



# MINUTES

## REGULAR COUNCIL Meeting

7:00 PM - Tuesday, February 16, 2021

Zoom Meeting

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The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, February 16, 2021, at 7:00 PM, in the Zoom Meeting, with the following members present:

**PRESENT:** Council Member Jennifer Symanns (City of Ypsilanti; Washtenaw County), Council Member Steven Wilcoxon (City of Ypsilanti; Washtenaw County), Mayor Pro-Tem Nicole Brown (City of Ypsilanti; Washtenaw County), Mayor Lois Richardson (City of Ypsilanti; Washtenaw County), Council Member Anthony Morgan (City of Ypsilanti; Washtenaw County), Council Member Annie Somerville (City of Ypsilanti; Washtenaw County), and Council Member Brian Jones-Chance (City of Ypsilanti; Washtenaw County)

**ABSENT:** Council Member Somerville was absent between 8:44 pm and 9:15 pm

### I CALL TO ORDER

Meeting called to order at 7:04 p.m.

### II ROLL CALL

### III AGENDA APPROVAL

**Council Member Jennifer Symanns moved, seconded by Council Member Steve Wilcoxon to approve the agenda. On, a voice vote, the motion carried.**

### IV PUBLIC COMMENT (3 MINUTES)

**Three members from the public spoke**

### V ORDINANCES FIRST READING

- a) Ordinance 1373, An Ordinance to Add Parks to the Street Name Ordinance by amending Ypsilanti City Code Chapter 94, Article VI, Section 94, Section 161 et seq.
1. Resolution No. 2021-024, determination
  2. Public Hearing
  3. Resolution No. 2021-025, close the public hearing.

**Council Member Steven Wilcoxon moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2021-024**

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

**Whereas, there is presently no City ordinance regarding the names or naming of parks, and**

**Whereas, City Council determines it in the best interest of the City to have a standard, stated procedure for the naming of parks, and**

**Whereas, there presently exists a City ordinance, 94-161, et seq. for naming streets, and**

**Whereas that ordinance is suitable to amend to include naming of parks,**

**NOW THEREFORE, the ordinance entitled "An ordinance to Add Parks to the Street Name Ordinance" is adopted on first reading.**

<b>RESULT:</b>	<b>DEFEATED.</b>
<b>MOVER:</b>	Council Member Steven Wilcoxon
<b>SECONDER:</b>	Council Member Jennifer Symanns
<b>AYES:</b>	Steven Wilcoxon, Lois Richardson, and Brian Jones-Chance
<b>NAYS:</b>	Jennifer Symanns, Nicole Brown, Anthony Morgan, and Annie Somerville

**Council Member Steven Wilcoxon moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2021-025**

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

**That the public hearing for an ordinance entitled "An ordinance to Add Parks to the Street Name Ordinance" be officially closed.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Steven Wilcoxon
<b>SECONDER:</b>	Council Member Jennifer Symanns
<b>AYES:</b>	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance

- b) Ordinance 1374, An Ordinance to amend City Code, Chapter 122, Zoning Periodic Update.
1. Resolution No. 2021-026, determination
  2. Public Hearing
  3. Resolution No. 2021-027, close the public hearing.

**Council Member Anthony Morgan moved, seconded by Council Member Steven Wilcoxon, to approve Resolution No. 2021-026**

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

**WHEREAS, the City has an interest in protecting the health, safety, and welfare of the community; and**

**WHEREAS, the City has an adopted Master Plan that reflects the policy goals of the City; and**

**WHEREAS, the Planning Commission from time to time reviews the zoning ordinance performance with relation to these goals and general functionality; and**

**WHEREAS, the Planning Commission has recommended the City Council adopt the proposed ordinance changes;**

**NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approve the ordinance entitled Zoning Periodic Update 2021.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Anthony Morgan
<b>SECONDER:</b>	Council Member Steven Wilcoxon
<b>AYES:</b>	Steven Wilcoxon, Anthony Morgan, Jennifer Symanns, Nicole Brown, Lois Richardson, Annie Somerville, and Brian Jones-Chance

**Council Member Jennifer Symanns moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2021-027**

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

**That the public hearing to consider an ordinance titled "Zoning Periodic Update 2021" be officially closed.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Jennifer Symanns
<b>SECONDER:</b>	Mayor Pro-Tem Nicole Brown
<b>AYES:</b>	Jennifer Symanns, Nicole Brown, Steven Wilcoxon, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance

## **VI CONSENT AGENDA**

- a) Resolution No. 2021-028, approving the Consent Agenda.

