole Brown moved, supported by Council Member Vogt, to extend the meeting until 10:30 p.m.

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

Anne Brown

- Reminded Council that the October 20th Council Meeting is at EMU announced that Ken Dobsen is going to try and get Council tee-shirts for the battle of I-94 between the EMU and Western Michigan University football game to wear for

that meeting. She said there have been talks of taking the commuter train to Kalamazoo and back to Ypsilanti to give people an idea what that would be like once the train stops in Ypsilanti.

— Asked City Clerk Frances McMullan to provide a report on the Intragroup Relations Dialogue /Training.

Ms. McMullan responded the training is scheduled for October 27th from 6:00 p.m. until 10:00 p.m. and the only change is located at the Eastern Michigan Conference Center.

Nicole Brown

— Asked when the Human Relations Work Group will be scheduled.

Mayor Edmonds stated she will be calling the HRC Chair John Shuler to contact him in the morning to schedule the meeting.

— Asked to meet with Mr. Lange and Chief DeGiusti soon to discuss the incident.

Mr. Lange responded he will schedule that as soon as this meeting ends.

— Stated Eastern's homecoming is this weekend.

Murdock

— Asked if there are any ideas on how to regulate truck traffic as was discussed during the Roads work session please forward them to him.

XVI. COMMUNICATIONS FROM THE MAYOR –

— Stated residents in the neighborhoods adjacent to EMU perceive that as a result of an on campus smoking ban there is a lot of cigarette litter on their properties. She stated she spoke with Ken Dobson about researching what other campuses have done in this scenario.

Economic Development Direct Beth Ernat stated 16 N. Washington has been ticketed for several violations. Ms. Ernat stated Abe's Coney Island has been ticketed for illegally constructing his parking lot and have asked him to do it correctly. Ms. Ernat stated there is an issue with 1404 Whittier which will be taken to the Administration Hearings Bureau.

Nominations:

Downtown Development Authority

RayVon Williams – new appointment (replacing Kevin Hill) (finishing his term)
215 W. Michigan Ave., Ypsilanti, MI 48197
Ypsilanti, MI 48197
Term: 10/6/2015-7/1/2016

Planning Commission

Briana Mason - new appointment (filling vacant position)
1000 Huron River Dr.
Ypsilanti, MI 48197
Term: 10/6/2015-10/6/2018

— Mayor Edmonds stated she was informed by the Ypsilanti Housing Commission Director that the Housing Commission Chair Renee Smith term is up later this month and said she would like to reappoint her.

XVII. COMMUNICATIONS FROM THE CITY MANAGER –

— Stated staff is collecting more information for the Special Council Meeting on Thursday morning regarding DTE.

— Stated the 13 N. Washington OPRA will be added to the Special Meeting agenda.

— Requested November 5th, 10th, and 19th for goal setting. He said staff needs the time to prepare and will have a lot of information for Council.

Mayor Edmonds stated she had discussed November 5th, 10th, and an early December date.

Council Member Murdock asked if it is going to be the same process as last years. Mayor Edmonds responded she will be discussing that with Council at the moment there is no structure for goal setting.

Mr. Lange stated staff is going to need time to prepare for budget and he would like to get this scheduled as early as possible. Mr. Lange said John Kaczor will be included in the first meeting which will be critical. Mr. Lange requested scheduling the third goal session meeting for Thursday, December 3rd.

Mayor Pro-Tem Richardson stated goal sessions used to be held on a Saturday and completed all in one day and it was voted on at the next regular Council Meeting. Mr. Robb stated the drawback to that is it would be difficult to direct staff to bring more information to the next meeting but either way is fine with him. Mayor Pro-Tem Richardson stated staff was always able to provide the information that was requested during the Saturday goal sessions. Mr. Robb stated as finances got dire goal sessions went to multiple days.

Council Member Nicole Brown stated she works on Saturdays and would have to find out if it is possible she gets that day off. Ms. Nicole Brown asked how long this meeting would last. Ms. Richardson responded around four hours.

Council Member Ann Brown stated she could do a Saturday.

Council Member Vogt stated he could do Saturday but he wants a streamlined process.

Mr. Lange stated he would be available on Saturday but requested November 10th so that John Kaczor would be available. Council Member Vogt asked if the Saturday before Mr. Kaczor leaves is a possibility. Mr. Lange stated it is much easier to be here at night but if Council prefers Saturday staff is willing. Mr. Lange stated it is important to hear the numbers of his proposal provided by John Kaczor. Council Member Murdock asked if there will be proposal options. Mr. Lange responded there will be one proposal that can be amended.

Council Member Nicole Brown stated she would prefer to not hold the goal sessions on a Saturday.

Mayor Edmonds stated to schedule two three hour sessions for November 10th and 19th. Ms. Edmonds asked if there are any possibilities for daytime meetings.

Council Member Nicole Brown responded daytimes work well for her. Ms. Nicole Brown stated whatever works for the majority she can make it work with her schedule. Ms. Edmonds stated the meeting will start at 7:00 p.m. on the 10th and 6:00 p.m. on the 19th.

— Stated he will check immediately on the Adams St. project is a federal aid project and completely controlled by the state and when OHM does the inspection on that he will ask about women and minority contractors.

— Said he and staff are working on the speed hump policy and snow removal.

XVIII. COMMUNICATIONS –

- October 20th Council Meeting at E.M.U. – McKenny Hall Ballroom
- October 27th Council Intragroup Relations Dialogue/Training (6:00-10:00 p.m.) at Marriott Eagle Crest Conference Center
- November 3rd – Working Session on Snow (6:00-7:00 p.m.)
- November/December – Goal Setting (TBD)

XIX. AUDIENCE PARTICIPATION –

1. Jesse McDonald, 353 Pinewood St., Ann Arbor, stated in light of things discussed today regarding hate crimes. He said he is from Washington St. from a very conservative town. He said Michigan is a much more diverse area and racism does not come from the institutions in the City it comes from the individual. He stated the man who spoke earlier passion is well deserved but it should be placed on the individual not the entire Police Department.

2. Richard Smith, DDA Board Member, stated Council is doing a good job he stated if there is an issue with the Police Department he would like to get involved and contact the NAACP. He said he had to involve Internal Affairs and said in one week he has pulled around six times and had his car searched. He said he was satisfied with how the matter has handled.

XX. REMARKS FROM THE MAYOR -

XXI. ADJOURNMENT –

Resolution No. 2015-230, 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: Mayor Pro-Tem Richardson
SUPPORTED BY: Council Member Nicole Brown

On a voice vote, the motion carried, and the meeting adjourned at 10:31 p.m.

Draft

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

THURSDAY, OCTOBER 8, 2015
7:30 A.M.

I. CALL TO ORDER –

The meeting was called to order at 7:35 a.m.

II. ROLL CALL –

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

III. INVOCATION –

Mayor Edmonds asked all to stand for a moment of silence.

IV. PLEDGE OF ALLEGIANCE –

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

V. INTRODUCTIONS –

None

VI. AUDIENCE PARTICIPATION-

None

VII. REMARKS BY THE MAYOR –

None

IX. RESOLUTIONS/MOTIONS/DISCUSSIONS

1. Resolution No. 2015-231, granting an underground easement through Riverside Park to DTE Energy.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, DTE Energy has installed above-ground, overhead electrical wires across the southern portion of City-owned Riverside Park due to an emergent situation with the system; and

WHEREAS, both the City and DTE Energy are interested in converting these temporary overhead wires to permanent underground lines; and

WHEREAS, both parties are interested in this work being completed as quickly and professionally as possible; and

WHEREAS, it is necessary that the City grant DTE Energy a permanent, non-exclusive, underground easement to begin and complete this work;

BE IT FURTHER RESOLVED THAT the Mayor and City Clerk are authorized to sign the attached easement on behalf of the City of Ypsilanti, subject to the approval of the City Attorney.

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

City Manager Ralph Lange stated DTE was experiencing severe issues with the Downtown substation off of Huron Rd. Mr. Lange stated during the winter the line needed to be replaced and the City granted permission to replace the failing underground lines with overhead lines. Mr. Lange explained the agreement was only temporary and as a part of other negotiations this easement was developed. Mr. Lange stated the underground electric grid for Water Street will cost around $1 million and as a part of this negotiation the cost to the City will be reduced by $250,000 and the contract for that will be completed in the next two weeks. Mr. Lange explained the underground electric grid must be in the ground before construction on the recreation center can begin.

