



**CITY OF YPSILANTI
CITY COUNCIL MEETING
MARCH 1, 2022 @ 7:00 PM
FREIGHTHOUSE
100 Market Place, Ypsilanti, MI 48197**
[Virtual Access](#)

Page

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. PRESENTATIONS

4 - 20

- A. Audit presentation for the City of Ypsilanti. - Daniel Clark, Rehmann
[Presentation](#)
- B. Ypsilanti Community School Request for City Sponsorship for upcoming events in May and August. - Taryn Willis

VI. CONSENT AGENDA

21

- A. Resolution No. 2022-046, approving the Consent Agenda.
[2022-046 - Pdf](#)

22 - 32

- B. Resolution No. 2022-047, approving the minutes of the February 15, 2022 City Council Meeting.
[2022-047 - Pdf](#)

33

- C. Resolution No. 2022-048, approving appointments of non-residents to boards and commissions.
[2022-048 - Pdf](#)

34 - 39

- D. Resolution No. 2022-049, approving Ordinance 1385, an ordinance to amend Chapter 122, an ordinance entitled "Text Amendment: Zoning Ordinance Modifications". **(Second Reading)**
[2022-049 - Pdf](#)

40 - 52

- E. Resolution No. 2022-050, approving Ordinance 1386, an ordinance to amend Chapter 7 MARIJUANA, of the City Code of Ordinances. **(Second Reading)**
[2022-050 - Pdf](#)

- 53 - 63** F. Resolution No. 2022-051, approving the use of indoor pyrotechnics at the EMU Convocation Center.
[2022-051 - Pdf](#)

VII. RESOLUTIONS/MOTIONS/DISCUSSIONS

- 64 - 86** A. Resolution No. 2022-052, approving an Amendment to the Ypsilanti Community Utility Authority (YCUA) Articles of Incorporation.
[2022-052 - Pdf](#)
- 87 - 89** B. Resolution No. 2022-053, approving a stipend amount for Ypsilanti Community Utility Authority Board of Commissioners.
[2022-053 - Pdf](#)
- 90 - 94** C. Resolution No. 2022-054, approving the project allocation of the Washtenaw County Road Millage Funding.
[2022-054 - Pdf](#)
- 95** D. Resolution No. 2022-055, reinstating all city advisory bodies.
[2022-055 - Pdf](#)

VIII. BOARD AND COMMISSION - NOMINATIONS

- 96 - 101** A. **Downtown Development Authority**
Paul Ajlouny - Non-Resident - (Exp 7/1/2025) - Re-appointment
2196 Vail Ct.
Ann Arbor, MI 48108
- Kayia Hinton - Non-Resident - (Exp 7/1/2025) - Re-appointment**
571 Woodlawn Ave.
Ypsilanti, MI 48198
- Andy French - Non-resident - (Exp 7/1/2025) - Re-appointment**
6138 Vineyard Ave.
Ann Arbor, MI 48108
[Applications](#)

IX. COUNCIL PROPOSED BUSINESS

X. COMMUNICATIONS FROM THE MAYOR

- A. Condemning the Russian invasion of the Ukraine.

XI. COMMUNICATIONS FROM THE CITY MANAGER

XII. COMMUNICATIONS

- 102 - 111** A. 2021 Planning Commission Annual Report
[Report](#)

- B. Future location of City Council Meetings.

XIII. ADJOURNMENT

112

- A. Resolution No. 2022-056, adjourning the City Council Meeting.
[2022-056 - Pdf](#)
- 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.



CITY OF YPSILANTI

June 30, 2021

Rehmann
EMPOWER YOUR PURPOSE

Our Agenda for Today

2



Team Members



Questions



Board Communications



Financial Results



**Upcoming Accounting
Pronouncements**

30.

Rehmann

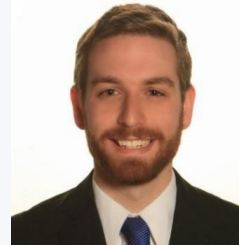
Meet the People on Your Team

3



Daniel Clark, CPA

Principal



Dan Merritt, CPA

Manager



Taylor Schaefer

Senior

Rehmann

Board Communications

4

- 1** An unmodified opinion was given on the 6/30/2021 financial statements
- 2** One new accounting pronouncement was adopted in FY21 – GASB84 Fiduciary Activity
- 3** Accounting estimates by management were assessed and deemed reasonable
- 4** No difficulties were encountered during the audit
- 5** No material misstatements were noted. One uncorrected immaterial misstatement was noted
- 6** No material weaknesses, significant deficiencies, or other matters were noted

Rehmann

Assets and Deferred Outflows

5

	6/30/2021	6/30/2020	Variance
Cash and investments	\$18,758,000	\$20,149,000	(\$1,391,000)
Receivables	\$11,589,000	\$15,647,000	(\$4,058,000)
Other assets	\$1,474,000	\$1,438,000	\$36,000
Net pension asset	\$4,681,000	\$3,696,000	\$985,000
Net capital asset	\$16,165,000	\$15,618,000	\$547,000
Deferred outflows – pension	\$405,000	\$1,784,000	(\$1,379,000)
Deferred outflows – OPEB	\$34,000	\$1,328,000	(\$1,294,000)
Total	\$53,106,000	\$59,660,000	(\$6,554,000)

Rehmann

Liabilities and Deferred Inflows

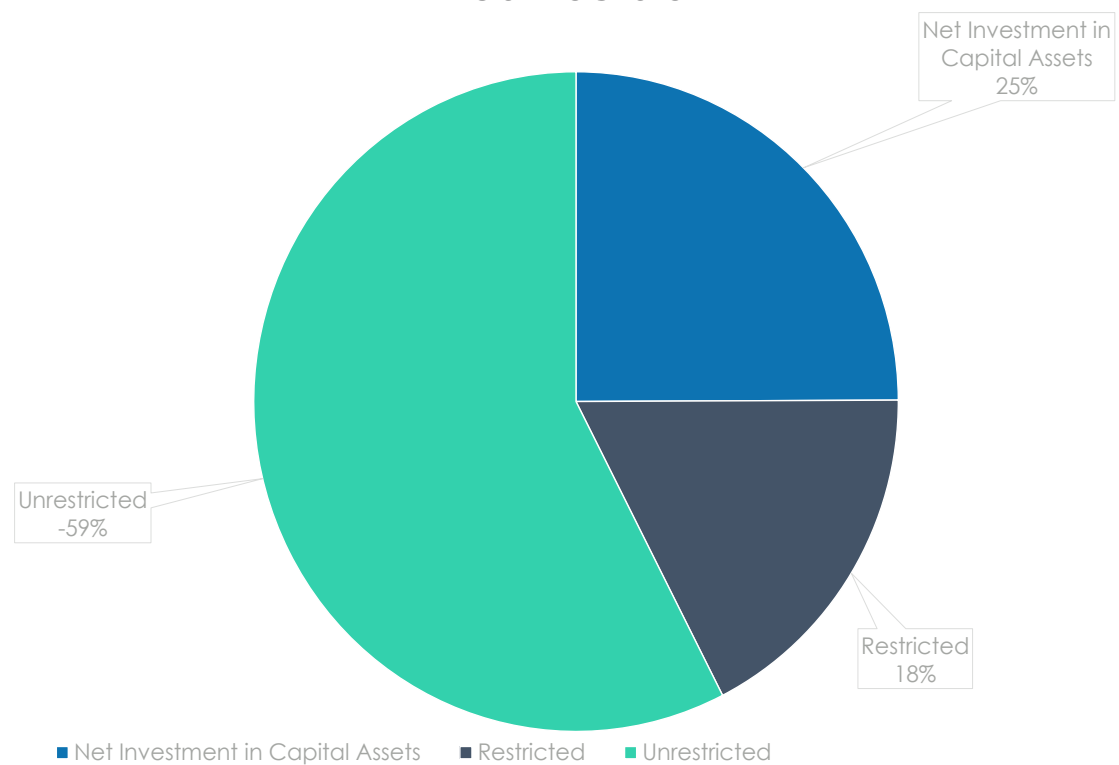
6

	6/30/2021	6/30/2020	Variance
AP and other liabilities	\$1,542,000	\$2,140,000	(\$598,000)
Long-term debt	\$23,812,000	\$26,781,000	(\$2,969,000)
Net pension liability	\$19,314,000	\$26,088,000	(\$6,774,000)
Net OPEB	\$12,314,000	\$14,163,000	(\$1,849,000)
Deferred inflows – refunding	\$107,000	\$125,000	(\$18,000)
Deferred inflows – pension	\$5,090,000	\$2,000	\$5,088,000
Deferred inflows – OPEB	\$463,000	\$817,000	(\$354,000)
Total	\$62,642,000	\$70,116,000	(\$7,474,000)