**Council Member Anthony Morgan moved, seconded by Council Member Steven Wilcoxon, to approve Resolution No. 2021-028**

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

**That the following items be approved:**

- 1. Resolution No. 2021-029, approving the minutes of February 2, 2021.**
- 2. Resolution No. 2021-030, approving appointments to Boards and Commissions.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Anthony Morgan
<b>SECONDER:</b>	Council Member Steven Wilcoxon
<b>AYES:</b>	Steven Wilcoxon, Anthony Morgan, Jennifer Symanns, Nicole Brown, Lois Richardson, Annie Somerville, and Brian Jones-Chance

- b) Resolution No. 2021-029, approving the minutes of February 2, 2021.

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

**THAT the minutes of February 2, 2021 be approved.**

- c) Resolution No. 2021-030, approving appointments to boards and commissions.

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**  
**THAT, the following residents be appointed to the City of Ypsilanti**  
**Boards and Commissions as indicated below:**

<b><u>NAME</u></b>	<b><u>BOARD</u></b>
<b><u>EXPIRATION</u></b>	
<b><u>Herman Humes</u></b>	<b><u>Police Advisory Commission</u></b>
<b><u>2/1/2024</u></b>	
<b><u>1105 Grant</u></b>	
<b><u>Ypsilanti, MI 48197</u></b>	
<b><u>Reappointment</u></b>	

<b><u>Kathleen McCormick</u></b>	<b><u>Police Advisory Commission</u></b>
<b><u>2/1/2024</u></b>	
<b><u>407 Ainsworth</u></b>	
<b><u>Ypsilanti, MI 48197</u></b>	
<b><u>Reappointment</u></b>	

<b><u>Michael McAtee</u></b>	<b><u>Arts Commission</u></b>
<b><u>2/1/2024</u></b>	
<b><u>703 Virginia</u></b>	
<b><u>Ypsilanti, MI 48197</u></b>	
<b><u>Reappointment</u></b>	

## **VII RESOLUTIONS/MOTIONS/DISCUSSIONS**

- a) Resolution No. 2021-031, approving the Poverty Exemption policy, guidelines, and application per PA 253 of 2020.

Council Member Anthony Morgan moved, seconded by Council Member Steven Wilcoxon, to approve Resolution No. 2021-031

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

**WHEREAS, the adoption of guidelines for poverty exemptions is required of the City Council; and**

**WHEREAS, the principal residence of persons, who the Assessor and Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 390 of 1994 (MCL 211.7u); and**

**WHEREAS, pursuant to PA 390 of 1994, the City of Ypsilanti, Washtenaw County adopts the following guidelines for the Board of Review to implement. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year.**

**To be eligible under this section, a person shall do all of the following on an annual basis":**

- **Be an owner of and occupy as a principal residence the property for which an exemption is requested.**
- **P.A. 390 of 1994 requires that *all persons residing in the household* must submit copies of the following signed documents:**  
**City of Ypsilanti Poverty Exemption Application**  
**Federal Income Tax Returns**  
**State Income Tax Returns**  
**Homestead Property Tax Credit Claim Form (MI-I040CR)**  
**Also include copies of ALL supporting documentation (i.e. W-2 forms, I099's, schedules, etc.). The Board of Review shall consider income from all sources and from all occupants of the homestead when determining whether an applicant meets poverty exemption requirements as adopted by the City Council. A Poverty Exemption Affidavit (Department of Treasury Form 4988) must be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current year or in the immediately preceding year.**
- **The combined assets of all person residing the household (minus the value of the principal residence) MUST NOT exceed \$20,000. Assets include but are not limited to: real estate other than the principal residence, personal property, motor vehicles, recreational vehicles and equipment, certificates of deposit, savings accounts, checking accounts, stocks, bonds, life insurance, retirement funds, etc.**
- **Produce a valid driver's license or other form of identification if requested.**
- **Produce, if requested, a deed, land contract, or other evidence of ownership of the property for which an exemption is requested.**
- **Meet the federal poverty income guidelines as defined and determined annually by the United States Department of Health and Human Services.**
- **The following are the 2020 federal poverty income guidelines with are updated annually by the United States Department of Health and Human Services. The annual income includes income for all person**