DTE Project Manager Derrick Sanborn stated there are a certain set of guidelines set by the Michigan Public Service Commission for the underground grid for Water Street. Mr. Sanborn stated originally Water Street was supposed to have a manhole every 600 feet and a certain amount of ducts in the duct bank. Mr. Sanborn said in order to get around that there will be overhead electric on the very east side and very west side of Water Street so DTE will build up a little but it will only be three poles on either side. Mr. Sanborn stated the underground will be a line with no connections and the benefits are that it will require very little maintenance. Mr. Sanborn stated the connections for the customer will come from the overhead electric which will alleviate a huge upfront cost. Mr. Sanborn stated with the construction of the Family Dollar a circuit was created that can hold half the load of Water Street which can be tapped into at any point for new construction.

Mayor Pro-Tem Richardson asked for clarification of how customers will be connected. Mr. Sanborn responded everything is fed through above ground electric essentially and then it goes underground he said the underground will be a straight line and on either side of Water Street there will be above ground. Mr. Sanborn stated there is a pole across the River so a lead is already present and that is what the power will be pulled from. Mr. Sanborn stated the $750,000 will be used to remove all the overhead lines from Water Street and installing one line underground.

Council Member Vogt asked how many poles will there be on the Water Street property. Mr. Sanborn responded two next to the river. Mr. Vogt asked where the crossing will be. Mr. Lange responded at Parsons. Economic Development Director Beth Ernat added the pole is already there and feeds over to Catherine and it would not be cost effective to go under the River.

Council Member Robb stated the easement is written for the entire side of the park and asked why the easement allows for 20 feet on either side of pole. Mr. Sanborn responded that the language normally states that. Mr. Robb responded the legal description is the entire side of the park. Mr. Lange

responded Assistant City Attorney Dan DuChene worked on this easement and a decision needed to be made rather than abandon the original easement or amend it. Mr. Lange said it was determined that both lines would be kept so the easement is a little more expansive. Mr. Sanborn added there is still three feeders from the existing easement the future easement will only have one and the above ground will never have to be touched again.

Council Member Robb asked for clarification on the performance bond. Mr. Sanborn stated DTE adds those to any construction project. Mr. Robb stated whenever it happens he wants to make certain the City will be protected and the $10,000 listed will not protect the City. Mr. Robb asked how the park would be brought back to its original condition. Mr. Lange responded normally there are not contracts at all which is why so much time was spent in negotiations and considering all the other DTE projects he would hope that the work would be done properly. Mr. Robb stated Council and staff are supposed to protect the City and he would like more than hope and what will the City do if it is not repaired to Ypsilanti's standards.

Council Member Vogt stated there are lines going across Water Street that connect to other places which will be going underground but there will be now connections off of that line. Mr. Lange responded he believes that is correct.

Mayor Edmonds stated the proposed location in the park is a place that sees issues with flooding and asked how that will relate to this easement. Mr. Sanborn responded he was unaware of that problem and said that every time a waterway is crossed it must be approved by the Department of Environmental Quality (DEQ). Mr. Sanborn added the DEQ has approved of this easement and elevation studies are completed as a part of that process. Ms. Edmonds stated the area that experiences flooding is not by the bank it is in the middle of the park. Mr. Murdock stated it is a low area in the park and when the river over flows it becomes almost a lake in the park. Mr. Lange stated a conduit is being installed, not bear wires which are why the last ones failed. Mr. Sanborn stated the line has to be in ductbank which is made out of concrete and conduit. Mayor Edmonds asked how deep the ductbank will be. Mr. Sanborn responded twelve feet. Ms. Ernat stated by granting an easement does not preclude the City from doing anything in that area to help with the flooding and anytime there is construction there should be a miss dig to see where the lines run. Mr. Sanborn stated all the easement protects DTE and a trunk line is a little different because it doesn't feed just one customer it feeds an entire neighborhood and an easement would protect DTE assets. Mr. Sanborn stated the City can put anything there that it wants to. Ms. Edmonds stated she is not worried about that aspect of it her concern is the City needs to be done that requires digging but if it is that deep it may not be a problem.

Mayor Pro-Tem Richardson asked if property owners are compensated for having transformers on their property. Mr. Sanborn responded no. Ms. Ernat responded they are normally in the utility right-of-way. Mr. Sanborn stated they used to be in back lots but that changed in the 1980's.

Council Member Robb asked how many segments of path will be torn up. Mr. Sanborn responded one segment will be torn up. Mr. Lange stated OHM will review this project also.

On a roll call, the vote to approve Resolution No. 2015-231 was as follows:

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

VOTE:

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

2. Resolution No. 2015-223, approving New Obsolete Property Rehabilitation Act Exemption for 13 N. Washington Street at First Reading.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Obsolete Property Rehabilitation Act, Public Act 146 of 2000 (the "Act"), provides for a tax incentive to encourage the redevelopment of obsolete buildings through the establishment of an Obsolete Property Rehabilitation District; and

WHEREAS, pursuant to PA 146 of 2000, the City of Ypsilanti is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the Council of the City of Ypsilanti legally established an Obsolete Property Rehabilitation District that includes parcel #11-11-40-484-018 (13 N. Washington) as part of a broader district including the three DDA districts on June 5, 2012 after a public hearing held on the same date as provided by section 3 of Public Act 146 of 2000; and

WHEREAS, the combined parcel at 13 N. Washington has been certified functionally obsolete by the City Assessor per P.A. 146 in February 2014; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Ypsilanti eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, the owners of the above referenced parcels, North Washington, LLC have submitted an application for an obsolete property as defined in section 2(h) of Public Act 146 of 2000 requesting an exemption for a period of 12 years as a function of the Act; and

WHEREAS, the application included all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate; and

WHEREAS, North Washington, LLC are not delinquent in any taxes related to the facility; and

WHEREAS, the owners of the above referenced parcel have proposed to rehabilitate currently vacant, blighted, and functionally obsolete structure into commercial co-working space; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Ypsilanti; and

WHEREAS the rehabilitation includes improvements aggregating approximately 100% of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

WHEREAS the completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, increase commercial activity, and revitalize urban areas in the community in which the facility is situated.

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on October 6, 2015; and

WHEREAS, the DDA has not opposed the issuance of OPRA certificate.

NOW, THEREFORE, BE IT RESOLVED THAT the Obsolete Property Rehabilitation Exemption for a period of 12 years for the real property, excluding land, located in the Obsolete Property Rehabilitation District which include parcel #11-11-40-484-018 (13 N. Washington) pursuant to the provisions of PA 146 of 2000, as amended, subject to completion of the renovations and awarding of full building certificate of occupancy by July 31, 2016, the final approval of exemption certificates by the State Tax Commission, and to the taxes on the property being paid on time be approved on First Reading.

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

Economic Development Director Beth Ernat stated Council has received the information requested by email. Ms. Ernat stated the building owners are present to answer any question Council might have. Ms. Ernat added the owners have applied for CRP funds from the Michigan Economic Development Corporation (MEDC) and CRP funds do require a municipal contribution. Ms. Ernat explained part of this application is being made to meet that contribution standard.

Council Member Robb stated the proforma asks for detailed construction costs and they are not included. Mr. Robb stated the memo states renovations costs total $1.4 million with $200,000 as an investment to date and an additional $1 million in renovations. Mr. Robb asked if the memo included the cost of the acquisition of the building. Ms. Ernat responded the $400,000 in costs were for the roof repairs and emergency renovations. Mr. Robb stated Council was not given a proforma it was provided three years of operating expenses which include a lot of soft costs that are not OPRA eligible. Mr. Robb explained if the soft cost are removed this becomes a seven and a half year OPRA.

Mr. Robb added he wants to approve this today but he wants it to be right and based on the $1.4 million in renovations raises the taxable value to $87,000. Mr. Robb stated realistically at the end of twelve years this building will be worth around $600,000 which diminishes the value of the OPRA. Mr. Robb stated he would prefer Ms. Ernat amend the OPRA from twelve years to eight rather than for him to

amend it. Mr. Robb stated the OPRA could be approved for eight years and renewed if needed. Mr. Robb asked Ms. Ernat's opinion on what she feels the length of the OPRA should be. Ms. Ernat responded when OPRA was created it was done because building such as this one are not going to achieve value based on the construction costs needed to bring them to usable fashion. Ms. Ernat said this building is a small building in a prime location and if nothing is done to this building it would continue to suffer devaluation. Ms. Ernat said she was asked by a Council Member before the meeting why the building value is so low and her response was because the market tanked in 2008, the roof deteriorated, the building was deemed dangerous, and the disinvestment in the surrounding buildings. Ms. Ernat added the building's size also has affected the value of the building. Mayor Edmonds asked what the size of the building is. Ms. Ernat responded 9,000 square feet. Ms. Ernat stated she is going to continue to recommend approving the twelve year OPRA because this is hopefully part of a larger investment in that block and will assist in changing how North Washington appears. Ms. Ernat said yes a precedent is being set but the applicant is still spending $1.4 million and those costs are not going to be recouped by the OPRA and the City will not recoup the property taxes lost.