Rehmann

Net Position

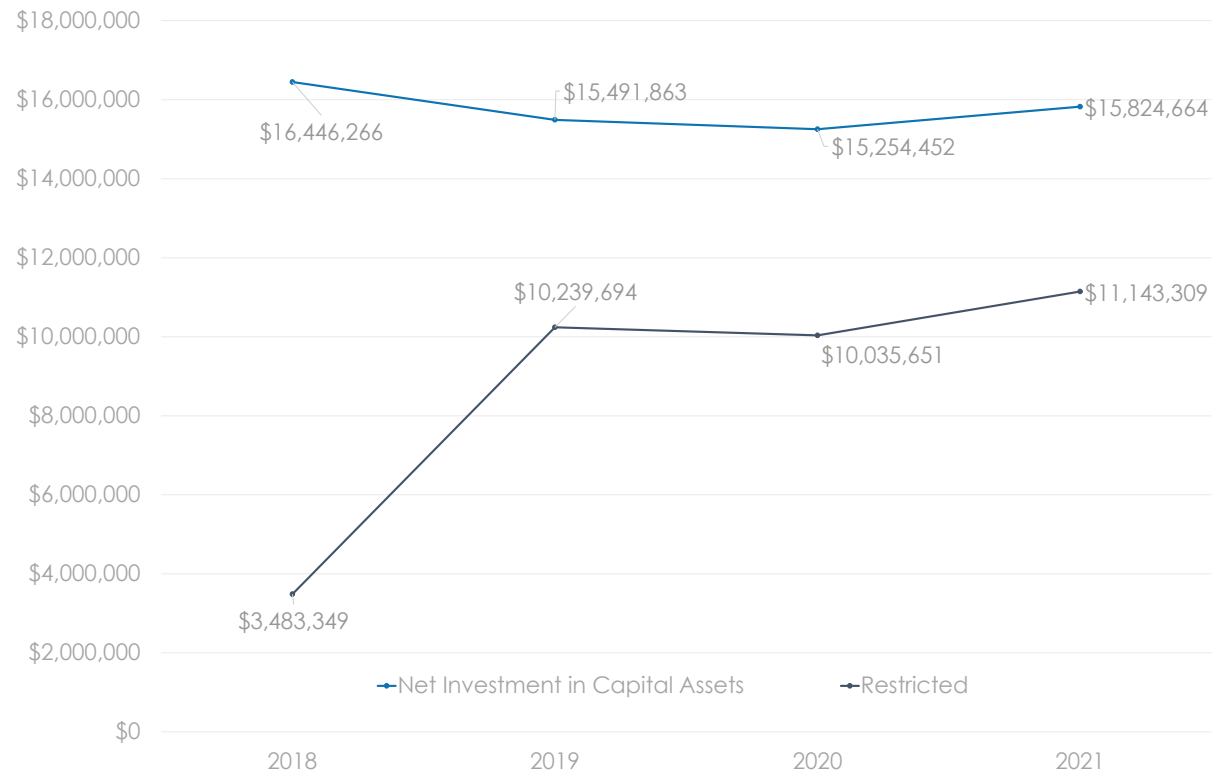
7



Rehmann

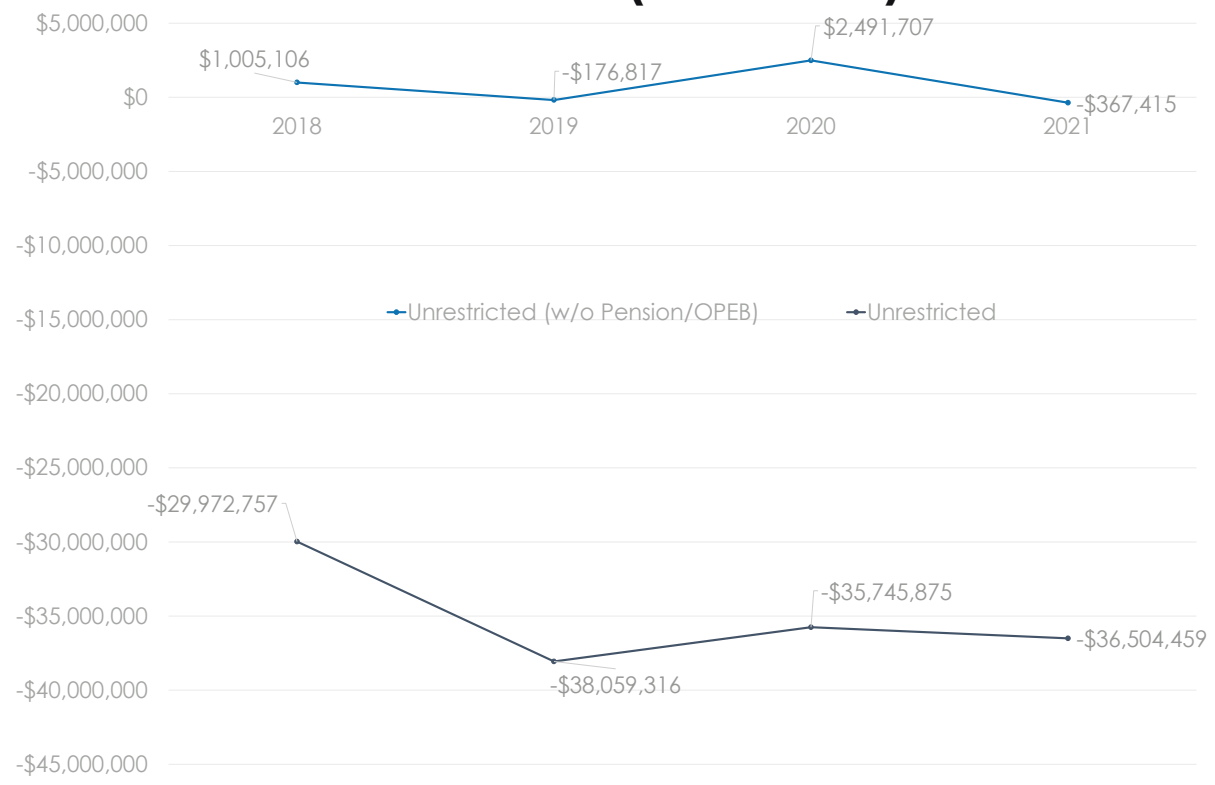
Net Position

8



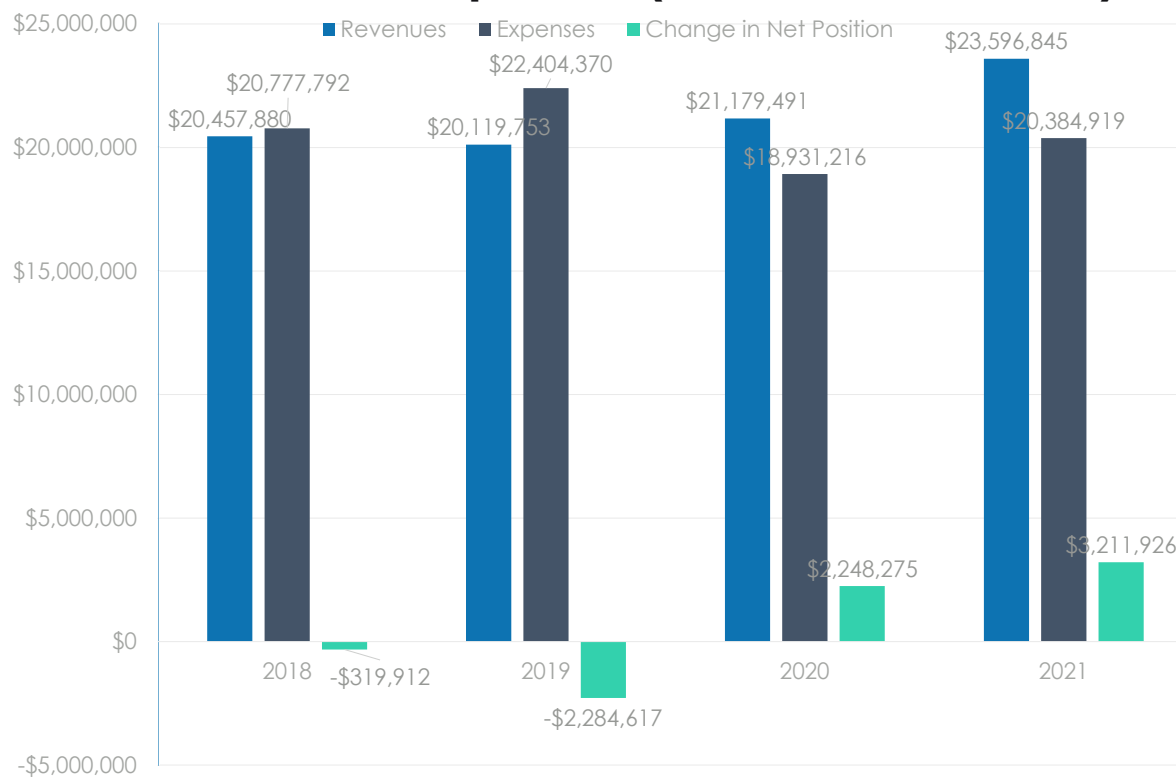
Rehmann

Net Position (continued)



Revenues vs. Expenses (Government-Wide)

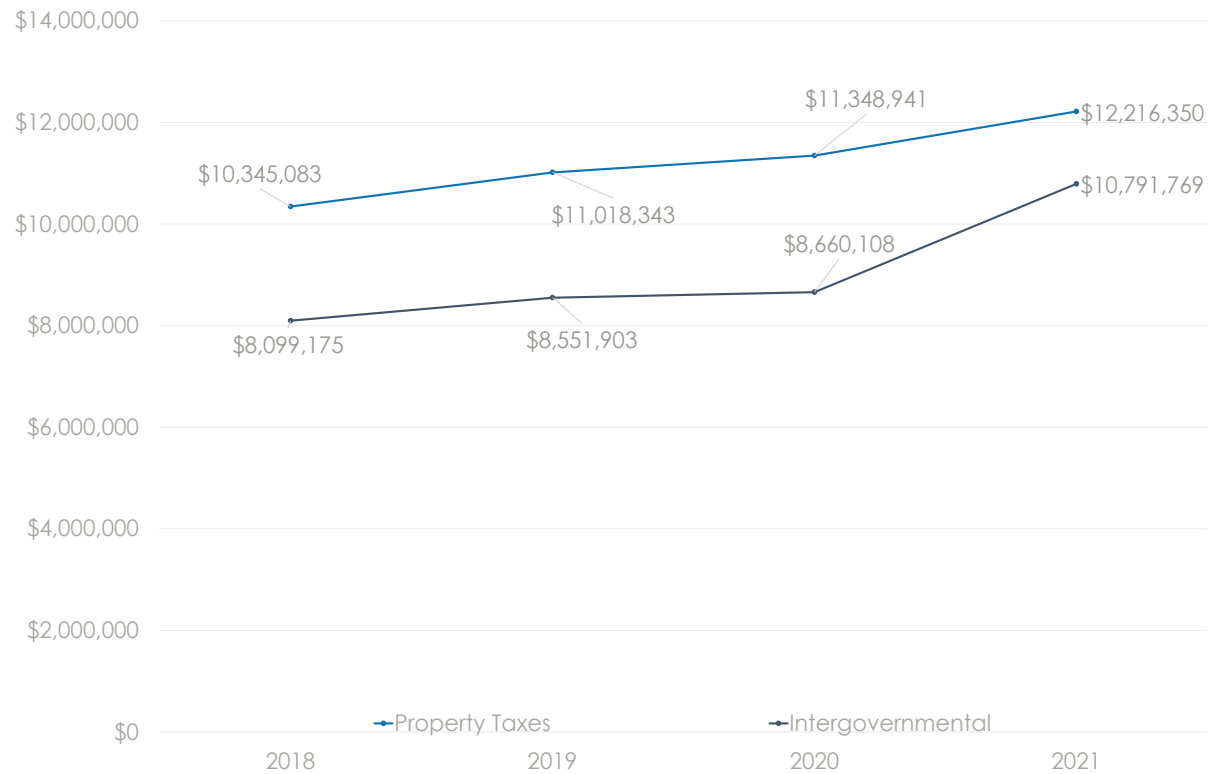
10



Rehmann

Major Revenue Line Items (Governmental Funds)

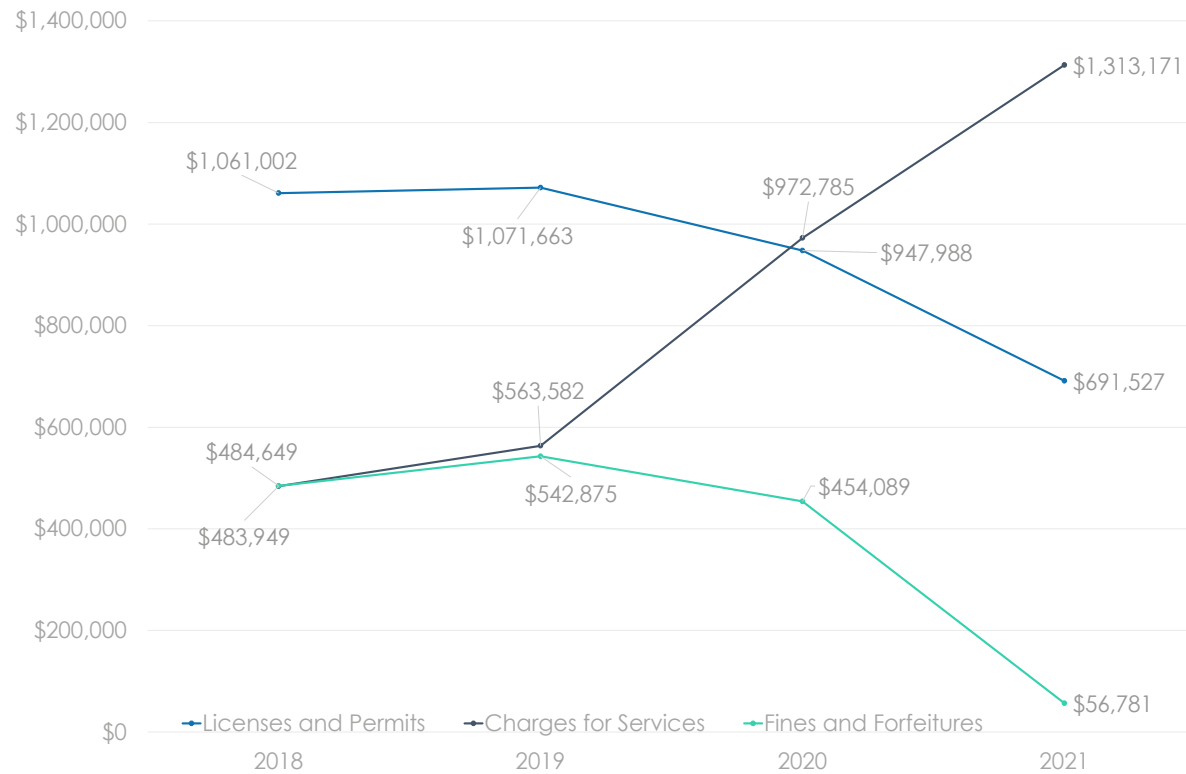
11



Rehmann

Major Revenue Line Items (Governmental Funds) (continued)

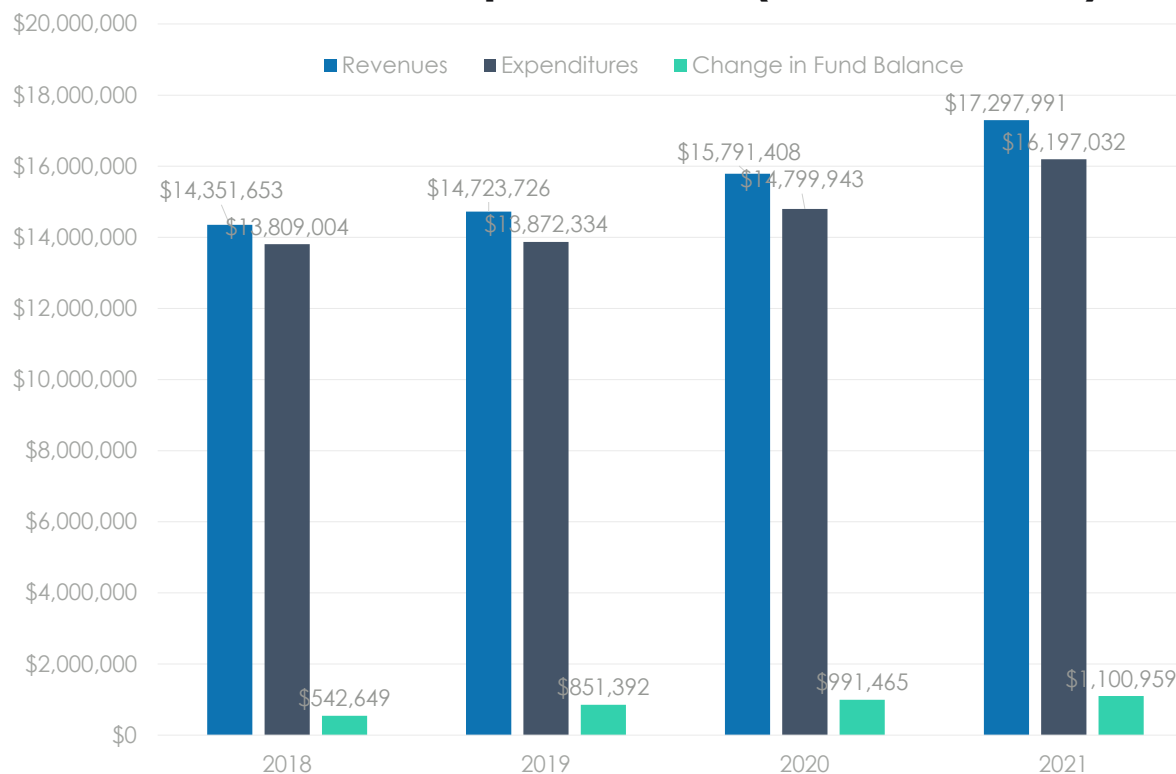
12



Rehmann

Revenues vs. Expenditures (General Fund)