**residing in the household. The total household income *must be less than or equal* to the guidelines below in order to be considered for this type of exemption.**

<b><u>Family of 1.....</u></b>	<b><u>\$12,760</u></b>
<b><u>Family of 2.....</u></b>	<b><u>\$ 17,240</u></b>
<b><u>Family of 3.....</u></b>	<b><u>\$ 21,720</u></b>
<b><u>Family of 4.....</u></b>	<b><u>\$ 26,200</u></b>
<b><u>Family of 5.....</u></b>	<b><u>\$ 30,680</u></b>

<u>Family of 6.....</u>	<u>\$ 35,160</u>	
<u>Family of 7.....</u>		<u>\$ 39,640</u>
<u>Family of 8.....</u>		<u>\$ 44,120</u>
<u>For each add 'I person .....</u>		<u>...\$ 4,480</u>

- The applicant(s) MAY NOT have ownership interest in any other real estate other than the homestead property.
- If home has been purchased within the previous 2 years, all closing documentation must be included.

The City of Ypsilanti allows for partial poverty exemptions to be granted. A partial poverty exemption is an exemption of a percentage of the taxable value of the principal residence rather than the entire taxable value. The formula for calculating partial exemptions is as follows: in cases where household income of a property as herein defined exceeds \$10,000 but meets the federal standard, the assessment shall be adjusted so the out-of-pocket property tax, as best estimated based on the previous year's millage rate and after deducting state property tax refunds, equals no more than five percent (5%) of the household income.

It should be recognized that the poverty exemption reduction is a form of *temporary assistance* for those who are undergoing a difficult financial time. Any relief granted is for the current year only. The Board of Review may reject any application where the information contained in it appears fraudulent, misleading, inaccurate, or incomplete. Failure to complete all sections of the application and/or failure to submit signed copies of all tax forms or other required documentation will result in the poverty exemption application being denied. The board of review must have complete, accurate data in order to review this appeal.

In certain instances, the Board of Review may consider extenuating circumstances as a basis of a poverty exemption where the total household income exceeds the established income guidelines.

Due Dates: The application for exemption shall be filed after January 1, but one day prior to the last day of the December Board of Review during the year in which the exemption is requested. The filing of this claim constitutes an appearance before the Board of Review for the purpose of preserving the right of appeal to the Michigan Tax Tribunal.

The City of Ypsilanti Poverty Exemption Guidelines and Application will be updated annually with the current year Poverty Income Guidelines as established by the United States Department of Health and Human Services without further resolutions. If alternative guidelines are adopted by this governing body a new resolution will be required.

**NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Review shall follow the above stated policy and federal guidelines in granting or denying an exemption, unless the Board of Review determines that there are substantial and compelling reasons why there should be deviation from the policy and federal guidelines and these reasons are communicated in writing to the claimant.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Anthony Morgan
<b>SECONDER:</b>	Council Member Steven Wilcoxon
<b>AYES:</b>	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance

- b) Resolution No. 2021-032, authorizing city staff to partner with the Washtenaw Area Transportation Study to implement short term traffic calming improvements.

**Council Member Anthony Morgan moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2021-032**  
**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**Whereas, the City Council of the City of Ypsilanti has approved a goal to explore new and creative options for increased traffic calming and crosswalk safety in neighborhoods and main streets; and**

**Whereas, adjoining residents and other stakeholders have identified roads within the City where speeding is a significant concern. These include Mansfield Street between West Cross and Congress, East Cross Street between River and Prospect, Prospect Road between the City limits and East Cross, and Second Avenue between Michigan and Monroe; and**

**Whereas, the Washtenaw Area Transportation Study (WATS) has offered to partner with the City on exploring short-term improvements to these roadways to attempt to mitigate excessive speeding;**

**Now therefore be it resolved that the Ypsilanti City Council authorizes staff to proceed with the partnership with WATS to implement short term traffic calming improvements.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Anthony Morgan
<b>SECONDER:</b>	Council Member Jennifer Symanns
<b>AYES:</b>	Jennifer Symanns, Anthony Morgan, Steven Wilcoxon, Nicole Brown, Lois Richardson, and Brian Jones-Chance
<b>ABSENT:</b>	Annie Somerville

- c) Resolution No. 2021-033, approving the Small Cell Wireless Application 2021-001 for Verizon.