Mayor Edmonds stated the business plan is examined to understand how the building will become operational which is different than what costs are OPRA eligible. Ms. Edmonds stated Council needs to ensure the business will not fall apart quickly and there are two reasons to look at those numbers. Council Member Robb responded that is not true and said it should not matter what business goes in there or how viable it is because that is not the scope of Council. Mr. Robb stated the ask for a twelve year OPRA is a mathematical problem and said the intent of an OPRA is to take a project that is normally not feasible and make it feasible. Mr. Robb stated that feasibility in this is $40,000 not $70,000 and if it is approved for twelve year the applicant would get $30,000 for free. Ms. Ernat responded the enabling legislation allows for the City to not exceed 10% of the total cost and the twelve year award is well within the enabling legislation. Ms. Ernat stated their soft costs can be argued because it is an office setting but would the same argument be made if it was for a manufacturing facility. Mr. Robb responded this is setting a precedent and if a manufacturing company wanted to purchase the Ford plant and wanted to consider the cost of employees and in their OPRA application he would consider those items as non-eligible.

Council Member Robb stated the math says this OPRA should be seven and a half years and people are not happy that the City offers OPRAs in the first place. Mr. Murdock stated he feels OPRAs are a valuable tool but he does not want to show that they are so valuable that the City gives above and beyond of what is required and showed in the proforma.

Council Member Anne Brown asked if the other OPRAs awarded in the City were approved at eight years. Mr. Robb responded no, it has nothing to do the amount of years what it has to do with is the OPRA being as long as needed to recoup the money to make it a viable business. Mr. Robb explained the Mac and Mac project the City approved an OPRA for was a $2 million project. Mr. Robb said in order to make Mac and Mac viable around $240,000 was needed to be captured worth of OPRA which is why they were approved for twelve years. Mr. Robb stated Mac and Mac will not be able to recoup the entire amount of their investment and for this project Council is discussing giving them $30,000 over their investment. Mr. Robb stated tax incentives are useful but he does not want to go above and beyond the value.

Ms. Ernat stated this business is in the core of downtown and a building that will be bringing in multiple beneficiaries. Council Member Robb agreed but the only concern should be with the building. Ms. Ernat stated there will be additional buildout costs and tenant improvements and the proforma could be restructured to include those investments. Ms. Ernat said the hard construction costs and the lack of growth in that area is a building that would not be rehabbed. Mr. Robb agreed but it is not $70,000 worth of an OPRA it is $41,000 and it is about the numbers because that is how OPRAs are managed. Ms. Ernat stated her analyzation is beyond the math and she is looking at the affect this will have on the rest of the block. Ms. Ernat stated since this began a building on that street has improved its façade and a new business opened across the street. Ms. Ernat stated the effect on the surrounding area is the

reason why the City would offer tax incentives. Mr. Robb stated there have been a lot of good neighbors Downtown that have fixed up their buildings and were not approved for an OPRA.

Mayor Edmonds stated this is a key strategic investment related to that block. Mr. Robb responded the OPRA is the key strategic investment not the additional $30,000 that is a discretionary change and the point of an OPRA is making an unviable project viable.

Council Member Murdock stated one caveat is there needs to be a certificate of occupancy by July 2016. Ms. Ernat responded in the affirmative. Mr. Murdock asked for clarification of what that actually means. Ms. Ernat responded it means the applicant would need a certificate of occupancy for the building. Mr. Murdock asked what would happen if the applicant does not have a certificate of occupancy by that deadline. Ms. Ernat responded the City would be able to revoke the OPRA or revisit it. Mr. Murdock stated Council has never revoked an OPRA such as seen with the Thompson Block. Ms. Ernat responded that is at Council's discretion.

Council Member Anne Brown asked what Ms. Ernat's hesitation of reducing the OPRA to eight years. Ms. Ernat responded she is willing to reduce it to eight years but she does feel the estimate provided to Council is low. Ms. Ernat stated the building to the north has been purchased and part of it has a tentative lease on it and there has been additional investment to the neighborhood. Ms. Ernat speculated the taxable value of the building will increase higher than what was projected. Ms. Ernat stated if Council approves this OPRA for eight years she would highly recommend it be reopened to twelve. Mr. Robb agreed it is a conservative estimate and said if the taxable value was much higher it would shrink the OPRA out of eligibility.

Council Member Murdock suggested making a compromise to decrease length of the OPRA to ten years. Mr. Robb stated to negotiate this is to negotiate with math. Mr. Murdock interjected he is not negotiating with math he is looking at politics and counting votes. Mr. Robb stated he is willing to approve it for eight years with the possibility of extending it for four more.

Council Member Vogt asked City Attorney Barr if Mr. Robb's proposal is legally more appropriate than the request of the twelve year proposal. Mr. Barr responded there is no legal issue with approving a twelve year OPRA.

Mayor Edmonds stated she would rather approve the OPRA as proposed.

> Council Member Robb moved, supported by Council Member Vogt, to amend the OPRA and shorten the length from twelve years to eight years including the possibility of a reopening to twelve years.

Ms. Ernat stated her concern is that incentives can be taken away such as renaissance zones and she cannot guarantee an OPRA will be available in eight years.

City Manager Lange stated he supports the approval of the twelve year OPRA 100%. Mr. Lange stated this is an anchor tenant and the City has the capacity to approve this OPRA. Mr. Lange stated this is economic development driving other businesses in Downtown Ypsilanti. Mr. Lange stated the sale price Water Street property is $350,000 and if there is a business that Ypsilanti really wants at this location it might be given a discount. Mr. Lange stated he sees this as a direct impact of what the City is trying to accomplish.

Mayor Edmonds stated there are so few tax incentives tools for the City to employ and they are used with discretion based on the project and strategy related to economic development. Ms. Edmonds stated because of that she supports the approval at twelve years.

Council Member Anne Brown stated moving forward she would like the documentation Council Member Robb requested. Ms. Ernat responded she will provide that for future OPRAs.

On a roll call, the vote to amend Resolution No. 2015-223 was as follows:

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

VOTE:

YES: 2NO: 5 (Edmonds, Richardson, Anne Brown, Nicole Brown, Murdock) ABSENT: 0
VOTE: Failed

Council Member Murdock moved, supported by Council Member Anne Brown to amend the OPRA and shorten the length from twelve years to ten years including the possibility of a reopening to twelve years.

On a roll call, the vote to amend Resolution No. 2015-223 was as follows:

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

VOTE:

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

On a roll call, the vote to approve Resolution No. 2015-223 as amended was as follows:

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

VOTE:

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

Resolution No. 2015-223 as approved.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Obsolete Property Rehabilitation Act, Public Act 146 of 2000 (the "Act"), provides for a tax incentive to encourage the redevelopment of obsolete buildings through the establishment of an Obsolete Property Rehabilitation District; and

WHEREAS, pursuant to PA 146 of 2000, the City of Ypsilanti is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the Council of the City of Ypsilanti legally established an Obsolete Property Rehabilitation District that includes parcel #11-11-40-484-018 (13 N. Washington) as part of a broader district including the three DDA districts on June 5, 2012 after a public hearing held on the same date as provided by section 3 of Public Act 146 of 2000; and

WHEREAS, the combined parcel at 13 N. Washington has been certified functionally obsolete by the City Assessor per P.A. 146 in February 2014; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Ypsilanti eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, the owners of the above referenced parcels, North Washington, LLC have submitted an application for an obsolete property as defined in section 2(h) of Public Act 146 of 2000 requesting an exemption for a period of ~~12~~ 10 years with the option to reopen for a two-year extension as a function of the Act; and

WHEREAS, the application included all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate; and

WHEREAS, North Washington, LLC are not delinquent in any taxes related to the facility; and

WHEREAS, the owners of the above referenced parcel have proposed to rehabilitate currently vacant, blighted, and functionally obsolete structure into commercial co-working space; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Ypsilanti; and

WHEREAS the rehabilitation includes improvements aggregating approximately 100% of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

WHEREAS the completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, increase commercial activity, and revitalize urban areas in the community in which the facility is situated.

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on October 6, 2015; and

WHEREAS, the DDA has not opposed the issuance of OPRA certificate.