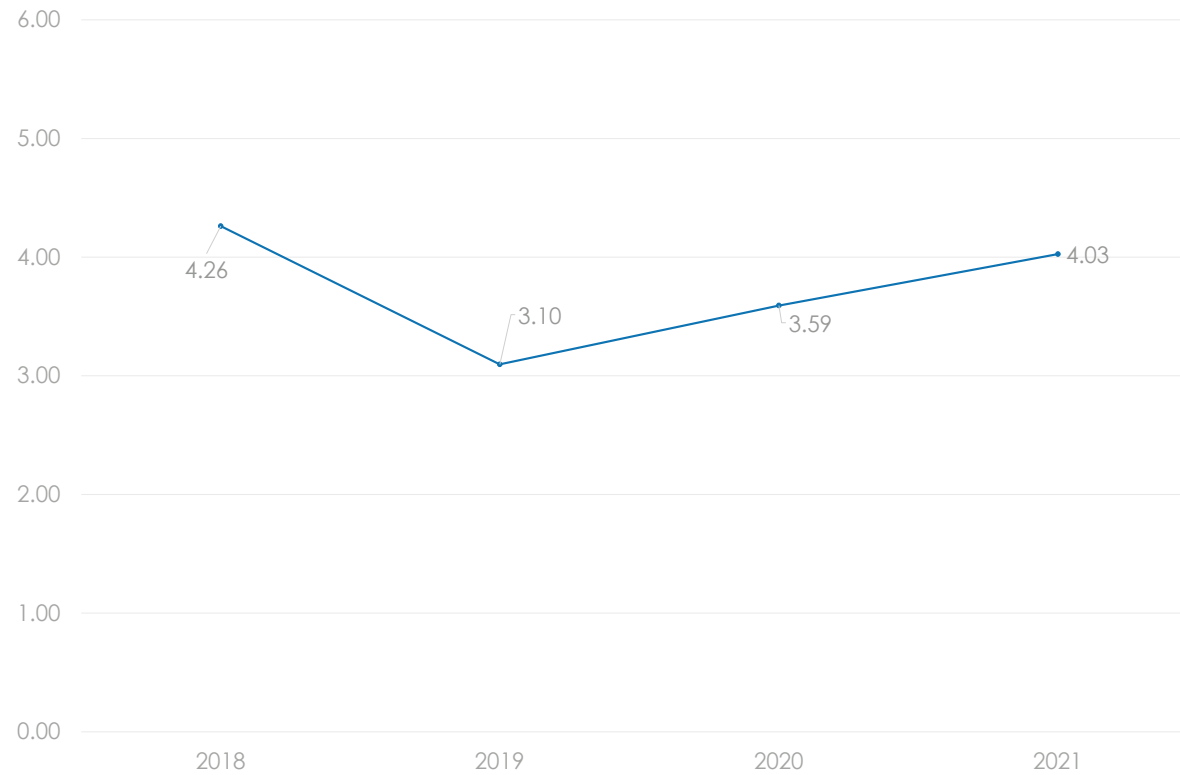
13



Rehmann

General Fund Coverage Ratio (in months)

14



Rehmann

Upcoming Accounting Pronouncements (next two years)

15

- 1** GASB 87 – Leases (FY22)
- 2** GASB 89 – Accounting for Interest Cost Incurred before the End of a Construction Period (FY22) – N/A
- 3** GASB 91 – Conduit Debt Obligations (FY23) – N/A
- 4** GASB 92 – Omnibus 2020 (FY22) – N/A
- 5** GASB 93 – Replacement of Interbank Offered Rates (FY22) – N/A
- 6** GASB 94 – Public-Private and Public-Public Partnerships and Availability Payment Arrangements (FY23) – N/A
- 7** GASB 96 – Subscription-Based Information Technology Arrangements (FY23) – N/A

Rehmann

Upcoming Accounting Pronouncements (next two years) (continued)

8

GASB 97 – Certain Component Unit Criteria and IRC Section 457 Deferred Compensation Plans (FY22) – N/A





Resolution No. 2022-046
March 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. **Resolution No. 2022-047, approving the minutes of February 15, 2022.**
2. **Resolution No. 2022-048, approving appointments of Non-Residents to boards and commissions.**
3. **Resolution No. 2022-049, approving Ordinance 1385, an ordinance to amend Chapter 122, an ordinance entitled "Text Amendment: Zoning Ordinance Modifications". (Second Reading).**
4. **Resolution No. 2022-050, approving Ordinance 1386, an ordinance to amend Chapter 7 MARIJUANA, of the City Code of Ordinances. (Second Reading)**
5. **Resolution No. 2022-051, approving the use of indoor pyrotechnics at the EMU Convocation Center.**

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
1 day of March 2022

#Resolution No. 2022-046



Resolution No. 2022-047
March 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of February 15, 2022 be approved.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
1 day of March 2022

#Resolution No. 2022-047



MINUTES REGULAR COUNCIL Meeting

7:00 PM - Tuesday, February 15, 2022
Freighthouse

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, February 15, 2022, at 7:00 PM, in the Freighthouse, with the following members present:

PRESENT: Mayor Lois Richardson, Council Member Anthony Morgan, Council Member Annie Somerville, and Mr. Brian Jones-Chance, Mayor Pro-Tem Nicole Brown, Council Member Steve Wilcoxon,

ABSENT: Council Member Jennifer Symanns

1 CALL TO ORDER

The meeting was called to order at 7:04 PM

2 ROLL CALL

Council Member Steve Wilcoxon moved, seconded by Mr. Brian Jones-Chance to excuse Council Member Jennifer Symanns. On a voice vote the motion carried.

3 AGENDA APPROVAL

Mr. Brian Jones-Chance moved, seconded by Mayor Pro-Tem Nicole Brown to approve the agenda as submitted. On a voice vote the motion carried.

4 PUBLIC COMMENT (3 MINUTES)

6 members from the public spoke

5 PRESENTATIONS

- a) Roads Presentation - Ron Akers, Department of Public Services Director & Rachel Jackson, OHM Engineering
- b) Ypsilanti Community School Request for City Sponsorship for upcoming events in May and August. - Taryn Willis

6 ORDINANCES FIRST READING

- a) Ordinance 1385, an ordinance to amend Chapter 122, an ordinance entitled "Text Amendment: Zoning Ordinance Modifications"
 - 1. Resolution No. 2022-032, determination

2. Public Hearing
3. Resolution No. 2022-033, closing the public hearing

Council Member Annie Somerville moved, seconded by Council Member Anthony Morgan, to call the question

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

Council Member Brian Jones-Chance moved, seconded by Council Member Steven Wilcoxon, 122-518 Parking garage be removed from this update

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

Council Member Brian Jones-Chance moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-033
On a voice vote the motion carried

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing to consider an ordinance titled “Zoning Periodic Update 2022” be officially closed.

RESULT:	CARRIED.
MOVER:	Council Member Brian Jones-Chance
SECONDER:	Mayor Pro-Tem Nicole Brown

Council Member Steven Wilcoxon moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-032 As Amended

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 2022.

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

- b) Ordinance 1386, an ordinance to amend Chapter Chapter 7 MARIJUANA, of the City Code of Ordinances.
1. Resolution No. 2022-034, determination
 2. Public Hearing
 3. Resolution No. 2022-035, closing the public hearing

Council Member Steven Wilcoxon moved, seconded by Council Member Anthony Morgan, to approve resolution No. 2022-034

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

The certain ordinance entitled: “An Ordinance to amend Chapter 7 – MARIJUANA” be adopted on first reading.

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

Council Member Steven Wilcoxon moved, seconded by Council Member Anthony Morgan, to approve Resolution No. 2022-035

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

That the public hearing for an ordinance entitled “An Ordinance to amend Chapter 7 – MARIJUANA” be officially closed.

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

7 CONSENT AGENDA

- a) Resolution No. 2022-036, approving the Consent Agenda.

Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-036

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. **Resolution No. 2022-037, approving the minutes of February 1, 2022.**
2. **Resolution No. 2022-038, approving appointments to boards and commissions.**
3. **Resolution No. 2022-039, approving a budget amendment regarding the Downtown Development Authority.**

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

- b) Resolution No. 2022-037, approving the minutes of February 1, 2022.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of February 1, 2022 be approved.

- c) Resolution No. 2022-038, 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:

NAME	BOARD	EXPIRATION
Jon Ichesco	YCUA	2/15/2026
<u>1218 Pearl St.</u>		
<u>Ypsilanti, MI 48197</u>		
<u>Reappointment</u>		

- d) Resolution No. 2022-039, approving a budget amendment regarding the Downtown Development Authority.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The Ypsilanti Downtown Development voted on January 20, 2022 to provide the employees assigned to provide the DDA services bonuses; and

WHEREAS, these funds must be reflected in the budget for accounting practices.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Ypsilanti approve the budget adjustment for the DDA employee bonuses.

8 RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No. 2022-040, authorizing the submission of a TAP Grant application for the Huron River Drive reconstruction.

Council Member Annie Somerville moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-040

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City strongly supports safe nonmotorized transportation and safe access to recreation opportunities for people of all abilities and incomes; and

WHEREAS, the need for a welcoming, safe, and walkable Huron River Drive adjacent to Eastern Michigan University is a goal in the City's Master Plan, Nonmotorized Plan, and Parks and Recreation Master Plan; and

WHEREAS, this project shall hereinafter be referred to as the Huron River Drive Reconstruction and Road Diet; and

WHEREAS, the City commits to owning/operating the constructed facility and funding/implementing a maintenance plan/program in perpetuity or causing operations and maintenance to occur; and

WHEREAS, the City commits to funding the design and construction engineering of the project, and understands that any permit costs, cost overruns, and costs of non-participating items associated with the project will be funded by the City; and

NOW THEREFORE BE IT RESOLVED, THAT the City Council hereby authorizes the submission of a Transportation Alternatives Program grant application to SEMCOG/MDOT for an amount not to exceed \$400,000, with a match provided by the City of no less than 30%, and THAT the City Council hereby authorizes the City Manager to act as the City's agent during project development, and to sign a project agreement upon receipt of a grant funding award.

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

- b) Resolution No. 2022-041, approving a budget adjustment to facilitate a May Special Election.

Council Member Anthony Morgan moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-041

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, a Special Election has been called and will occur on May 3, 2022; and

Whereas, this election was not previously planned for and there is not funding currently budgeted to administer this election; and

WHEREAS, all funds used to administer this election will be reimbursed to the City.

Now therefore be it resolved that the City Council of the City of Ypsilanti allocated \$25,000 to account #101-7-2621 to be used to administer a May 3, 2022, Special Election.

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

- c) Resolution No. 2022-042, approving the City Council Citywide Event Request Form.

Council Member Brian Jones-Chance moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-042

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, City Council approved a process for requesting a citywide event; and

Whereas, the process requires a form be submitted to the City Manager's Office that provides needed information for review of Council; and

Whereas, upon submission of the form a resolution approving the event would be provided to Council on the next available agenda; and

Now therefore be it resolved that the City Council of the City of Ypsilanti approve the attached form for City Council use for request of citywide events.

RESULT:	CARRIED.
MOVER:	Council Member Brian Jones-Chance
SECONDER:	Council Member Annie Somerville

AYES:	Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance
ABSENT:	Jennifer Symanns

- d) Resolution No. 2022-043, approving the City Council Goals for Fiscal Year 22-23.

Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-043

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, in January and February of 2022, the city council engaged in goal setting and budget prioritization exercises with the valuable assistance from facilitator Dr. Morgan Milner and city administration; and

WHEREAS, Dr. Milner prepared a report titled *Ypsilanti City Council Goal-Setting Report* which outlines the results of the city council's goal setting sessions; and

WHEREAS, the City Manager has reviewed the presented report, and with City Council direction, developed three umbrella goals that incorporate priorities set during goal session process. The goals are as follows:

1. **Infrastructure**
 - a. **Commons**
 - i. **Develop Water Street**
 1. **Summarize progress on Water Street and approve Letters of intent with a developer.**
 - ii. **Redevelop long-term vacant sites in the city**
 1. **i.e., Water Street, 220 N Park, and Angstrom**
 - iii. **Open/Reinstate Park Bathrooms**
 - iv. **Improve roads, implement a road pavement preservation program**
 1. **Complete road improvement projects and road maintenance as funding allows.**
 - b. **Buildings**
 - i. **Improve Facilities – Maintenance schedules & Upgrades (DPS, Police, Fire)**
 1. **Create regular maintenance schedules for each facility and create replacement schedules for critical facility equipment.**
2. **Community**
 - a. **Safety**
 - i. **Develop a Crisis/Mental health Intervention and Response Team**
 1. **Explore partnership with County Crisis Team, EMU, and Ypsilanti Fire Department to keep our community safe with trained crisis professionals that can de-escalate situations without the presence of armed officers.**
 - ii. **Continue community policing philosophy**

1. Provide the Police Department support in these efforts.
- b. Connections
 - i. Continue investment in cultural and community offerings and partnerships.
 1. To enhance access for citizens to the arts and new experiences/community building with new and innovative partnerships.
 - ii. Increase participation within the community for public meetings.
3. Staff –
 - a. Development
 - i. Implement compensation study
 1. Adequately compensate employees through the creation of a non-union wage scale.
 - ii. Implement recruitment and retention strategies (Police, DDPS, Fire, Administrative)
 - iii. Provide Human Resources recruiting and selection training.
 1. Equip Directors with proper interviewing techniques.
 - iv. Create an incentive-based programs to retain talent.
 - v. Re-establish Parks and Rec Department.
 - b. Impact
 - i. Select a new payroll and HRIS system.
 - ii. Establish and implement incentive program to increase employee morale.
 - iii. Increase salaries to promote employee retention.