**Council Member Brian Jones-Chance moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2021-033**

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

**Whereas, the State of Michigan adopted the "Small Wireless Communication Facilities Deployment Act" in late 2018 which required municipalities to allow small cell wireless facilities within public right of way; and,**

**Whereas, the City of Ypsilanti adopted an ordinance to regulate small cell wireless facilities within the constraints of this law; and,**

**Whereas, Verizon Wireless has submitted an application; and,**

**Whereas, City staff has reviewed the plans and application and has found that the plans are consistent with the requirements of city ordinances.**

**Now therefore be it resolved that the City of Ypsilanti approves small cell wireless application 2021-001, subject to review by the City Attorney.**

<b>RESULT:</b>	CARRIED.
<b>MOVER:</b>	Council Member Brian Jones-Chance
<b>SECONDER:</b>	Mayor Pro-Tem Nicole Brown
<b>AYES:</b>	Nicole Brown, Brian Jones-Chance, Jennifer Symanns, Steven Wilcoxen, Lois Richardson, Anthony Morgan, and Annie Somerville

- d) Resolution No. 2021-034, approving the Black Lives Matter street mural for Washington St.

Council Member Steven Wilcoxen moved, seconded by Council Member Brian Jones-Chance, to approve Resolution No. 2021-034

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

**WHEREAS, the City of Ypsilanti recognized that racism is a public health crisis affecting our entire country in June 2020; and**

**WHEREAS, the City established an Arts Commission in 2020 to promote art in the City of Ypsilanti and promote the City policy of Pride, Diversity and Heritage. To educate the public why the arts, culture and creative industries are important to the City of Ypsilanti and to cultivate a community culture and environment that embraces and nurtures artistic and creative assets. To promote and further diversity, equity and inclusion of all of Ypsilanti in the arts.**

**WHEREAS, local residents have presented a plan to paint a mural on Washington St**

**NOW THEREFORE BE IT RESOLVED THAT, the Ypsilanti City Council approve proceeding with Triché Duckworth and Trevor Stone to paint a Black Lives Matter Mural on Washington St and have the project overseen by the Department of Public Services.**



<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Steven Wilcoxon
<b>SECONDER:</b>	Council Member Brian Jones-Chance
<b>AYES:</b>	Steven Wilcoxon, Brian Jones-Chance, Jennifer Symanns, Nicole Brown, Lois Richardson, Anthony Morgan, and Annie Somerville

- e) Resolution No. 2021-035, requesting the Planning Commission reinsert recommendations relating to family occupancy caps/limits, visibility requirements, and corner lot duplexes into the master plan relating to housing affordability and accessibility. (Amended 2-16-2021)

**Council Member Brian Jones-Chance moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2021-035**  
**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**Whereas, the City is undertaking a five year update of the Master Plan; and**

**Whereas, housing affordability and accessibility is important to the values of the City of Ypsilanti and;**

**Now therefore be it resolved that the Ypsilanti City Council approves requesting the Planning Commission reinsert recommendations relating to family occupancy caps/limits, visitability requirements, and corner lot duplexes into the master plan relating to housing affordability and accessibility.**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Brian Jones-Chance
<b>SECONDER:</b>	Council Member Annie Somerville
<b>AYES:</b>	Annie Somerville, Brian Jones-Chance, Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, and Anthony Morgan

- f) Discussion regarding traffic calming recommendations for Second St & Garland and Vinewood.