NOW, THEREFORE, BE IT RESOLVED THAT the Obsolete Property Rehabilitation Exemption for a period of 12 years for the real property, excluding land, located in the Obsolete Property Rehabilitation District which include parcel #11-11-40-484-018 (13 N. Washington) pursuant to the provisions of PA 146 of 2000, as amended, subject to completion of the renovations and awarding of full building certificate of occupancy by July 31, 2016, the final approval of exemption certificates by the State Tax Commission, and to the taxes on the property being paid on time be approved on First Reading.

X. AUDIENCE PARTICIPATION –

None

XI. REMARKS BY THE MAYOR –

None

XI. ADJOURNMENT –

Resolution No. 2015-232, adjourning the Special Council Meeting.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

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

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

On a voice vote, the motion carried, and the meeting adjourned at 8:30 a.m.

Resolution No. 2015-234
October 20, 2015

WHEREAS the City of Ypsilanti recognizes that Indigenous peoples, including from the Odawa, Ojibwe, Potowatomi, and Wyandot tribes, lived upon the land and along the Huron River in our community for many hundreds of years before our city's founding; and

WHEREAS the City of Ypsilanti recognizes that dislocation, disease, war, disenfranchisement, and other atrocities devastated these communities at different times, causing most Indigenous peoples to be expelled from their homes in this area by the 1830s; and

WHEREAS the City of Ypsilanti understands that in order to help close the equity gap, government entities, organizations and other public institutions should change their policies and practices to better reflect experiences of Native American people and uplift our country's Indigenous roots, history, and contributions; and

WHEREAS the idea of Indigenous Peoples Day was first proposed in 1977 by a delegation of Native nations to the United Nations - sponsored International Conference on Discrimination Against Indigenous Populations in the Americas; and

WHEREAS in 1990 representatives from 120 Indigenous Nations at the First Continental Conference on 500 Years of Indian Resistance unanimously passed a resolution to transform Columbus Day into an opportunity to educate the rest of the country about pre-existing Indigenous cultures that have survived an often violent colonization process and continue to exist and thrive in present day America; and

WHEREAS the Seattle City Council on October 6, 2014, followed the lead of municipalities including the City of Berkeley, California and the City of Minneapolis, Minnesota, and now including many more cities around the country; and

WHEREAS in Michigan, Traverse City and Alpena have both voted to rename Columbus Day as Indigenous Peoples Day to honor the culture, heritage and contributions of Native Americans; and

WHEREAS the Tribal Council of the Grand Traverse Band of Ottawa and Chippewa Indians has passed a Resolution (1) officially recognizing the Indigenous Peoples Day on the second Monday in October, and (2) that Indigenous Peoples Day shall be used to reflect upon the ongoing struggles of indigenous peoples on this land, and to celebrate the thriving culture and value that of Odawa, Ojibwe, Potwatomi, and other indigenous peoples add to communities throughout our Great Lakes

NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Ypsilanti shall, instead of recognizing Columbus Day, instead recognize Indigenous Peoples Day on the second Monday of October; and

FURTHER BE IT RESOLVED that Indigenous Peoples Day shall be used to reflect upon the ongoing struggles of Indigenous people on this land, and to celebrate the thriving culture and value that that Odaawa, Ojibwe, and other Indigenous nations add to our region; and

FURTHER BE IT RESOLVED that Indigenous Peoples Day shall be used to reflect upon the ongoing struggles of Indigenous people on this land, and to celebrate the thriving culture and value that that Odawa, Ojibwe, Potawatomi, and other indigenous peoples add to communities throughout Michigan and our Great Lakes states.

FURTHER, the City of Ypsilanti encourages other businesses, organizations and public entities to recognize Indigenous Peoples Day.

Given under my hand and seal of the
City of Ypsilanti,

Amanda Maria Edmonds
Mayor

Resolution No. 2015 – 235
October 20, 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**
RayVon Williams – new appointment (replacing Kevin Hill) 215 W. Michigan Ave., Ypsilanti, MI 48197 Ypsilanti, MI 48197	**YDDA**	10/20/2015 - 10/6/2018
Briana Mason - new appointment (replacing Scott Straley) 1000 Huron River Dr. Ypsilanti, MI 48197	**Planning Commission**	10/20/2015-05/1/2016
Renee Smith – reappointment 1112 Congress Ypsilanti, MI 48197	**Ypsilanti Housing Commission**	10/20/2015-10/20/2020

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Employee/Retiree Health Insurance 2016 CY Renewal and Options

2016 BLUE CROSS BLUE SHIELD RENEWAL – CURRENT PLANS

- Benefit year January 1, 2016 to December 31, 2016
- Active Employee/Retiree Plans
  - $4,000/$8,000 deductible
  - Medical costs (WRAP) self- funded by the City
  - Rx self funded by the City
  - Employees share in copays
  - Employees paid 20% of total cost to City
  - Tier II employees have an additional deductible
  - Retiree plans
    - Medicare Advantage - Fully Insured
    - Under 65 group – RX self funded
      - Included retirees not eligible for Medicare Advantage

2016 BLUE CROSS BLUE SHIELD RENEWAL – CURRENT PLANS

- Individual rates will increase from 8-12%
- Overall cost to the City will increase by $114,000 – 5%
- Current plan has saved the City $2.8 M since 2008
  - As compared to fully insured rates
- 2016 Fully insured rates would exceed our current costs

- Calculations based upon current census

2016 BLUE CROSS BLUE SHIELD HSA OPTIONS

- Optional plan to employees and some retirees
- High Deductible Plan (HSA)
  - $2,000 Single
  - $4,000 two person/family
- Employee must pay 100% of deductible before plan pays any costs
- Once deductible is meet, employee pays copays
- Benefit level is slightly lower
- Out of Pocket Maximum is new requirement (OPM)
- City partially funds Health Saving Account (HSA) to cover deductible
  - Employee pays remainder if deductible exceeds City contribution
- Employee pays 20% of premium and City HSA contribution
- Reduces City costs by $154,000 (assuming everyone enrolls)
- Possibly reduces cost to employee
- Creates a saving account for employee for future medical costs

2016 BLUE CROSS BLUE SHIELD WELLNESS PLAN

- Optional to employees
- $125 paid if steps documented
  - Health Risk Assessment
  - Physical examination
- Basic program first year
- Long term benefit to employer

2016 BLUE CROSS BLUE SHIELD PARTIAL WAIVER

- Waiver paid for employees/retiree who drop coverage completely
- Partial Waiver paid for employees/retirees who drop family/two person to single coverage

2016 BLUE CROSS BLUE SHIELD CURRENT PLANS

- Next Steps
  - Discuss with Unions
  - Open Enrollment
  - Employee Meetings
  - Set up HSA Accounts
  - Set Up Wellness program

2016 BLUE CROSS BLUE SHIELD

Questions ?

MEMORANDUM

To: Mayor and City Council

From: Kevin M. Welch, HR Manager
Cc: City Manager, Mr. Ralph Lange

Subject: Health Insurance Renewal for Calendar Year 2016

Date: October 12, 2015

Today's agenda includes several requests for legislation regarding the 2016 employee/retiree health insurance renewal. This memo serves to provide an executive summary of the various requests for your consideration.

The City's current Blue Cross Blue Shield (BCBS) individual rates will increase 8-12% above the 2015 rates. However, there are other options to consider that may help reduce our costs and manage increases and maintain the quality of the benefit offered.

Recommended Legislative Action #1

Continue to offer the existing BCBS self-insured program to active and retirees as well as Medicare Advantage to qualified, over 65 retirees. This includes the self-funded medical WRAP for claims up to $4,000/$8,000 per policy as well as the self-funded prescription costs. All copays and up front deductibles will remain as they were in 2015, per our labor agreements and non-union HR policy. EHIM will continue to be a third party administrator in 2016 for the self-insured portion at a cost of $18 per employee per month. **This will result in an increase cost of about $114,000 or about 5% over the 2015 rates.**

Recommended Legislative Action #2

Offer an alternative BCBS High Deductible plan to employees and retirees under the age of 65. The City will contribute funds to the employee/retiree Health Savings Accounts (HSA). The funding level is detailed in the attached documents (Exhibit #1/page 3 of this memo). This will reduce the cost to the city and provide an opportunity for the employees and retirees to reduce their costs as well and to save for future medical costs. **The City could save approximately $154,000 in 2016 if every employee enrolled in this benefit program.**

Recommended Legislative Action #3

Offer each employee a wellness incentive/grant of $125 per year. The City will fund this by by contributing $125 to the employee through a Health Savings Account (HSA), a Flexible Spending Account (FSA), reducing a deductible obligation or some other funding option. This program will be administered through a Third Party Administrator (TPA) and the City will not be provided with confidential health information. However, the employee will be required to participate in a wellness survey and complete a physical examination. This benefit will only be available to those employees who are enrolled in one of our health care programs. **While unlikely, if every eligible employee/retiree enrolled in this program, the cost to the city would be $8,250.** In theory, participation in a wellness program could reduce the long term cost to the city.