WHEREAS, pursuant to Section 5.02 of the Ypsilanti city charter, the city council desires to adopt goals, objectives, and budget priorities for 2022-2023 to provide the necessary direction to the City Manager for allocation of resources for FY 2022-2023 proposed budgets.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF YPSILANTI that the Ypsilanti city council does hereby adopt the Ypsilanti City Council 2022-2023 Goal-Setting Report as the city council's goals, objectives, and budget priorities for FY 2022-2023.

BE IT FURTHER RESOLVED THAT the Ypsilanti city council does hereby direct the City Manager to consider these adopted goals, objectives, and budget priorities during the preparation of the FY 2022-2023 and FY 2023-2024 proposed budgets in accordance with Section 5.02 of the Ypsilanti city charter.

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

- e) Resolution No. 2022-044, amending the Intergovernmental Agreement with the Downtown Development Authority.

Council Member Brian Jones-Chance moved, seconded by Council Member Annie Somerville, to call the question

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

Council Member Steven Wilcoxon moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-044

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, The DDA and City are interested in amending the agreement and the parties are desirous of working together for the general greater benefit of the City and its downtown districts.; and

Whereas, The City has been providing trash pick-up services and holiday lighting installation to the DDA for many years in the DDA districts. The parties desire to continue this service arrangement and memorialize the service and payment for the next 20 years.; and

Whereas, This agreement is to modify the 2016 IGA between the City and DDA to more accurately reflect the services provided and cost of providing those services.; and

Now therefore be it resolved that the Ypsilanti City Council approve the 2016 City and DDA Intergovernmental Agreement as amended.

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

Council Member Steve Wilcoxon moved, seconded by Mr. Brian Jones-Chance, to extend the meeting to 10:20 PM. On a voice vote, the motion carried.

- f) Discussion of policing in the DDA districts. (20 minute)

9 APPOINTMENT OF CBO AD HOC COMMITTEE

- a) Appointment of the Community Benefits Ordinance Ad Hoc Committee for the 945 Clark Rd Development.

Council Member Steven Wilcoxen moved, seconded by Council Member Annie Somerville, to approve all 7 applicants and reserve right to nominate an additional person from the apartment community.

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

10 BOARD AND COMMISSION - NOMINATIONS

- a) **Arts Commission - (Exp. 2/1/2025)**
Lynn Settles - Non-resident
7388 Natalie Drive
Ypsilanti, MI 48197
- b) **Downtown Development Authority - (exp. 7/1/25) ADDED**
Malissa Gillett
25 N Washington St.
Ypsilanti, MI 48197

Joseph Richie - (exp. 7/1/2025) ADDED
1065 Maplewood - Non-Resident
Ypsilanti, MI 48197

11 COUNCIL PROPOSED BUSINESS

- a) All comments to be provided prior to the meeting.

Council Member Anthony Morgan:

1. To acknowledge the work being done by loyal commissioners and chairperson on commissions that were suspended by vote of council until covid numbers level out and decrease. We know how important your work is to offer insight and direction to council.

2. Personal excuse for my absence.

12 COMMUNICATIONS FROM THE MAYOR

- a) All comments to be provided prior to the meeting.

13 ADJOURNMENT

- a) Resolution No. 2022-045, adjourning the City Council Meeting.

Council Member Annie Somerville moved, seconded by Council Member Anthony Morgan to approve Resolution No. 2022-045. On a voice vote the motion carried. The meeting adjourned at 10:11 PM

- 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.



Resolution No. 2022-048
March 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

**THAT, the following non-residents be appointed to the City of Ypsilanti
Boards and Commissions as indicated below:**

<u>NAME</u>	<u>BOARD</u>	<u>EXPIRATION</u>
Lynn Settles 7388 Natalie Drive Ypsilanti, MI 48197 Reappointment	Arts Commission	2/1/2025
Joseph Richie 1065 Maplewood Ypsilanti, MI 48197 New Appointment	YDDA	7/1/2025
Malissa Gillett 25 N Washington St. Ypsilanti, MI 48197 New Appointment	YDDA	7/1/2025

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
1 day of March 2022

#Resolution No. 2022-048



Resolution No. 2022-049
March 1, 2022

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 2022](#) on Second and Final Reading.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
1 day of March 2022

#Resolution No. 2022-049

City of Ypsilanti
Notice of Adopted Ordinance
Ordinance No. 1385

An Ordinance Entitled “Zoning Periodic Update 2022”

THE CITY OF YPSILANTI ORDAINS:

Family definition – Section 122-203

Family means:

- (1) One individual;
- (2) A group of two or more persons related by blood, marriage or adoption, together with foster children; together with:
 - (i) No more than two domestic workers employed by the household; OR
 - (ii) No more than ~~two~~ **three** additional unrelated persons occupying the unit as boarders, roomers, or guests; All of whom are domiciled together as a common, domestic, household in a single dwelling unit;
- (3) A group of persons, none of whom are related to each other by blood, marriage, or adoption, who reside together in a single dwelling unit, provided that the total number of occupants in such group shall not exceed ~~three~~ **five**, ~~except in the MD district and in any permitted residential uses in any corridor district the total number of occupants in this group shall not exceed four~~, unless otherwise provided for in this chapter; ~~or~~ **Room areas shall comply with the following standards:**
 - (i) Living room area shall contain not less than 120 square feet.**
 - (ii) Dining room area shall contain not less than 80 square feet.**
 - (iii) Sleeping room area shall contain not less than 70 square feet for one person, plus at least 50 square feet for every additional person in that sleeping room.**
- (4) A collective number of individuals living together in one dwelling unit, whose relationship is of a continuing, nontransient, domestic character, and who are cooking and living as a single, nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period.

Fence opacity in HC, NC, and GC zoning districts – Section 122-452(b)

(b) Fences		
Front Yard and Street Side Yard	No more than 6’ height and 50% opacity	- Opacity is measured by the observation of any two (2) square yard area of fence between one (1) foot above the ground level and the top of the fence. The observation is from a direction perpendicular to the place of the fence. - Subject to §122-635 - Subject to §122-675
Side and Rear Yards	10’ height max	

Parking garages – Sections 122-416 and 122-518

Sec. 122-416. Permissible Uses.

INFRASTRUCTURE			
Parking Garage	S		Section 122-518

Sec. 122-518. Automobile parking garages.

Automobile parking garages are permitted subject to the conditions hereinafter imposed:

- (a) ~~Such use must not be located within 100 feet of an R1, CN Mid or CN SF district.~~
- (b) ~~All parking garages in the Walkable Urban Districts shall be constructed under the IT building type. All parking structures shall be limited to 50' maximum height, and there shall be a minimum 10' front, street side, side, and rear setback distance.~~
- (c) ~~The architectural style and facade of the structure must be in keeping with the character of surrounding residential and business uses.~~
- (d) ~~All areas not used for parking or vehicular maneuvering must be landscaped and maintained in good condition.~~
- (e) ~~No access from a major thoroughfare is permitted. The vehicle entrances to structured parking should be from side streets and/or access roads.~~
- (f) ~~Direct pedestrian access from parking garages to any adjacent street must be provided.~~
- (g) ~~The exterior facades of all parking garages fronting on any street must be designed to achieve an architectural unity with the block.~~
- (h) ~~The parking garage must have sheltered bicycle and motorcycle parking areas within 25 feet of the vehicular entrance. (Removed by Amendment)~~

Marijuana retailer/provisioning center buffer distance – Section 122-538

Sec. 122-538. Marihuana retailers and/or provisioning centers.

- (a) **Generally.** Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- (b) The following standards for marihuana retailers and/or medical marihuana provisioning centers apply:
 - (1) The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 - (2) A marihuana retailer and a provisioning center may be co-located in the same facility so long as it complies with Chapter 7 of the City Code of Ordinances, the MMFLA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 - (3) The marihuana retailer and/or provisioning center shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the marihuana retailer and/or provisioning center is located to the outermost boundaries of the lot or parcel on which the school is located;
 - (4) ~~The marihuana retailer and/or provisioning center shall not be located within five hundred (500) feet of a lawfully existing marihuana retailer and/or provisioning center as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana retailer and/or provisioning center is located to the~~

outermost boundaries of the lot or parcel on which the lawfully existing marihuana retailer and/or provisioning center is located; **The marihuana retailer and/or provisioning center shall not be located within one-thousand (1,000) feet of a lawfully existing marihuana retailer and/or provisioning center in the General Corridor (GC) zoning district, nor within six-hundred-twenty-five (625) feet of a lawfully existing marihuana retailer and/or provisioning center in the Neighborhood Corridor (NC) and Center (C) zoning districts. Distances are measured from the outermost boundaries of the lot or parcel on which the proposed marihuana retailer and/or provisioning center is located to the outermost boundaries of the lot or parcel on which the lawfully existing marihuana retailer and/or provisioning center is located.**

- (5) Use of marihuana is prohibited on the premises;
- (6) All activity related to the marihuana retailer and/or provisioning center shall be done indoors;
- (7) The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
- (8) Drive-through and walk-up or similar facilities shall be prohibited;
- (9) All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;
- (10) All marihuana retailers and/or provisioning centers must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;
- (11) Growing, cultivation, or processing of marihuana in a marihuana retailer and/or provisioning center is prohibited;
- (12) If a special land use, the existing marihuana retailer and/or provisioning center facility and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

Maneuvering lane width – Section 122-685(e)

(e) Minimum Standards. The minimum standards for parking spaces and aisles are indicated in the table below.

Standard Vehicle Parking Dimensions					
Parking Patterns (Degrees)	Space Width (Feet)	Space Length (Feet)	Maneuvering Lane Width (Feet)	Total Width of One Tier of Spaces Plus Maneuvering Lane (Feet)	Total Width of Two Tiers of Spaces Plus Maneuvering Lane (Feet)
0 (parallel)	9	22	12 10 if one-way 10 12 if two-way	21 19 one-way 19 21 two-way	30 28 one-way 28 30 two-way
30 to 53	9	18	13	36	53
54 to 74	9	18	16	38	59
75 to 90	9	18	22	40	62
Compact Vehicle Parking Dimensions					
Parking Patterns (Degrees)	Space Width (Feet)	Space Length (Feet)	Maneuvering Lane Width (Feet)	Total Width of One Tier of Spaces Plus Maneuvering Lane (Feet)	Total Width of Two Tiers of Spaces Plus Maneuvering Lane (Feet)
0 (parallel)	8	18	12	20 one-way	28 one-way

				32 two-way	40 two-way
30 to 53	8	17	13	36	53
54 to 74	8	17' 5"	16	38	59
75 to 90	8	16	22	42	62
Motorcycle Vehicle Parking Dimensions					
All motorcycle parking spaces shall be a minimum of five feet by eight feet.					

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS ____ DAY OF _____ ,
_____.

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. ____ was published in the Washtenaw Legal
News on the ____ day of _____, ____.

Andrew Hellenga, City Clerk

CERTIFICATE OF ADOPTING

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

Andrew Hellenga, City Clerk

Notice Published:

First Reading:

Second Reading:

Published:

Effective Date:



Resolution No. 2022-050
March 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

The certain ordinance entitled: "An Ordinance to amend Chapter 7 – MARIJUANA" be adopted on Second and Final Reading.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
1 day of March 2022

#Resolution No. 2022-050



**CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No. 1386**

1. **THE CITY OF YPSILANTI HEREBY ORDAINS** That the Ypsilanti City Code is Chapter 7 -MARIJUANA, is hereby amended Which Chapter reads as follows:

Chapter 7 - Marihuana

Sec. 7-1. - Purpose.

The purpose of this ordinance is to combine the adult use marihuana and the medical establish standards and procedures for the review and input of the City of Ypsilanti on the participation in the adult-use and medical marihuana industry in accordance with the Michigan Regulation and Taxation of the Marihuana Act, *Initiated Law 1 of 2018*, MCL 333.27951et sec., Medical Marihuana Facilities Act (MMFLA), Michigan Medical Marihuana Act (MMMA) and Marihuana Tracking Act (MTA) and in accordance with the act:

- a) establish standards and procedures for the review and input of the City of Ypsilanti on the issuance, renewal and/or revocation of permits for marihuana establishments within the boundaries of the City,
- b) place limits on the number of marihuana establishments within the City,
- c) regulate the time place and manner of operation of marihuana establishments within the City,
- d) regulate the production, manufacture, sale or display of marihuana accessories,
- e) authorize the sale of marihuana for consumption in designated areas that are not accessible to persons under 21 years of age, or special events in limited areas and for a limited time,
- f) designate for a civil infraction for a violation of the ordinance by a marihuana establishment and provide a penalty of civil fine not more than \$500,
- g) require a City permit for a marihuana establishment within the city and impose qualifications for such permit that do not conflict with state law,
- h) charge an annual fee for marihuana establishments of not more than \$5,000 to help to defray application, administrative and enforcement costs associated with the operation of the marihuana establishment, all in order to:

1. Serve and protect the health, safety, and welfare of the general public;
2. Establish a set of rules and regulations which are fair and equitable for those interested in establishing marihuana facilities; and
3. To provide reasonable regulation pursuant to the city's general police power granted to cities by the Michigan Constitution of 1963 and the Home Rule City Act, MCL Section 117.1 et seq., as amended, and to comply with state law, especially the MRTMA, MMFLA, MMMA, MTA.