## VIII LIAISON REPORTS

1. SEMCOG Update - **None**
2. Washtenaw Area Transportation Study - **None**
3. Urban County - **None**
4. Ypsilanti Downtown Development Authority - **Budget on Thursday**
5. Friends of Rutherford Pool - **Budget discussion several scenarios opening dates. Solar Panels**

## IX COUNCIL PROPOSED BUSINESS

- a) Council Member Morgan

1. YPAC Meeting-

- Did not attend, but it was a virtual meeting with David Fair and a letter from Eli Savit.
- Next meeting is February 25, 2021.

2. Would like to reply to Commissioner Wolkoff statement.
- Supports statement about being visible and vocal, and how not being there takes away from the discussion. Still trying to find a way to interact within the Commission.
3. Gave recognition to the two people from Ypsilanti on Governor Whitmer's team.
4. Question for police chief concerning reports that state blood drawn during a routine stop.
5. Senate Bill made Juneteenth an official State holiday. Sate also banned Confederate flags on the State Capital.
6. House bill 4068 imposes liabilities for government agencies to maintain weapon free zones
7. Question for Mr. Meyers concerning a violation being open on see click fix.

**b) SYMANNS**

**Council Member Jennifer Symanns moved, seconded by Council Member Steven Wilcoxen, to reconsider Resolution No. 2021-024**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Jennifer Symanns
<b>SECONDER:</b>	Council Member Steven Wilcoxen
<b>AYES:</b>	Jennifer Symanns, Steven Wilcoxen, Nicole Brown, Lois Richardson, Annie Somerville, and Brian Jones-Chance
<b>NAYS:</b>	Anthony Morgan

**Council Member Jennifer Symanns moved, seconded by Council Member Steven Wilcoxen, to approve Resolution No. 2021-024**

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Council Member Jennifer Symanns
<b>SECONDER:</b>	Council Member Steven Wilcoxen
<b>AYES:</b>	Jennifer Symanns, Steven Wilcoxen, Lois Richardson, and Brian Jones-Chance
<b>NAYS:</b>	Nicole Brown, Anthony Morgan, and Annie Somerville

**c) Mayor Pro-Tem Brown**

1. Supports Council Member Symanns wanting to change her vote.
2. Thanked all community members who were assisting and supporting others with the snow.
3. Would like to understand how Council should set parameters for petition to name a park.

**d) Mr. Brian Jones-Chance**

1. Reminding everyone that the vote is whether or not Council should have a process for changing the name for a park.
2. Mentioned the Ward 1 Town Hall regarding COVID-19 Vaccinations

**e) Council Member Somerville**

1. Mentioned that the next meeting will include be a resolution regarding Huron and Cross Street slip lane.
2. Social Equity Fund- Need to provide more detail for City Manager, Clerk Hellenga, and Rheagan
3. Corner Health Center submitted a grant application for the youth funding.
4. Thanked Ron Akers and Bonnie Wessler for sending detailed information regarding the Frog Island lights.
5. Thanked everyone from the DPS Department for keeping the roads clear of snow.

f) Council Member Wilcoxon

1. Attended sustainability meeting
  - They are working on an annual report. They have not submitted an annual report in the past.
2. Attended non-motorized advisory committee meeting.
  - They are putting together a motorized plan.
  - The principal person involved is Mike Davis Jr.

## X COMMUNICATIONS FROM THE MAYOR

1. Discussed details regarding Town Hall meeting held Saturday at 12pm.
2. Planning with Mr. Jones Chance, a Black History program held on February 26th at 11AM.
3. Everyone should receive an MML review
  - Publication from January and February has an article of City Manager Frances McMullan
  - The back of the magazine includes an article from the Mayor regarding diversity, equity and inclusion, and the work that the Michigan Black Caucus of locally elected officials are doing.

## XI COMMUNICATIONS FROM THE CITY MANAGER

- a) Warming Center Update.
- b) City Projects Update Memo

## XII COMMUNICATIONS

- a) 2020 Planning Commission Annual Report
- b) Michigan Municipal League Capital Conference 2021 Registration.
- c) Black History Month Program

## XIII ADJOURNMENT

- a) Resolution No. 2021-036, adjourning the City Council Meeting.

**The meeting was adjourned at 10:37 p.m.**

**Council Member Wilcoxon, seconded by Mr. Jones-Chance.**

- b) Please click [here](#) to access the City Council Contact Form. This form can be used to submit any comments/concerns you might have about this agenda.