Recommended Legislative Action #4

Offer an additional ***Insurance Waiver*** incentive to employees who may be able to reduce their coverage from family or two-person to single coverage only. It would be hard to predict how many employees may be able to take advantage of this additional waiver. **If two family and two two-person groups take advantage, the city would save $26,584.** On an individual basis, the saving would be as follows:

	Group	Annual Waiver Amount	Savings
Current Waiver	Single	$2,000	$3,439
Current Waiver	Two Person	$4,000	$9,253
Current Waiver	Family	$5,000	$10,917
New Waiver	**Two Person to Single (new)**	**$2,000**	**$5,814**
New Waiver	**Family to Single (new)**	**$3,000**	**$7,478**

*Savings are based on the High Deductible Plan.

If the above legislative action is approved, the City's open enrollment will take place in November for a 2016 policy year.

Exhibit #1 - Proposed Benefit Plan Cost Summary

Active Employee 2016 BCBS CBPPO1/3 with WRAP and Self-Funded RX– Self Funded Plans (Current Plan)

Group	Total Health Care Costs *	Employee 20% Tier I & II	Tier II Employee Deductible
Single	$6,024	$1,506	$250 Deductible
Two Person	$14,347	$3,587	$500 Deductible
Family	$18,059	$4,515	$500 Deductible
Wellness Grant			$250

Active Employee 2016 HSA – High Deductible $2,000/$4,000 (optional plan)

Group	Total Health Care Costs *	Employee 20% Tier I & II	Employee Deductible	City Contribution to HSA	Employee Portion of Deductible
Single	$5,439	$1,360	$2,000	$1,250	$750
Two Person	$13,253	$3,313	$4,000	$3,250	$750
Family	$15,917	$3,979	$4,000	$3,250	$750
Wellness Grant				$250 per employee	

Retiree 2016 BCBS Self-Funded RX – (Current Plans)

Group	Single	Two Person
#6	$13,463	
#7	$13,498	
#8	$12,230	$29,360
#16	$13,498	
#17	$12,230	

Retiree 2016 HSA – High Deductible $2,000/$4,000 (optional plan)

Group	Total Health Care Costs *	Retiree Deductible	City Contribution to HSA
Single	$7.544	$2,000	$2,000
Two Person	$17,320	$4,000	$4,000
Wellness Grant			$250 per retiree

Medicare Advantage

Group	Single
600	$8,146
601	$8,688

All rates above include actual BCBS premiums and estimated WRAP, RX and employee 20% portions

REQUEST FOR LEGISLATION

OCTOBER 20, 2015

To: Mayor and City Council

From: Kevin M. Welch, HR Manager

Subject: Current Health Care Plans for Employees and Retirees

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Summary & Background:

Several years ago, Council approved a contract with BCBS and EHIM to partially self-fund health care for active and some retirees. This contract has been financially beneficial to the City in the past as opposed to a fully-insured PPO plan.

Therefore, we are recommending that the City Council adopt the attached resolution which will continue a contract for another year with Blue Cross Blue Shield for CBPPO1, CBPPO3, and Medicare Advantage to active and eligible retirees. This includes the self-funded components for medical WRAP for claims up to $4,000/$8,000 per policy as well as the self-funded prescription costs. All coverages, copays and up front deductibles will remain as they were in 2015, per our labor agreements. EHIM will be the third party administrator for the self-insured portion at a cost of $18 per employee per month.

Therefore, we are requesting that City Council approve the attached resolution in order to have a contract for another year with Blue Cross Blue Shield for our current employees and retirees.

Recommended Action: Approval

Attachments: Resolution & Detailed Explanation

City Manager Approval: _____Council Agenda Date: 10/20/15

City Manager Comments: _____

Fiscal Services Director Approval: _____

Resolution No. 2015 –236
October 20, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the 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/ to minimize increases; and

Whereas, the current Blue Cross Blue Shield Plans will continue to reduce health care costs while still offering additional benefits to the active employees and retirees that are eligible to participate; and

NOW THEREFORE BE IT RESOLVED THAT, the City Council of the City of Ypsilanti approve a one-year contract from January 1, 2016 to December 31, 2016, of the current Blue Cross Blue Shield benefit plans, for all eligible participating employees and Retirees.

FURTHER, the City Council of the City of Ypsilanti approves a one-year contract with EHIM to administer the self-funded portion WRAP and prescription portions of this program, and coordinate all benefits and costs with Blue Cross Blue Shield of Michigan and authorize the City Manager to offer this to the unionized and non-unionized employees. This is subject to the approval and agreement with the labor unions.

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 October 20, 2015.

_____
Frances McMullan, City Clerk

Detailed Explanation

Recommended Legislative Action #1 – Renewal of Existing Coverages

The City currently provides active employee and retiree health care benefit plans.

The Active employee plans are broken into 4 different plans. The plans are differentiated by different drug copays and "up front out of pocket deductibles". The plans are financed through a BCBS benefit plan, with the City self-funding the first $4,000/$$8,000 of each plan. Some employees (Tier II) pay the first $250/$500 copay prior to the City's self-funded financing begins to pay. The prescription coverage is self-funded by the City, through EHIM. Employees pay co-pay on each prescription. The out of pocket maximum for each employee is paid by the City.

The retirees are covered by several different plans, depending on the labor agreement or personnel policy that the employee retired with, or Medicare eligibility.

Retirees under 65 and those not entitled Medicare Part B are covered by a BCBS plan, with the prescription plan self-funded by the City. However, depending on the plan they are entitled to, retirees do pay prescription copays, and some up front out of pocket deductibles. Retirees over 65 that are eligible for Medicare Part A & B are enrolled in a fully insured BCBS Medicare Advantage plan.

For purposes of this report, the following census data has been used:

Group	Single Coverage	Two Person	Family
Active	20	15	31
Under 65 Retiree	22	1	0
Over 65 Retiree	82	0	0
Active Waivers	4	10	15
Retiree Waivers	9	10	15

The four labor agreements expire in 2017 and currently include provisions that require the City to offer the above plans. Depending on the employee's hire date, different drug co-pays and up front deductibles are included.

The benefits offered to retirees with a labor agreement are provided coverage per the agreement they retired under. Per our labor attorney, we are contractually required to offer the same or better coverage. Unfortunately, other carriers that were approached will not insure our retirees.

The non-union employees are regulated by the current employment manual and discretion of City Council.

2016 Active Employee Renewal

The calendar year 2016 renewal of the City's various health care rates will experience an increase in premium of between 8-12%, depending on the different group. If nothing changes, the city will experience the following increased costs in calendar year 2016:

Note: The comparison numbers rely on estimated costs for the remainder of calendar year 2015 over 2014

Active Employees

- The premium for the active employees will increase by 8% or $24,000.
- Total premiums, WRAP and RX are expected to be $1,102,266 in 2016.
- The projected change to prescription costs is expected to decrease by $11,000.
- The projected change to self-funded medical costs WRAP is expected to increase by $29,000.
- The projected costs reimbursed by the employee will increase $16,000.
- Our third part administrative costs will also increase slightly.

In total, the City should expect to see a calendar year increase in cost of approximately $42,000.

Since this program began in July, 2008, the City has saved an estimated $2,785,063 in medical costs and an additional savings of $1,209,503 in prescription costs. This savings is calculated by comparing our actual premiums, self-funded WRAP and prescription costs to a fully insured program each year. Data obtained from EHIM.

Retiree Renewal (Under 65)

- There are 22 retirees in this group.
- Total premiums and Rx costs are expected to be $249,000 in 2016.
- The premium for the under 65 retiree will increase by about 10% or $17,000
- The projected change to prescription costs is minimal.

In total, the City should expect to see a calendar year increase in cost of approximately 7.5% or $17,000.

Retiree Renewal over 65 (Not Eligible for the Medicare Advantage)

- There are 30 retirees in this group.
- Total premiums are expected to be $467,000 in 2016.
- The premium for the this group will increase by about 5% or $13,000
- There is no projected change in the prescription costs.
- We will continue to look for other options for this group.
- In total, the City should expect to see a calendar year increase in cost of approximately $13,000.

Retiree Renewal over 65 (Medicare Advantage)

- There are 52 retirees in this group.
- Total premiums are expected to be $429,000 in 2016.
- The premium for the this group will increase by about 10% or $39,000
- There continues to be a very large savings in this program over the previous coverage offered. Assuming that these 52 retirees were enrolled in our other programs, the cost would be about $675,000 versus the estimated cost of $397,000 in Medicare Advantage.