Nothing in this chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from civil or criminal prosecution with any federal law or regulation, or from having property seized by federal authorities under federal law.

Sec. 7-2. - Definitions.

All of the words, terms and phrases defined by the MRTMA, as amended, are adopted herein by reference. As used in this chapter, they have the same meaning as provided in the MRTMA. The following words, terms, and phrases when used in this chapter shall have the meaning ascribed to them in this section, except when the context clearly indicates a different meaning:

- a) "Cultivate" means to propagate, breed, grow, harvest, dry, cure, or separate parts of the marihuana plant by manual or mechanical means.
- (b) "Department" means the department of licensing and regulatory affairs.
- (c) "Marihuana" means all parts of the plant of the genus cannabis, growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin, including marihuana concentrate and marihuana-infused products. For purposes of this act, marihuana does not include:
 - (1) the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, except the resin extracted from those stalks, fiber, oil, or cake, or any sterilized seed of the plant that is incapable of germination;
 - (2) industrial hemp; or
 - (3) any other ingredient combined with marihuana to prepare topical or oral administrations, food, drink, or other products.
- (d) "Marihuana establishment" means a marihuana grower, marihuana safety compliance facility, marihuana processor, marihuana microbusiness, marihuana retailer,

marihuana secure transporter, or any other type of marihuana-related business licensed by the department.

(h) "Marihuana grower" means a person licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments.

(i) "Marihuana-infused product" means a topical formulation, tincture, beverage, edible substance, or similar product containing marihuana and other ingredients and that is intended for human consumption.

(j) "Marihuana microbusiness" means a person licensed to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a marihuana safety compliance facility, but not to other marihuana establishments.

(k) "Marihuana processor" means a person licensed to obtain marihuana from marihuana establishments; process and package marihuana; and sell or otherwise transfer marihuana to marihuana establishments.

(l) "Marihuana retailer" means a person licensed to obtain marihuana from marihuana establishments and to sell or otherwise transfer marihuana to marihuana establishments and to individuals who are 21 years of age or older.

(m) "Marihuana secure transporter" means a person licensed to obtain marihuana from marihuana establishments in order to transport marihuana to marihuana establishments.

(n) "Marihuana safety compliance facility" means a person licensed to test marihuana, including certification for potency and the presence of contaminants.

(o) "Process" or "Processing" means to separate or otherwise prepare parts of the marihuana plant and to compound, blend, extract, infuse, or otherwise make or prepare marihuana concentrate or marihuana-infused products.

(p) "State license" means a license issued by the department that allows a person to operate a marihuana establishment.

(q) "MRTMA" means the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, MCL 333.27051 et seq.

(r) "Marijuana" has the same meaning as "marihuana" under the MRTMA.

Sec. 7-4. Requirements and procedures for marihuana establishments.

A Marihuana Establishment in the City of Ypsilanti must acquire a City permit, and state license, before operation or doing any business.

Sec. 7-4.1. - Permit requirements

(a) No person shall own or operate a marihuana establishment in the City without first applying for and receiving a permit from the city clerk's office, and a state license issued by the State of Michigan.

(b) Licenses are transferrable upon state approval and payment of the transfer fee.

Transfers may only be granted upon the following:

1. All building improvements, as described in the application, will be completed, and approved at the originally applied location.
2. The facility has been awarded a state license at the originally stated location.

(c) Permit shall be valid from January 1 to December 31

(d) A Permit shall be issued or renewed upon payment of the required fee, submission of a completed application in compliance with the provisions of this article, and compliance with all provisions and requirements of this article. Application to renew a permit shall be filed not later than November 15th, if November 15th falls on a weekend applications are due not later than the following Monday. Such renewal shall be annual and shall be accompanied by the annual fee.

(e) Every applicant shall pay a fee at the time of the application for an initial or renewal permit, or transfer of permit, which fee shall be set by council resolution. Said fee is non-refundable if the application is reviewed.

(f) The permit requirements set forth in this chapter shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state or local law.

(g) The issuance of any permit pursuant to this chapter does not create an exception, defense or immunity to any person in regard to any potential civil or criminal liability under federal law.

Pursuant to the MRTMA, MMFLA, MMA and MTA, the City of Ypsilanti authorizes the operation in the city of the following types and number of both medical and recreational marijuana facilities, provided they possess a state operating license issued under the MRTMA and they comply with the additional requirements of this chapter, chapter 122 of this Code, and all other applicable laws and ordinances:

The amounts of the following facility types will be regulated by zoning as stipulated in Chapter 122 in the Ypsilanti City Code:

- Medical Marijuana Provisioning Centers
- Adult-Use Recreational Retail.
- Marihuana microbusiness

- Marihuana safety compliance facility
- Marihuana secure transporter
- Marihuana processor Class A marihuana grower authorizing cultivation of not more than 100 marihuana plants Class B marihuana grower authorizing cultivation of not more than 500 marihuana plants Class C marihuana grower authorizing cultivation of not more than 2,000 marihuana plants Excess Marihuana Grower Designated Consumption Establishment

Sec. 7-4.2. - Application.

Every applicant for a marijuana establishment must file an application under oath with the city clerk's office upon a form provided by the city, which shall fulfill all of the requirements indicated on the form, including but not limited to:

- (a) The name, age, and address of applicant and operator
 - i. Name, age and address of the applicant and all partners of the applicant, including proof that the applicant and/or proposed employees are at least 21 years of age.
 - ii. Name, age and address of the operator of the facility in cases where this differs from the applicant.
 - iii. In the case of corporations, partnerships, non-profit organizations, or other business types, the applicant shall be the highest level official or employee of the entity such as, Board President, Chief Executive Officer, Executive Director, or comparable position.
 - iv. If the applicant is a corporation, a copy of the articles of incorporation and Current Corporation records disclosing the identity and residential addresses of all directors, officers, and shareholders. Include the address of the corporation itself, if different from the address of the Marijuana establishment and the name and address of the resident agent for the corporation.
 - v. If the applicant is a partnership, the names and residence address of each of the partners and the partnership itself, if different from the address of the Marijuana dispensary or Marijuana growing/manufacturing facility, and the name and address of the resident agent.

- vi. Photo identification of the applicant and operator and/or driver's license
- (b) State or Federally issued photo identification. Expired identification will not be accepted, and if provided the application will be considered incomplete and denied.
- (c) Provide proof of ownership, copy of lease or letter of intent to lease. If a lease or letter of intent is provided and not current the application will be considered incomplete and denied.
- (d) If premises are leased, attached written permission from owner of the premises for the use specified in this application. If the letter is not current the application will be considered incomplete and denied.
- (e) Proof of insurance for fire damage in the amount of the value of the premises and liability insurance with minimum limits of \$1,000,000
- (f) Proof that all employees are over the age of 21
- (g) Describe storage facilities of all Marihuana on site, including lotions, baked goods, usable, and all other forms.
- (h) Describe storage facilities of all Marihuana on site, including lotions, baked goods, usable, and all other forms (if applicable)
- (i) Provide proof of compliance with statewide monitoring system (if in operation)
- (j) An area map, drawn to scale, indicating within a radius of one thousand feet (1,000) from the boundaries of the proposed dispensary or growing/manufacturing facility site, the proximity of the site to any school, existing dispensary, or existing growing facility zoning permit or similar clearance from the zoning administrator verifying the proposed use of the location at which the license will be utilized is in compliance with the zoning ordinance.
- (k) A copy of state license or prequalification letter.
- (l) Retailer/Microbusinesses/Designated Consumption Establishments only: Provide a description of the products and services to be provided by the establishment, including retail sales of food and/or beverages, if any, and any related accommodations or facilities

- (m) Growing/Processing/Safety Compliance Facility applications only: Provide a description of the growing and processing procedures, including volatile chemicals stored or used on the premises.
- (n) Provide copy of facility social equity plan as required by the State of Michigan.
- (o) Volunteerism plan – provide a plan of community projects to be completed through the permit year. Plans could either be in the form of financial contribution or time given to specific community projects. All contributions must be undertaken in the City of Ypsilanti. Documentation of completion will be required upon renewal. If documentation is not provided the application will be considered incomplete and denied.

ANY INCOMPLETE APPLICATION WILL BE DENIED OUTRIGHT AND THE ASSOCIATED APPLICATION FEE WILL NOT BE REFUNDED.

Sec. 7-4.3. - Approval of application.

The City Manager or designee shall issue a permit for a marihuana establishment if inspections for safety, zoning compliance, state approval, and all other information available to the City verify that the applicant has submitted a full and complete application, paid the appropriate fee, and has made improvements to the business location consistent with the application and is prepared to operate the business with in compliance with this Code and any other applicable law, rule or regulation. The City Manager or designee will deny any application that does not meet the requirements of this chapter or any other applicable law, rule or regulation or that contains any false or incomplete information.

Upon approval of the application a permit that is contingent on Zoning and Building Department approval, will be provided. The applicant will receive no more than sixty days to complete all work as listed in the application and be awarded all necessary permits/approvals for existing structures. Or the applicant will be provided no more than 6 months to complete all work as listed in the application and be awarded all necessary permits/approvals for new construction. Once the sixty days, or six months, has expired the applicant will either be awarded a full permit, or have their permit revoked.

If multiple complete permit applications are submitted within the same zoning buffer, the first facility to receive site plan and special use permit (if applicable) approval will be

granted the permit. The Planning Department will time stamp complete site plan and special use permit applications when submitted to their office

Sec. 7-4.4. - Violations and penalties.

Any person who is found to be in violation of this article shall be responsible for a civil infraction and shall be subject to a fine of not more than \$500. Any violations committed by permit holders will also result in an immediate revocation of issued permit.

Sec. 7-4.5. - Non-renewal or revocation.

The city manager shall choose to not renew or revoke a permit based on any of the following:

- (1) A failure to meet the conditions or maintain compliance with the standards established by this chapter in reference to applications for a new permit or the renewal of an existing permit;
- (2) One or more violations of any city ordinance on the premises;
- (3) Maintenance of a nuisance on the premises;
- (4) A demonstrated history of excessive calls for public safety (police, fire, and EMS) originating from the premises, being three or more calls in any 30-day period; or
- (5) Nonpayment of real and/or personal property taxes, fines, fees, or liens owed to the city.
- (6) Failure to be provided a state license.
- (7) Failure to be provide a Special Use Permit if one is required at that applied to location.
- (8) Failure to be provided site plan approval.
- (9) If the facility ceases operations for 120 days.

If Applicants fail to apply for renewal by November 1st of each year their application will not be accepted, and they will not receive a permit. Said applicant may apply using the New Applicant Portal as described in Section 7.4-3 of this Ordinance.

The city will not provide notice of renewal.

Sec. 7-4.6.- Appeal process.

If an applicant or permitted marihuana facility chooses to appeal the denial of a permit or revocation of a permit, they can enter in a written appeal to the clerk's office. The appeal should include the following: the appellant's signature, the requirement or decision from which the appeal is made and shall state the specific grounds on which the appeal is based. The applicable fee shall be submitted with the notice of the appeal; such fee shall be nonrefundable. Appeals shall be filed within 30 days of the decision in question. City council shall consider the appeal within 30 days of receipt of the appeal. An appeal shall be considered an adjudication and outside the function of normal permit administration and enforcement.

Sec. 7-5. Social Equity.

- 1) The City Council and city staff will work to create a permit process to allow state social equity qualifiers to participate in businesses within the city limits. Permit numbers for these applicants are listed in Sec. 7.4.1.
- 2) \$1,000 from each permit fee will be used to promote social equity to negatively impacted communities by promoting advocacy around criminal justice issues related to marihuana prohibition, supporting youth who have been negatively impacted by the war on drugs as it relates to the prohibition of marihuana, and community education and outreach on adult-use marihuana in general.
- 3) Good-faith effort in employment: any person or entity receiving more than \$10,000 in contract value or benefit from the city must use good-faith efforts in hiring employees who have been negatively impacted by marihuana prohibition. Adult-use recreational marihuana businesses should use good-faith efforts in hiring 25% employees who are low income or live in the area codes 48197 or 48198.
- 4) The City of Ypsilanti will not drug-test workers who are not in safety-sensitive jobs, without reasonable documented cause; random drug-testing is prohibited.
- 5) Lowest law enforcement: This ordinance instructs and authorizes local law enforcement to de-prioritize marihuana investigations (except as conducted in conjunction with licensing authorities) and arrests. The possession or smell of marihuana will no longer constitute probable cause for investigation or arrest.

The investigation, citation, and arrest for marihuana law violations in the City of Ypsilanti shall have the lowest law enforcement priority. This does not apply to distribution to minors.

- 6) For the purpose of law enforcement in the City of Ypsilanti, the following shall not constitute reasonable articulable suspicion of a crime in the absence of other factors:
 - a) The odor of burnt or unburnt marihuana
 - b) The possession of or suspicion of possession of marihuana that does not exceed the legal limit in Michigan
 - c) The possession of multiple containers of marihuana without evidence of excess of the legal limit in Michigan.
- 7) The City of Ypsilanti shall make all reasonable efforts to create spaces for on-site consumption as allowed under state law.
- 8) The City of Ypsilanti may add requirements that applicants enter Community Benefits Agreements, which may or may not apply to social equity applicants as well.

Sec. 7-6. Severability.

If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other persons, firms, corporations, legal entities, or circumstances by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the person, firm, corporation, legal entity, or circumstances then and there involved. It is hereby declared to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not been included in this Ordinance.

Sec. 7-7 Repeal

All other Ordinances inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

Sec. 7-8. Savings Clause

The balance of the Code of Ordinances, City of Ypsilanti, Michigan, except as herein or previously amended, shall remain in full force and effect. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Sec. 7-9. Copies to be available.

Copies to be available. Copies of the Ordinance are available at the office of the city clerk for inspection by, and distribution to the public during normal office hours. A complete copy of the ordinance is also available for inspection on the City's website, www.cityofypsilanti.com.

Sec 7-10. Publication and Effective Date

The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published by printing the same in the publication of record. This Ordinance shall become effective after publication at the expiration of 30 days after adoption.

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS 1st DAY OF March, 2022.

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. _____ was published in the Washtenaw Legal News on the ____ day of _____, 2022.

Andrew Hellenga, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting
of the City Council held on the 1st day of March, 2022.

Andrew Hellenga, City Clerk

Notice Published:

First Reading:

Second Reading:

Published:

Effective Date:



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Andrew Hellenga
DATE: March 1, 2022
SUBJECT: Fireworks Display Permit Application from Eastern Michigan University

DESCRIPTION:

Fireworks Display Permit Application from Eastern Michigan University

SUMMARY:

A request for a Fireworks Display Permit was received from Jennifer Nelson of FFP Effects, Inc, on behalf of Greta Van Fleet. The applicant is requesting indoor pyrotechnics at the EMU Convocation Center, 799 N. Hewitt Road, on March 17, 2022.

Attached is proof of public liability insurance for the proposed display with coverage set at \$6,000,000 and with the City being added as an additional insured.

The City Clerk's office recommends approval of the application subject to inspection and approval of the Ypsilanti Fire Department.

RECOMMENDED ACTION: Approval

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-051
March 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Jennifer Nelson of FFX Effects Inc, on behalf of the Greta Van Fleet Concert has applied for a fireworks permit to allow indoor pyrotechnics at the Eastern Michigan Convocation Center; and

WHEREAS, FFX Effects will operate the display and has obtained public liability insurance in the amount of \$6,000,000 and has added the City of Ypsilanti as an additional insured.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves indoor pyrotechnics to be displayed on March 17, 2022 at the EMU Convocation Center, subject to the inspection and approval of the Ypsilanti Fire Department.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 1 day of March 2022

#Resolution No. 2022-051



GRETA GIVANT FLEET

Dreams In Gold Tour

North America Leg 1

SFX booklet (v2 February 17 2022)

table of contents

2	download links
3	show dates & local requirements
4	list of effects
5	plots
6-7	ffp tech curriculum vitae
8	proof of insurance



Download links

Use Download links below for:

Pyro Plot:

https://www.dropbox.com/s/kluiwuqzz6pc300/Greta_ffp_DreamsInGold_2022_V1.pdf?dl=0

G-Flame flame units:

http://data.ffp-fx.net/Flame_Units/G-Flame_ENGLISH.pdf

Maintenance reports for flame units:

https://www.dropbox.com/s/vckjd676negp79h/Maintenance%20report%202021_41-101-E_ffp_120321.pdf?dl=0

MSDS Rothenber:

http://data.ffp-fx.net/MSDS/MSDS_Multigas_300.pdf

MSDS Evolution Pyro products:

http://data.ffp-fx.net/MSDS/MSDS_evolution

Technician training certs & licenses:

<https://www.dropbox.com/sh/utfjzv8if61xcgp/AACLaaotGmIyejgfv9HH3Xja?dl=0>



Show Dates & Venues

<i>Date</i>	<i>City</i>	<i>Venue</i>
3/3/2022 thru 3/7/2022	Tupelo, MS	Bandcorp South Arena (Rehearsals - Without Audience)
3/9/2022 & 3/10/2022	Kalamazoo, MI	Wings Event Center March 9 th - Load In / Rehearsal Day March 10 th - Show Day
3/12/2022	Grand Rapids, MI	DeltaPlex
3/13/2022	Saginaw, MI	Dow Event Center
3/16/2022	Flint, MI	Dort Federal Credit Center
3/17/2022	Ypsilanti, MI	EMU Convocation Center
3/19/2022	Huntington, WV	Big Sandy Arena
3/22/2022	Madison, WI	Kohl Center
3/23/2022	Green Bay, WI	Resch Center
3/25/2022	Omaha, NE	CHI Health Center
3/26/2022	Peoria, IL	Civic Center
3/29/2022	Cincinnati, OH	Heritage Bank Arena
3/30/2022	Hershey, PA	Giant Center
4/1/2022 & 4/2/2022	Atlantic City, NJ	Hard Rock Live at Etes Arena (2 Nights)

local requirements

Please provide the following at load in:

- A secure lockable prep room with electricity & electrical outlets
- Six 4 foot tables and chairs.
- 6x Co2 fire extinguishers
- 2x H2O fire extinguishers
- 10x 15lb Propane Tanks
- 200 lbs Dry Ice (Brick Or Blocks Please - **NO POWDER!**)
- 1x 200A 3-phase service camlock on stage right

Crew etc:

John Arrowsmith +1 805 275 6197

For any queries please email info@ffp-fx.net or call +1 310 600 6571

ffp effects, Inc. – 1319 Mono St. Los Angeles, CA 90033
p: +1 310 600 6571 E-Mail: info@ffp-fx.net
Web: www.fff-fx.net



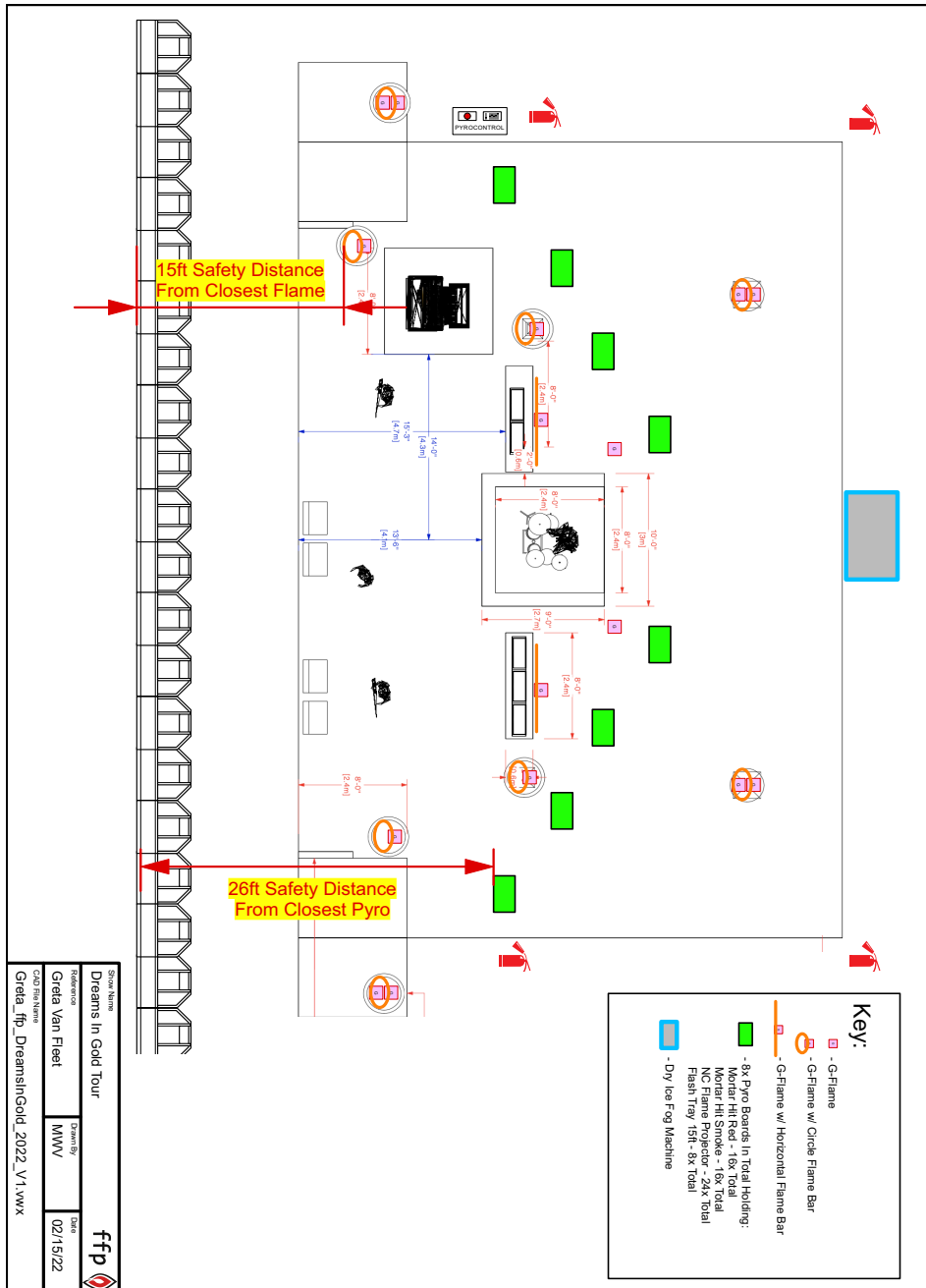
list of effects

pcs	FX (Pyrotechnics)	Position	Manufacturer
16	65mm Mortar Hit - Smoke Only	Stage	Evolution
16	65mm Mortar Hit - Red	Stage	Evolution
24	NC Flame Projectors	Stage	Evolution
8	Flash Tray 18" Yellow 15ft	Stage	Evolution

pcs	FX (Flames & Low Fog)	Position	Manufacturer
10	G-Flames with Flame Bars Attached	Stage & Cauldrons	Galaxis
6	G-Flame with Power Upgrade	Stage & Cauldrons	Galaxis
1	Dry Ice Giga	Backstage	ffp effects, Inc.

qty	FX (Consumables)	Position	Manufacturer
10x	15lb Propane Tanks	Floor & Stage	n/a
200 lbs	Dry Ice	Floor	n/a
24	Aerosol Carts	6 positions across the stage	Rothenberger

Plots





ffp shooter - curriculum vitae

John Arrowsmith

email: arrowsmith@extern-ffp-fx.net

PROFESSIONAL EXPERIENCE

2022

- Kanye West - Donda Experience - Miami, FL
- Try Guys - Blow Sh*t Up - Video Shoot

2021

- Kanye West - Los Angeles Memorial Coliseum Free Larry Hoover
- Slander - Forgotten Souls
- KISS Tribeca Film Festival 2021 - Battery Park NYC
- KISS End of the Road Tour 2021

2020

- KISS 2020 Goodbye - New Years Eve Dubai
- KISS - End of The Road North American Tour Leg 3 - 2020

2019

- Bring Me The Horizon Tour
- KISS End of the Road Tour 2019
- Staind Reunion One Offs 2019

2018

- Shinedown US Tour
- Bruno Mars 24K World Tour 2016 - 2018

2015

- Rush R40 North America Tour
- Usher The UR Experience Tour 2014-2015

2013

- Rihanna Diamonds World Tour
- Rush Time Machine Tour 2012-2013
- 1996 - 2012

Rush 2002-2011, Prince 2010-2011, Tina Turner 2008-2009, My Chemical Romance 2007 & 2009, KISS Tour 2000 through 2009, Shania Twain Come On Over Tour 1998-1999 & UP! Tour 2003, Motley Crue vs. The Earth Tour 1996

CERTIFICATIONS

- Canada - Special Effect Pyrotechnician Fireworks Operator Certificate
- Nevada - Nevada State Fire Marshal Special Effect & Propane Operator License

LANGUAGES

English



Jason Wakefield

Email jason@extern-ffp-fx.net

2022

- Kanye West - Donda Experience - Miami, FL
- Try Guys - Blow Sh*t Up - Video Shoot

2021

- Kanye West - Los Angeles Memorial Coliseum Free Larry Hoover
- Slander - Forgotten Souls
- KISS End of the Road Tour 2021
- KISS Tribeca Film Festival 2021 - Battery Park NYC
- Corey Taylor - Rock Fest 2021 - Cadott, WI

2020

- KISS 2020 Goodbye - New Years Eve Dubai
- KISS - End of The Road North American Tour Leg 3 - 2020

2019

- KISS -End of The Road World Tour 2019
- Disturbed - North America Evolution Tour 2019

PROFESSIONAL EXPERIENCE

- "Josh Groban" tour
- "Fantasia" tour
- "Lee Brice" tour
- "Sam Hunt" tour
- "Chris Stapleton" tour
- "Disturbed" tour
- KISS US 2019 "End of the Road" Tour