Since the August, 2007 inception date of self-funding the retiree drug portion, the City has saved approximately $345,483 as compared to what we would have paid to fully insure the prescription drugs.

In 2014, the City saved about $260,000 by offering Medicare Advantage. The projection in 2015 is about $180,000. Similar savings are anticipated in 2016.

Overall Considerations/Constraints

In aggregate, the City should expect to incur total costs for active employees and retiree health care (with employee contributions) of $2,035,000 in fiscal year 2015 and $2,149,000 in 2016. This is a net increase of $114,000 or 5% and assumes all benefit plans remain as they are today.

The calculations in the recommendations compare actual premiums and estimated prescription and WRAP costs. Therefore, if actual WRAP and prescription costs are actually higher or lower than the estimates used, the projections will change accordingly.

The current labor agreements expire in 2017 and prevent the city from significantly modifying coverage without labor approval.

We have pursued other carriers for better pricing. However, the carriers that were contacted by our agent will not accept our retirees. Further, BCBS will not insure only our retirees.

Comparison to Other Health Care Plans

Group	FOMOCO HAP HMO/PPO FY 2015	Ypsilanti HRA CY 2015 Current Estimate	Ypsilanti HRA CY 2016 Current Estimate	Ypsilanti HSA CY 2016 Proposed Estimate
Single	$4,481	$5,484	$6,024	$5,439
Two Person	$9,226	$12,930	$14,347	$13,253
Family	$12,374	$16,117	$18,059	$15,917

Ypsilanti's rates are calculated with premiums, WRAP, Rx, less employee cost sharing.

Note: It is important to note that the Ford Motor Company rates are for a Health Alliance Plan PPO or HMO. The City would need to renegotiate our labor agreements to be able to offer an HMO. This could be a goal for the next contract negotiations.

REQUEST FOR LEGISLATION

OCTOBER 20, 2015

To: Mayor and City Council

From: Kevin M. Welch, HR Manager

Subject: Optional Health Care Coverage for Employees and Eligible Retirees.

Summary & Background:

As stated in Attachment A, we recommend that the City Council pass the attached resolution, which will offer an alternative BCBS High Deductible plan to employees and retirees under the age of 65. The City will contribute to the employee/retiree Health Savings Account (HSA). The funding level is detailed in the attached documents. This will reduce the cost to the City in some cases and provide an opportunity for the employees and retirees to reduce their costs as well and to save for future medical costs. It is important to note that not all employee groups will experience a savings. If all employees and eligible retirees enrolled in this plan, the potential is for the City to save $154,000 the first year. On an individual basis, the savings would be as follows:

Employee Group	Current Plan CY 2016	Proposed HSA Plan CY 2016	Savings
Single	$6,024	$5,439	$335
Two Person	$14,347	$13,253	$844
Family	$18,059	$15,917	$1,893

Retiree Group	Current Plan CY 2016 *	Proposed HSA Plan CY 2016	Savings
Single	$12,984	$7,544	$5,440
Two Person	$29,352	$17,320	$12,032

*Current Rates are based upon a weighted average.

Rates do not include wellness benefit costs.

Recommended Action: Approval

Attachments: Resolution & Detailed Explanation

City Manager Approval: _____Council Agenda Date: 10/20/2015

City Manager Comments: _____

Fiscal Services Director Approval_____

Resolution No. 2015 –237
October 20, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the 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/ to minimize increases; and

Whereas, the Blue Cross Blue Shield High Deductible $2,000/$4,000 Plans will continue to reduce health care costs while still offering additional benefits to the active employees and some retirees (64 or younger in 2014) that are eligible to participate; and

Whereas, City Staff is recommending that the City contribute to the employees/retirees Health Savings Account to encourage employees and retirees to enroll in this benefit plan, which will reduce costs to the City.

	Employees	**Retirees**
Single	$1,250	$2,000
Two Person	$3,250	$4,000
Family	$3,250	$4,000

Whereas, employees/retirees must enroll in this program during open enrollment only and are not eligible for the insurance waiver once in this program.

NOW THEREFORE BE IT RESOLVED THAT, the Council of the City of Ypsilanti approves a one year contract from January 1, 2016 to December 31, 2016, of the Blue Cross Blue Shield High Deductible $2,000/$4,000 Plans for all eligible participating employees and Retirees, along with the Health Savings Account contributions as suggested by City Staff and authorize the City Manager to offer this to the unionized and non-unionized employees. This is subject to the approval and agreement with the labor unions.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

I do hereby certify that the above resolution is a true and correct copy of Resolution 2015-237 as passed by the Ypsilanti City Council, at their meeting held on October 20, 2015.

_____
Frances McMullan, City Clerk

Detailed Explanation

Recommendation #2 – Optional High Deductible Plans

The City could offer a high deductible plan to each active employee and retiree under 65. This plan has the potential to reduce the costs to the City and to the employee. It may also provide a future medical savings account that the employee/retiree can use to offset medical costs in the future. This plan would be offered as a voluntary alternative to our existing plan(s).

The proposed plan would include an up-front deductible of $2,000 for single and $4,000 for two person and families. The employee must pay 100% of all medical and prescription costs until these amounts are met. The City would contribute a good portion of these to the employee/retiree's Health Savings Accounts (HSA). Once the contribution is made by the city, the funds belong to the employee and retiree and can only be used for eligible medical expenses. Unused funds can be carried over from year to year. The HSA premium and city contribution portion to the HSA will be less expensive than the current plan(s).

A Health Savings Account (HSA) is basically an account whereby the employer and employee can deposit funds that are tax exempt. Those funds can only be used to pay for the employee's medical expenses.

The medical plan benefits are similar to the current plan, with some differences. These differences include out of pocket maximums that will need to be met by the employee and or retiree. The out of pocket maximums are $3,000/$6,000. Once an employee/retiree exceeds his or her up front deductible ($2,000/$4,000), then all copays will be incurred by the employee until the out of pocket maximums are exceeded. These include drug and office co-pays.

The employee/retiree will be responsible to meet an "Out of Pocket" Maximum (OPM) and less chiropractic and rehab visits allowed.

Example (Active Employee Tier I and Tier II)

	Current Plan	High Deductible Plan	Annual Savings/+Cost	Percentage
Single Cost to the City	$6,024	$5,439	$585 $335 With Wellness	6%
Single Cost to the Employee	$1,506	$1,860	+$354	
Two Person Cost to the City	$14,347	$13,253	$1,094 $844 with Wellness	6%
Two Person Cost to the Employee	$3,587	$3,939	+$227	
Family Cost to the City	$18,059	$15,917	$2,143 $1,893 With Wellness	10%
Family Cost to the Employee	$4,515	$4,023	$36	

The employee costs are based upon the assumption that the employee will incur 100% of all up front deductibles. The amounts do not include costs incurred by the employee after the up-front deductible has been met.

The City's HSA Contributions to employees are proposed as follows:

Single	$1,250
Two Person	$3,250
Family	$3,250

Example Retirees (Under 65)

	Current Plan Annual Cost	High Deductible Plan – Annual Cost *	Annual Savings/+Cost	City HSA Contribution
Suffix 6 Single	$13,463	$7,544	$5,919	$2,000
Suffix 7 Single	$13,498	$7,544	$5,954	$2,000
Suffix 8 Single	$12,230	$7,544	$4,686	$2,000
Suffix 8 Two Person	$29,360	$17,320	$12,040	$4,000
Suffix 16 Single	$13,498	$7,544	$5,454	$2,000
Suffix 17 Single	$12,230	$7,544	$4,686	$2,000

*Does not include wellness grant.

Why should the City offer a High Deductible plan over the current self-funded plan?

- There is a potential cost savings to the City.
- The city may want a fully insured program that reduces the risk of unforeseen loses from the self-funded prescription and WRAP.
- There is a potential cost saving to the employee.
- There is an incentive to the employee to reduce benefit utilization in favor of saving some of the HSA funds.

Why would the City not want to offer the High Deductible Plan?

- The City has performed well over the past years self-funding the prescription and WRAP costs. However, this could change year to year. In fact, 2015 will result in higher prescription costs than what was originally anticipated. Therefore, self-funding is somewhat of a gamble for the city.
- Since a fully insured plan is priced based upon our experience, higher experience could result in higher premiums in subsequent years.

There is a risk to contributing to an employee/retiree HSA. If the employee/retiree discontinues their health care coverage after he or she has received the payment from the City, those funds are not legally payable back to the city.