CERTIFICATIONS

- Nevada - Nevada State Fire Marshal Special Effect & Propane Operator License

LANGUAGES

English



Proof of insurance

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE(MM/DD/YYYY) 12/21/21																																																																																																																		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																																																																																																																						
PRODUCER DRAYTON INSURANCE BROKERS INC 2500 Center Point Rd #301 Birmingham, AL 35215			CONTACT NAME: PHONE: (205) 854-5806 FAX: (205) 854-5899 E-MAIL: georgine@draytonins.com ADDRESS:																																																																																																																			
INSURED ffp effects, Inc. 1319 Mono Street Los Angeles, CA 90033			INSURER(S) AFFORDING COVERAGE INSURER A: ADMIRAL INSURANCE COMPANY NAIC# 24856 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:																																																																																																																			
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:																																																																																																																		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.																																																																																																																						
<table border="1"><thead><tr><th>INS LTR</th><th>TYPE OF INSURANCE</th><th>ADDL INSD</th><th>SUBR WVD</th><th>POLICY NUMBER</th><th>POLICY EFF (MM/DD/YYYY)</th><th>POLICY EXP (MM/DD/YYYY)</th><th>LIMITS</th></tr></thead><tbody><tr><td rowspan="5">A</td><td>☒ COMMERCIAL GENERAL LIABILITY</td><td rowspan="5">X</td><td rowspan="5"></td><td rowspan="5">CA000040254-02</td><td rowspan="5">12/16/21</td><td rowspan="5">12/16/22</td><td>EACH OCCURRENCE \$ 5,000,000</td></tr><tr><td>☐ CLAIMS-MADE ☒ OCCUR</td><td>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000</td></tr><tr><td></td><td>MED EXP (Anyone person) \$ NONE</td></tr><tr><td></td><td>PERSONAL & ADV INJURY \$ 5,000,000</td></tr><tr><td></td><td>GENERAL AGGREGATE \$ 6,000,000</td></tr><tr><td></td><td>GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC</td><td></td><td></td><td></td><td></td><td></td><td>PRODUCTS - COM/PO/ AGG \$ 6,000,000</td></tr><tr><td></td><td>OTHER:</td><td></td><td></td><td></td><td></td><td></td><td>\$</td></tr><tr><td rowspan="5">A</td><td>AUTOMOBILE LIABILITY</td><td></td><td></td><td rowspan="5">CA000040254-02</td><td rowspan="5">12/16/21</td><td rowspan="5">12/16/22</td><td>COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000</td></tr><tr><td>☐ ANY AUTO</td><td></td><td>BODILY INJURY (Per person) \$</td></tr><tr><td>☐ OWNED AUTOS ONLY</td><td>☐ SCHEDULED AUTOS</td><td>BODILY INJURY (Per accident) \$</td></tr><tr><td>☒ HIRED AUTOS ONLY</td><td>☒ NON-OWNED AUTOS ONLY</td><td>PROPERTY DAMAGE (Per accident) \$</td></tr><tr><td></td><td></td><td>\$</td></tr><tr><td></td><td>UMBRELLA LIAB</td><td></td><td></td><td></td><td></td><td>EACH OCCURRENCE \$</td></tr><tr><td></td><td>EXCESS LIAB</td><td>☐ OCCUR ☐ CLAIMS-MADE</td><td></td><td></td><td></td><td>AGGREGATE \$</td></tr><tr><td></td><td>DED</td><td>RETENTION \$</td><td></td><td></td><td></td><td>\$</td></tr><tr><td></td><td>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</td><td></td><td></td><td></td><td></td><td></td><td>PER STATUTE ☐ OTHER ☐</td></tr><tr><td></td><td>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)</td><td>☐ Y/N</td><td>N/A</td><td></td><td></td><td></td><td>E.L. EACH ACCIDENT \$</td></tr><tr><td></td><td>If yes, describe under DESCRIPTION OF OPERATIONS below</td><td></td><td></td><td></td><td></td><td></td><td>E.L. DISEASE - EA EMPLOYEE \$</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>E.L. DISEASE - POLICY LIMIT \$</td></tr></tbody></table>						INS LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	A	☒ COMMERCIAL GENERAL LIABILITY	X		CA000040254-02	12/16/21	12/16/22	EACH OCCURRENCE \$ 5,000,000	☐ CLAIMS-MADE ☒ OCCUR	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000		MED EXP (Anyone person) \$ NONE		PERSONAL & ADV INJURY \$ 5,000,000		GENERAL AGGREGATE \$ 6,000,000		GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COM/PO/ AGG \$ 6,000,000		OTHER:						\$	A	AUTOMOBILE LIABILITY			CA000040254-02	12/16/21	12/16/22	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000	☐ ANY AUTO		BODILY INJURY (Per person) \$	☐ OWNED AUTOS ONLY	☐ SCHEDULED AUTOS	BODILY INJURY (Per accident) \$	☒ HIRED AUTOS ONLY	☒ NON-OWNED AUTOS ONLY	PROPERTY DAMAGE (Per accident) \$			\$		UMBRELLA LIAB					EACH OCCURRENCE \$		EXCESS LIAB	☐ OCCUR ☐ CLAIMS-MADE				AGGREGATE \$		DED	RETENTION \$				\$		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE ☐ OTHER ☐		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y/N	N/A				E.L. EACH ACCIDENT \$		If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$								E.L. DISEASE - POLICY LIMIT \$
INS LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																																																																																																															
A	☒ COMMERCIAL GENERAL LIABILITY	X		CA000040254-02	12/16/21	12/16/22	EACH OCCURRENCE \$ 5,000,000																																																																																																															
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000																																																																																																															
							MED EXP (Anyone person) \$ NONE																																																																																																															
							PERSONAL & ADV INJURY \$ 5,000,000																																																																																																															
							GENERAL AGGREGATE \$ 6,000,000																																																																																																															
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COM/PO/ AGG \$ 6,000,000																																																																																																															
	OTHER:						\$																																																																																																															
A	AUTOMOBILE LIABILITY			CA000040254-02	12/16/21	12/16/22	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000																																																																																																															
	☐ ANY AUTO		BODILY INJURY (Per person) \$																																																																																																																			
	☐ OWNED AUTOS ONLY	☐ SCHEDULED AUTOS	BODILY INJURY (Per accident) \$																																																																																																																			
	☒ HIRED AUTOS ONLY	☒ NON-OWNED AUTOS ONLY	PROPERTY DAMAGE (Per accident) \$																																																																																																																			
			\$																																																																																																																			
	UMBRELLA LIAB					EACH OCCURRENCE \$																																																																																																																
	EXCESS LIAB	☐ OCCUR ☐ CLAIMS-MADE				AGGREGATE \$																																																																																																																
	DED	RETENTION \$				\$																																																																																																																
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE ☐ OTHER ☐																																																																																																															
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y/N	N/A				E.L. EACH ACCIDENT \$																																																																																																															
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$																																																																																																															
							E.L. DISEASE - POLICY LIMIT \$																																																																																																															
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)																																																																																																																						
PROOF OF INSURANCE																																																																																																																						
CERTIFICATE HOLDER			CANCELLATION																																																																																																																			
TO WHOM IT MAY CONCERN			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.																																																																																																																			
			AUTHORIZED REPRESENTATIVE 																																																																																																																			

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

© 1990-2015 ACORD CORPORATION. All rights reserved.

ffp effects, Inc. - 1319 Mono St. Los Angeles, CA 90033
p: +1 310 600 6571 E-Mail: info@ffp-fx.net
Web: www:ffp-fx.net



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/22/22

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER DRAYTON INSURANCE BROKERS INC 2500 Center Point Rd #301 Birmingham, AL 35215		CONTACT NAME: PHONE (A/C No. Ext): (205) 854-5806 FAX (A/C No.): (205) 854-5899 E-MAIL ADDRESS: georgine@draytonins.com		
INSURED ffp effects, Inc. 1319 Mono Street Los Angeles, CA 90033		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: ADMIRAL INSURANCE COMPANY		24856
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR	X		CA000040254-02	12/16/21	12/16/22	EACH OCCURRENCE \$ 5,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
	MED EXP (Anyone person) \$ NONE						
	PERSONAL & ADV INJURY \$ 5,000,000						
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:						GENERAL AGGREGATE \$ 6,000,000
							PRODUCTS - COMP/OP AGG \$ 6,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY			CA000040254-02	12/16/21	12/16/22	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY						BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE						EACH OCCURRENCE \$
	DED ☐ RETENTION \$						AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A				PER STATUTE ☐ OTH-ER ☐
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Knot Touring LLC, City of Ypsilanti MI, Live Nation Worldwide, Inc. and their respective parents, members, partners, affiliates, divisions, subsidiaries, officers, directors & employees, when acting in their capacity as such, are included as Additional Insureds, as required by written contract, in respect of liability caused by the Named Insureds operations. Coverage does not apply to liability caused by the Additional Insureds negligent acts or omissions.

CERTIFICATE HOLDER

CANCELLATION

EMU Convocation Center 799 N Hewitt Rd Ypsilanti, MI 48197	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REP
--	--



Resolution No. 2022-052
March 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council of the City of Ypsilanti approved the attached amendment to the Ypsilanti Community Utility Authority, and authorize the Mayor and City Clerk to sign on behalf of the City, subject to the City Attorney.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
1 day of March 2022

#Resolution No. 2022-052



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

YPSILANTI COMMUNITY UTILITIES AUTHORITY

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

February 2, 2022

VIA EMAIL

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

CHARTER TOWNSHIP of YPSILANTI
Board of Trustees
7200 South Huron Street
Ypsilanti, Michigan 48198

Re: Amendment to the YCUA Articles of Incorporation

Dear City Council Members and Township Trustees:

The Authority's Board of Commissioners has adopted a resolution to amend Article VII of YCUA's Articles of Incorporation regarding compensation. Article VII of the Articles of Incorporation, adopted in 1974, provides that each Commissioner shall be paid the sum of \$50 for each meeting he or she attends, not to exceed twelve (12) meetings per year. The attached proposed amendment to Article VII provides for the Commissioners to be compensated for their service in an amount approved by an affirmative vote of a majority of the Commissioners, provided that any such compensation is also approved by the City Council of the City of Ypsilanti and by the Township Board of the Township of Ypsilanti. Please find enclosed the resolution which was approved by the Authority's Board on January 26, 2022.

Under Article XIX of the Articles of Incorporation, the proposed amendment requires adoption by the legislative body of each constituent municipality of which the Authority is composed, that being the Township of Ypsilanti and the City of Ypsilanti. If the amendment is adopted, the fact of the adoption shall be endorsed by the signatures of the Township's Supervisor and Clerk, and the City's Mayor and Clerk, respectively. The signed/endorsed amendment will then need to be published at least once in the Washtenaw County Legal News, and one printed copy of the amendment certified as a true copy by the recording officer of the Authority, with the date and place of publication, shall be filed with the secretary of state and the clerk of Washtenaw County.

Please place this item on your next upcoming agendas for consideration and forward the supporting material attached for use in considering the amendment request. Please do not hesitate to contact me by phone with any questions or concerns at (734) 484-4600 ext. 116 or by email at lblackburn@ycua.org.

Sincerely,

LUTHER BLACKBURN, Executive Director
Ypsilanti Community Utilities Authority

LB/kks
Enclosures
cc w/encl.: YCUA Board of Commissioners

**YCUA RESOLUTION NO. 22-3 AMENDING ARTICLE VII OF THE
ARTICLES OF INCORPORATION OF THE AUTHORITY**

Minutes of a meeting of the Board of Commissioners of the Ypsilanti Community Utilities Authority, County of Washtenaw, Michigan, held in the Authority, on the 26th day of January 2022 at 3:00 o'clock p.m., prevailing Eastern Time.

PRESENT: Commissioners Michael Bodary, Keith P. Jason, Jon R. Ichescio, Larry J. Doe,
and Gloria C. Peterson.

ABSENT: Commissioners None.

The following preamble and resolution were offered by Commissioner Ichescio and supported by Commissioner Doe.

WHEREAS, following is a resolution of the Board of Commissioners (the "Board") of the Ypsilanti Community Utilities Authority (the "Authority") unanimously adopted and binding on the Authority pursuant to Article IX of the Authority's Articles of Incorporation; and

WHEREAS, the undersigned, constituting the entire Board of the Authority, find it to be in the best interest of the Authority to adopt the following resolution to amend Article VII of the Authority's Articles of Incorporation regarding compensation paid to Commissioners for attending meetings of the Authority.

NOW, THEREFORE, BE IT RESOLVED THAT the undersigned hereby approve the proposed Amendment to Article VII of the Authority's Articles of Incorporation, attached hereto as **Exhibit A** (the "Proposed Amendment") regarding compensation paid to Commissioners for attending meetings of the Authority, and authorize that the Proposed Amendment be presented to the legislative body of each constituent municipality of which the Authority is composed, that being the City of Ypsilanti ("City") and the Township of Ypsilanti ("Township"), for consideration. If the Proposed Amendment is adopted, the fact of the adoption shall be endorsed by the signatures of the Township's Supervisor and Clerk, and the City's Mayor and Clerk, respectively, and the signed/endorsed Amendment shall be published at

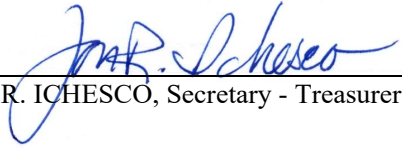
least once in the Washtenaw County Legal News, and one printed copy of the Amendment certified as a true copy by the recording officer of the Authority, with the date and place of publication, shall be filed with the secretary of the State of Michigan and the clerk of Washtenaw County.

AYES: Commissioners Michael Bodary, Jon R. Ichesco, Larry J. Doe,
and Gloria C. Peterson.

NAYS: Commissioners Keith P. Jason.

RESOLUTION DECLARED ADOPTED.