REQUEST FOR LEGISLATION

OCTOBER 20, 2015

To: Mayor and City Council

From: Kevin M. Welch, HR Manager

Subject: Employee Health Insurance Waiver

Summary & Background:

City staff recommends that the City Council approve the attached resolution which will offer an additional ***Insurance Waiver*** incentive to employees who may be able to reduce their coverage from family or two-person to single coverage only. It would be hard to predict how many employees may be able to take advantage of this additional waiver. If two family and two two-person groups take advantage, the city would save $26,584. On an individual basis, the saving would be as follows:

Group	Annual Waiver Amount	Savings
Single	$2,000	$3,439
Two Person	$4,000	$9,253
Family	$5,000	$10,917
Two Person to Single (new)	**$2,000**	**$5,814**
Family to Single (new)	**$3,000**	**$7,478**

*Savings are based on the High Deductible Plan.

The current Waiver policy has been extremely successful. However, the policy is limited to those employees who are able to obtain coverage for the employee and all family members outside the city. The City may be able to further enhance this program by offering partial waivers. For example, some employees may only need single coverage if the spouse is able to obtain coverage. The additions to this program are highlighted below in bold. The potential cost saving for this is considerable. However, it is unpredictable until it is offered.

Recommended Action: Approval

Attachments: Resolution & Attachment A (Summary of Health Care Renewal/Options)

City Manager Approval: _____Council Agenda Date: 10/20/2015

City Manager Comments: _____

Fiscal Services Director Approval:_____

Resolution No. 2015 –238
October 20, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the 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/ to minimize increases; and

Whereas, the City's Insurance Waiver program has been very successful, significantly reducing the cost that the City pays to cover employees who are able to be insured elsewhere; and

Whereas, the City can potentially further enhance the Waiver Program and save additional funds by extending the plan to employees who may be able to reduce his or her Family or Two-Person plan to a single plan; and

Whereas, employees who drop the High Deductible plan during the calendar year will be eligible for the amount of waiver funds that exceed the HSA amount paid by the city in that same year.

NOW THEREFORE BE IT RESOLVED THAT, the Council of the City of Ypsilanti approves an addition to the current Waiver policy offering a $2,000 waiver per year for employees who drop their two person coverage to a single coverage, and $3,000 for employees who drop their family coverage to a single coverage and authorize the City Manager to offer this to the unionized and non-unionized employees. This is subject to the approval and agreement with the labor unions.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

I do hereby certify that the above resolution is a true and correct copy of Resolution 2015-238 as passed by the Ypsilanti City Council, at their meeting held on October 20, 2015.

_____
Frances McMullan, City Clerk

REQUEST FOR LEGISLATION
OCTOBER 20, 2015

To: **Mayor and City Council**

From: **Kevin M. Welch, HR Manager**

Subject: Employee Wellness Program

Summary & Background:

We recommend that the City offer each employee a wellness incentive/grant of $125 per year. The City will fund this by contributing $125 to the employee through a Health Savings Account (HSA), a Flexible Spending Account (FSA), reducing a deductible obligation or some other funding option. This program will be administered through a Third Party Administrator (TPA) and the City will not be provided with confidential health information. However, the employee will be required to participate in a wellness survey and complete a physical examination. This benefit will only be available to those employees who are enrolled in one of our health care programs. **While unlikely, if every eligible employee/retiree enrolled in this program, the cost to the city would be $8,250.** In theory, participation in a wellness program could reduce the long term cost to the city.

Recommended Action: Approval

Attachments: Resolution

City Manager Approval: _____Council Agenda Date: 10/20/2015

City Manager Comments: _____

Fiscal Services Director Approval_____

Resolution No. 2015 –239
October 20, 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/ to minimize increases; and

Whereas, a wellness program is intended to improve and promote health and fitness. The program will encourage employees to stop smoking or participate in diabetes management programs, weight loss programs, and preventative health screenings.

Whereas, wellness program can not only improve employee health habits and better manage long term diseases, but also potentially reduce the cost of health insurance to the City.

Therefore, be it resolved, By the Council of the City of Ypsilanti to approve a one year program offering a $125 per year per eligible employee and authorize the City Manager to offer this to the unionized and non-unionized employees. This is subject to the approval and agreement with the labor unions.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

I do hereby certify that the above resolution is a true and correct copy of Resolution 2015-239 as passed by the Ypsilanti City Council, at their meeting held on October 20, 2015.

_____
Frances McMullan, City Clerk

REQUEST FOR LEGISLATION
10-15-2015

To: Mayor and Council

From: Beth Ernat, Director of Community and Economic Development

Subject: Historic District Commission Intern MOU with EMU renewal

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SUMMARY & BACKGROUND: For the past many years, the Historic District Commission (HDC) has been staffed by an intern from Eastern Michigan University's (EMUs) Historic Preservation Graduate Program. EMU, through an endowment, pays for one semester of the intern's work and the City pays for the remainder of the year for a part-time intern. The school has in the past, and intends to continuing to offer tuition assistance to the student as well.

The intern will be assigned to City's Community and Economic Development Department with responsibilities concentrated on historic preservation activities and may include research, HDC support, narrative preparation, site investigation, project analysis, photography, and related duties as assigned by the City Planner.

The continuance of this cooperative program is recognized as both a vital support to the City and an excellent opportunity for students to learn first-hand about historic preservation in practice at a government office.

The proposed MOU would allow for a Graduate Assistant to start work immediately and continue through August 30, 2016. Candidates have been recommended from the Program to the City and resumes have been reviewed. A viable candidate is available to start work.

The HDC has been without an intern since July. Money for this program was budgeted and sufficient funds exist in the account to cover the program through the fiscal year.

This program has been very successful in the past with several HDC interns staying with the City and going on to be employed in other capacities in the region and throughout the country. Both EMU and the City are proud to provide this opportunity.

RECOMMENDED ACTION: I recommend approval of the MOU between the City and EMU to provide a Graduate Historic Preservation Intern to the HDC until August 30, 2016. The MOU has been reviewed and approved to form by the City Attorney.

ATTACHMENTS: Memorandum of Understanding – HDC Intern

CITY MANAGER APPROVAL: _____COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti and the Historic District Commission seek to employ an intern to provide include research, HDC support, narrative preparation, site investigation, project analysis, photography, and related duties; and

WHEREAS, Eastern Michigan University has a reputable and respected Graduate degree program in Historic Preservation and seeks to provide hands-on learning experiences for their students; and

WHEREAS, a Memorandum of Understanding outlining the time, pay, and responsibilities of a Historic District Commission Intern has been drafted for the continuation of this program.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves the Director of Community and Economic Development to enter into a Memorandum of Understanding for intern services of an Eastern Michigan University Historic Preservation graduate student.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

October 12, 2015

Memorandum of Understanding (MOU)

This instrument is constructed based on joint interest in renewing the MOU between Eastern Michigan University's Historic Preservation Program and the City of Ypsilanti for a Historic Preservation Graduate Student intern. The continuance of this cooperative program is recognized as both a vital support to the City and an excellent opportunity for students to learn first-hand about historic preservation in practice at a government office.

Specifically, continuation of this internship will provide the City with the services of a currently enrolled Graduate Student in the Historic Preservation Program for the period of October 2015 through August 30, 2016. The student will work in the Community and Economic Development Department of the City under the direct supervision of Beth Ernat, Director of Community and Economic Development, and/or Bonnie Wessler, City Planner.

During the 2015-2016 academic year, the City will provide wages for the October, 2015 through April 30, 2016 period (at $10.10/hour x 15 to 20 hours/week). The EMU Historic Preservation Program will provide wages for the months of May 2015 through August 2016, (at a minimum of $10.10/hour x 15 to 20 hours/week). In both situations, the student hours worked cannot exceed 29 in any given week. It is understood that as a graduate student at EMU work weeks are subject to break or testing periods based on the academic calendar (attached).

Statement of Work. The intern will be assigned to City's Community and Economic Development Department with responsibilities concentrated on historic preservation activities and may include research, HDC support, narrative preparation, site investigation, project analysis, photography, and related duties as assigned by the City Planner.

Looking forward to working together again this year, the following signatories affirm that this is our understanding of the 2015-2016 arrangement.

Dean Wade Tornquist Interim Associate Provost and Associate Vice President for Graduate Studies and Research	Ted J Ligibel, Ph.D. Director EMU Historic Preservation Program	Beth Ernat Director of Community and Economic Development City of Ypsilanti

cc: Susan Campbell, Office of Research Development and Administration, EMU
Brian Moynihan, Office of Research Development and Administration, EMU
Dr. Richard Sambrook, Department Head, Geography & Geology Department, EMU

City of Ypsilanti Parks and Recreation
Liaison Report
October 2015

General Business

Old/Continuing Business

- Trail Town Update
  - Meeting will be in November
  - HRWC is hosting a RiverUp! What's Next Meeting

- City of Ypsilanti

  Discussed Rec Center
  B2B Trail
  Heritage Bridge and other Capitol Projects associated
  Senior Center revising bylaws
  Acknowledged the Mayor and Council recognized all the Friends Groups at the Council meeting

- Huron River Days
  - Held October 11, 2015, 11 am – 4 pm
  - 30 people paddled or canoed down the 2.5 hour trip and portages around Superior and Penn Park Dams
  - 70 people attended the listening session which covered the History of the Huron River, Leslie Science Center "Birds of Prey" and a Schultz Outfitters Fly Fishing Demonstration.

- Friends Groups Update

  Rutherford Pool – Cameras have been installed but are connected to the internet which is not operational right now.
  Friends of Penn Park – Group continues to meet every month and discussed park repairs, enhancements and fundraising opportunities.
  Dog Park – Concept of Dog Park is being discussed by several community groups

New Business

- Adopt A Park Applications
  - No New applications.
  - Not an application but the formation of the Riverside Play area task force has been meeting and is planning a public meeting for October 19, 2015.

- Budgetary priorities
    - 2016 Commission goals talked about
    - 2015 Goals reviewed
    - Peninsular Park – Step replacement, shelter roof – equipment repair (benches & grills)
    - Park Signs – Refurbish or replace
    - Waterworks Park – Repair Huron River non-motorized bridge deck
    - Riverside Park – Start process to improve drainage, repave paths and open the Cross
    - Steps – Repair steps leading to Riverside/Frog Island Parks
    - Street entrance gate for parking.

- Commission Membership – those present discussed vacancies and attendance

Report to City Council on the Ann Arbor Area Transportation Authority
October 20, 2015

May 2016 Service Changes: Public Comment now open

In May 2016, The Ride will make the largest service expansion in the region since 1979. This includes a complete reconfiguration to the routes that serve the south and east sides of Ypsilanti, routes 10, 11 and 20. These routes were formerly loops, so riders would need to go around the entire loop to get to their destination. They are being replaced by regular transit lines allowing faster access for all riders in both directions. Many routes will also be re-numbered.

Maps and schedules of the proposed changes are available at www.therideyourway.org. Comments may be submitted to TellUs@TheRide.org.

Snow Removal

As winter approaches, so does the issue of winter access to bus stops. As always, if a stop is not cleared riders will be encouraged to wait at the nearest cleared area to the stop. The Ride will communicate this to riders as the weather worsens.

While the authority does not have the resources to clear every one of the hundreds of bus stops across the region, we have dedicated additional resources compared to previous previous years to winter maintenance of high-use bus shelters. Staff has also been asked to explore more options and partnerships to address winter stop maintenance.

In many cases, clearing a bus stop is only one piece of the puzzle—the sidewalk that allows access to that stop must also be cleared. The Authority hopes to partner with municipalities to maintain pedestrian access to stops by enforcing snow removal ordinances or working with local agencies to coordinate comprehensive winter maintenance where possible. Businesses and residents are also strongly encouraged to participate in The Ride's Adopt A Stop program, taking responsibility for a stop near their home or business.

Ypsilanti Transit Center Update:

After hearing public comment and speaking with city staff about the Ypsilanti Transit Center (YTC), the Authority decided to split the project into two phases. The first phase, happening now, will ensure that the current facility is in a "state of good repair," which includes fixing the bathrooms and the planter outside in the waiting area. Phase Two will involve a more robust investment in the YTC and the Authority will continue to work with the city and other stakeholders to determine what will be included in that scope.

The following update on phase one was included in the latest Planning and Development Committee meeting:

The YTC Team has been working on the "State of Good Repair" Phase One of the project since our last update. We will look to begin Phase Two after we have completed the updates necessary to restore the facility to good working condition.

The YTC project team has developed specifications and scopes of work for the Planter and HVAC improvements. The Purchasing Department will be generating the proposal documents for release. With the release of these documents, the Team is planning to complete the projects by Christmas 2015.

Emergency power for the facility will be expensive because there is a three-phase connection. We are reviewing alternatives of not including back-up power to 100% of the facility, but only to critical functions. This may reduce the size and type of the generator required, which in theory would lower the price for this component of the project.

Public and Employee Restrooms – The Team received quotes to replace the Bathroom tile. The scope for the project will be to replace the floor to ceiling wall tile in two of the bathrooms, and the floor tile in all three bathrooms. The approximate project cost is $15,000. The Team has identified the same tile and anti-graffiti coating that was installed in the new Blake Transit Center bathrooms.

The Project Team identified three additional trades that will need to assist in the updating of the bathrooms. We will hire an electrician to change the lighting in the driver's bathroom and remove some fixtures in the public bathrooms. A plumber will be hired to remove and replace new fixtures in all three bathrooms.

A painter will be hired once all other trades are complete to repaint the hallways and the driver's rooms.

As always, council members and the public are welcome to contact me with comments or concerns at gillian.ream@gmail.com.

Respectfully submitted,

Gillian Ream Gainsley
City of Ypsilanti Representative to the AAATA Board of Trustees

Resolution No. 2015-241
October 20, 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
EASTERN MICHIGAN UNIVERSITY – MCKENNY HALL BALLROOM
YPSILANTI, MI 48197
TUESDAY, OCTOBER 20, 2015
7:00 P.M.

I. CALL TO ORDER –
The meeting was called to order at 7:10 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		

All 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 –
Approved as submitted

VI. INTRODUCTIONS –

VII. PRESENTATIONS –

- EMU Presentation – City Manager Ralph Lange
- Proclamation appreciating the EMU Government and Community Relations Office – Mayor Edmonds
- Proclamation declaring October 24th Official Rosie the Riveter Day in Ypsilanti – Mayor Edmonds

VIII. AUDIENCE PARTICIPATION –

IX. REMARKS BY THE MAYOR –

X. MINUTES –

Resolution No. 2015-233, approving minutes of Sept. 29, Oct. 6 and Oct. 8, 2015
Approved as submitted

XI. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. Resolution No. 2015-234, changing Columbus Day in Ypsilanti to Indigenous People Day in Ypsilanti.
   (No Action - Deferred to the Human Relations Commission)

2. Resolution No. 2015-235, approving appointments to Boards and Commissions.
   Approved: Yes – 7; No – 0; Absent – 0

3. Resolution No. 2015-236, approving a one-year contract with EHIM to administer the city's self-funded portion WRAP and prescription program, and coordinate all benefits and costs with Blue Cross Blue Shield of Michigan.
   Approved: Yes – 7; No – 0; Absent – 0

4. Resolution No. 2015-237, approving a one-year contract from January 1, 2016 to December 31, 2016 with Blue Cross Blue Shield High Deductible $2,000/$4,000 Plans for all eligible participating employees and Retirees, along with the Health Savings Account contributions.
   Approved: Yes – 7; No – 0; Absent – 0

5. Resolution No. 2015-238, approving an addition to the current Waiver policy offering a $2,000 waiver per year for employees who drop their two person coverage to a single coverage, and $3,000 for employees who drop their family coverage to single coverage.
   Approved: Yes – 7; No – 0; Absent – 0

6. Resolution No. 2015-239, approving a one-year wellness program.
   Approved: Yes – 6; No – 0; Absent – 1 (Richardson)

7. Resolution No. 2015-240, approving Memorandum of Understanding (MOU) with E.M.U. for HDC Intern.
   Approved: Yes – 7; No – 0; Absent - 0

XII. LIASON REPORTS –

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

XIII. COUNCIL PROPOSED BUSINESS –

XIV. COMMUNICATIONS FROM THE MAYOR –

XV. COMMUNICATIONS FROM THE CITY MANAGER –

XVI. COMMUNICATIONS –

- Park Liaison October Report
- Ann Arbor Area Transportation Authority Update

- October 27th Council Intragroup Relations Dialogue/Training (6:00-10:00 p.m.) – EMU Campus – McKenny Main Lounge, Room 247
- November 3rd – Working Session on Snow (6:00-7:00 p.m.)
- November 10 and 19, 2015 – Goal Setting @ SPARK East, 215 W. Michigan Ave.

XVII. AUDIENCE PARTICIPATION –

XVIII. REMARKS FROM THE MAYOR -

XIX. ADJOURNMENT –

Resolution No. 2015-241, adjourning the Council meeting.
The meeting adjourned at 9:52 p.m.