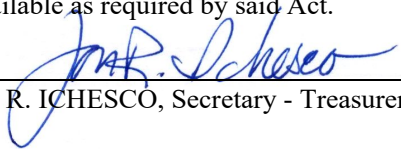




JON R. ICESCO, Secretary - Treasurer

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Board of Commissioners of the Ypsilanti Community Utilities Authority, County of Washtenaw, State of Michigan, at a meeting held on the 26th day of January 2022 and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976 and that minutes of the meeting were kept and will be or have been made available as required by said Act.





JON R. ICHESCO, Secretary - Treasurer

**AMENDMENT TO ARTICLE VII OF THE ARTICLES OF INCORPORATION OF
THE YPSILANTI COMMUNITY UTILITIES AUTHORITY**

WHEREAS, on September 3, 1974, the Articles of Incorporation of the Ypsilanti Community Utilities Authority ("Authority") were adopted by the Township of Ypsilanti and the City of Ypsilanti, a true and correct copy of which is attached hereto as **Exhibit A**;

WHEREAS, the last paragraph of Article VII of the Articles of Incorporation (**Exhibit A**, pg. 4) provides that the Commissioners serving on the Authority's Commission shall serve without compensation except that each Commissioner shall be paid the sum of Fifty (\$50.00) Dollars for each meeting which he may attend not in excess of twelve (12) meetings per year, and except that if any Commissioner shall serve as Secretary or Treasurer, or Secretary-Treasurer, he may receive for such services such reasonable compensation as may be fixed by the Commission, and further provided that each Commissioner shall be entitled to reimbursement for all expenditures made by him in carrying out his official duties, including a reasonable allowance for traveling expenses;

WHEREAS, pursuant to Article IX of the Articles of Incorporation, the Board of Commissioners of the Authority has approved, at a regular meeting of the Commission, a resolution to amend the foregoing provisions of Article VII of the Articles of Incorporation to change how Commissioners are to be paid for serving on the Commission so that the Commissioners may now be compensated in amounts approved by an affirmative vote of a majority of the Commissioners, provided that any such compensation also is approved by the Township Board of the Township of Ypsilanti and the City Council of the City of Ypsilanti;

WHEREAS, pursuant to Article XIX of the Articles of Incorporation, the above-mentioned amendment may be made to Article VII of the Articles of Incorporation if adopted by the legislative body of each constituent municipality of which the Authority is composed.

NOW, THEREFORE, it is hereby provided that the last paragraph of Article VII of the Authority's Articles of Incorporation (**Exhibit A**, p.4), which states as follows, is deleted in its entirety:

The Commissioners shall serve without compensation except that each Commissioner shall be paid the sum of Fifty (\$50.00) Dollars for each meeting which he may attend not in excess of twelve (12) meetings per year, and except that if any Commissioner shall serve as Secretary or Treasurer, or Secretary-Treasurer, he may receive for such services such reasonable compensation as may be fixed by the Commission. Each Commissioner shall be entitled to reimbursement for all expenditures made by him in carrying out his official duties, including a reasonable allowance for traveling expenses.

and is replaced with the following:

The Commissioners may be compensated for their service on the Commission in amounts approved by an affirmative vote of a

majority of the Commissioners, provided that any such compensation is also approved by the City Council of the City of Ypsilanti and by the Township Board of the Township of Ypsilanti.

It is further provided that all other remaining provisions of Article VII of the Articles of Incorporation shall remain in full force and effect;

The foregoing Amendment to Article VII of the Authority's Articles of Incorporation was adopted by the Township Board of the Township of Ypsilanti, Washtenaw County, Michigan, at a regular meeting duly held on the _____ day of _____, 2022.

TOWNSHIP OF YPSILANTI

By: _____
Supervisor

By: _____
Township Clerk

The foregoing Amendment to Article VII of the Authority's Articles of Incorporation was adopted by the City Council of the City of Ypsilanti, Washtenaw County, Michigan, at a regular meeting duly held on the _____ day of _____, 2022.

CITY OF YPSILANTI

By: _____
Mayor

By: _____
City Clerk

OF

YPSILANTI COMMUNITY UTILITIES AUTHORITY

These Articles of Incorporation are adopted by the incorporating municipal corporations for the purpose of creating an Authority under the provisions of Act 233, Public Acts of Michigan, 1955, as amended.

ARTICLE I

The name of this Authority is "Ypsilanti Community Utilities Authority." The principal office of the Authority will be located at 7200 S. Huron River Drive, Ypsilanti, Michigan, 48197.

ARTICLE II

The names of the municipal corporations creating this Authority are: The Township of Ypsilanti, and the City of Ypsilanti, which are located in the County of Washtenaw, Michigan, which are hereby designated as the constituent municipalities.

ARTICLE III

The purpose of this Authority is to acquire, own, improve, enlarge, extend and operate a sewage disposal system and a water supply system in accordance with the authorization of Act 233, Public Acts of Michigan, 1955, as amended. Further, that it is the foremost purpose of this Authority to serve residents of the Township and City efficiently, economically, and to reduce costs where reasonably possible, with a good quality and uniform system for water and wastewater treatment that will adequately serve their needs.

ARTICLE IV

This Authority is a body corporate with power to sue or to be sued in any court of this State. It shall be comprised of all of the territory embraced within the corporate boundaries of its constituent municipalities. It shall possess all of the powers granted by statute and by these Articles, and those incident thereto. The enumeration of any powers herein shall not be construed as a limitation upon its general powers unless the context shall clearly indicate otherwise. It shall have a corporate seal.

ARTICLE V

This Authority shall continue in existence perpetually or until dissolved by act of the parties or by law: Provided, However, that such Authority shall not be dissolved if such dissolution could operate as an impairment of any of its contracts.

ARTICLE VI

The fiscal year of the Authority shall commence on the first day of September in each year and end on the 31st day of August of the following year.

ARTICLE VII

The governing body of the Authority shall be a Commission, which shall be made up of three representatives from the Township of Ypsilanti and two representatives from the City of

Ypsilanti. Each Commissioner after the first Commission shall be appointed to serve for a term of three years beginning with the first day of January next following his respective appointment. Each Commissioner shall qualify by taking the constitutional oath of office and filing it with his respective Township or City Clerk. The first Commission shall be appointed by the legislative bodies of the constituent municipalities within twenty days after the effective date of the incorporation of this Authority and the terms thereof shall be staggered as follows: The first Ypsilanti Township representative and the first Ypsilanti City representative shall serve for initial terms of office expiring December 31, 1975; the second Ypsilanti Township representative and the second Ypsilanti City representative shall serve for initial terms of office expiring December 31, 1976; and the third Ypsilanti Township representative shall serve for initial terms of office expiring December 31, 1977. Successor Commissioners shall be appointed by the legislative bodies of the respective constituent municipalities on or before the 15th day of December of each year that a term of office expires. Within thirty days after the effective date of the incorporation of the Authority the members of the first Commission shall qualify by taking the constitutional oath of office and shall meet for the purpose of organization. At such organizational

meeting the Commission shall select a Chairman and Vice Chairman, who shall be members of the Commission, and a Secretary and a Treasurer, or a combined Secretary-Treasurer, who shall be members, or a member, of the Commission. Such officers shall serve until the organizational meeting of the following year, which shall be held annually on the first business day of February of each year, or until their respective successors shall be selected and qualify. No appointment to the Commission and no selection of an officer of the Commission shall be deemed to be invalid because it was not made within or at the time specified in these Articles. Any Commissioner may be removed at any time without cause and at the will of the legislative body of the municipality which such Commissioner represents.

The Commissioners shall serve without compensation except that each Commissioner shall be paid the sum of Fifty (\$50.00) Dollars for each meeting which he may attend not in excess of twelve (12) meetings per year, and except that if any Commissioner shall serve as Secretary or Treasurer, or Secretary-Treasurer, he may receive for such services such reasonable compensation as may be fixed by the Commission. Each Commissioner shall be entitled to reimbursement for all expenditures made by him in carrying out his official duties, including a reasonable allowance for traveling expenses.

ARTICLE VIII

In the event of a vacancy on the Commission the legislative body of the municipality selecting such representative shall fill the vacancy for the unexpired term. In event of a vacancy in any office of the Commission, such vacancy shall be filled by the Commission for the unexpired term. In case of the temporary absence or disability of any officer, the Commission may appoint some person temporarily to act in his stead except that in the event of the temporary absence or disability of the Chairman, the Vice Chairman shall so act.

ARTICLE IX

Meetings of the Commission shall be held at least monthly at such time and place as shall be prescribed by resolution of the Commission. Special meetings of the Commission may be called by the Chairman or any three Commissioners, by serving written notice of the time, place and purpose thereof, upon each Commissioner, personally, or by leaving it at his place of residence, at least twenty-four hours prior to the time of such meeting, or by depositing the same in a United States Post Office or mail box within the limits of the Authority, at least seventy-two hours prior to the time of such meeting, enclosed in a sealed envelope properly addressed to him at his home or office address, with postage fully prepaid. Special meetings of the Commission at which all members are present, or which all absent members receive

notice, shall be deemed to be valid even though no written notice thereof may be given as above specified. At least three members of the Commission shall be required for a quorum. The Commission shall act by motion, resolution or ordinance. For the passage of any resolution or ordinance providing for the issuance of bonds, or the execution of any contract wherein contractual payments are to be pledged as security for bonds, there shall be required a favorable vote of 3 Commissioners. For all other matters, a vote of a majority of the Commissioners present shall be sufficient for passage. The Commission shall have the right to adopt rules and by-laws governing its procedure which are not in conflict with the terms of any statute or of these Articles. The Commission shall keep a journal of its proceedings, which shall be signed by the Chairman. All votes shall be "yeas" and "nays", except that where the vote is unanimous it shall only be necessary to so state.

ARTICLE X

The Chairman of the Commission shall be the presiding officer thereof. Except as herein otherwise provided, he shall not have any executive or administrative functions other than as a member of said Commission. In the absence or disability of the Chairman, the Vice Chairman shall perform the duties of the Chairman. The Secretary-Treasurer shall be the recording officer of the Commission and shall

be custodian of the funds of the Authority and shall give to it a bond conditioned upon the faithful performance of the duties of his office. The cost of said bond shall be paid by the Authority. All monies shall be deposited in a bank or banks, to be designated by the Commission. The officers of the Commission shall have such other powers and duties as may be conferred upon them by the Commission.

The Commission shall prepare, adopt, and submit to the legislative bodies of the constituent municipalities ~~an annual budget~~ covering the proposed expenditures to be made for the organizing and operation of such Authority, and for the ~~necessary funds~~ required from each municipality for the next fiscal year beginning ~~September 1st~~, such budget to be submitted on or before ~~August 1st~~ of each calendar year.

ARTICLE XI

The Authority shall possess all the powers necessary to carry out the purposes thereof and those incident thereto. It may acquire private property by purchase, lease, gift, devise or condemnation, either within or without its corporate limits, and may hold, manage, control, sell, exchange or lease such property. For the purpose of condemnation it may proceed under the provisions of Act

149, Public Acts of Michigan, 1911, as now or hereafter amended, or any other appropriate statute.

ARTICLE XII

The Authority and its constituent municipalities may enter into a contract or contracts providing for the acquisition, purchase, construction, improvement, enlargement, extension, operation and financing of a sewage disposal system and/or a water supply system, as authorized and provided in Act 233, Public Acts of Michigan, 1955, as amended. The Authority may enter into contracts with any non-constituent municipality, as authorized and provided in said Act, for the furnishing of sewer or water service from any facilities owned or operated by the Authority, which contract shall provide for reasonable charges or rates for such service furnished. No contracts shall be for a period exceeding forty years.

ARTICLE XIII

For the purpose of obtaining funds for the acquisition, construction, improving, enlarging or extending of a sewage disposal system and/or a water supply system, the Authority may, upon ordinance or resolution duly adopted by it, issue its negotiable bonds, secured by the contractual full faith and credit pledges of each contracting municipality, in accordance with and subject to the provisions of Act 233, Public Acts of Michigan, 1955, as amended.

ARTICLE XIV

The Authority may issue self-liquidating revenue bonds in accordance with the provisions of Act 94, Public Acts of Michigan, 1933, as amended, being Sections 141.101 to 141.139, inclusive, of the Compiled Laws of 1948, or any other act providing for the issuance of revenue bonds, which bonds shall be payable solely from the revenues of the sewage disposal and/or water supply system. The charges specified in any contract or contracts securing said bonds shall be subject to increase by the Authority at any time if necessary in order to provide funds to meet its obligations. Any contract authorized herein shall be for a period of not exceeding forty years.

ARTICLE XV

The Authority may employ such personnel and employees as it may consider desirable, and may retain from time to time the services of attorneys and engineers, and fix the compensation therefor.

ARTICLE XVI

The Authority shall cause an annual audit to be made of its financial transactions by a certified public accountant and shall furnish at least three copies thereof to each constituent municipality.

ARTICLE XVII

These Articles shall be published once in The Ypsilanti Press, which newspaper has general circulation within the limits of the Authority. One printed copy of such Articles of Incorporation, certified as a true copy thereof, with the date and place of publication shall be filed with both the Secretary of State and the County Clerk of the County of Washtenaw within thirty days after the execution thereof has been completed.

The Township Clerk of the Township of Ypsilanti, Michigan, is hereby designated as the person to cause these Articles to be published, certified and filed as aforesaid. In the event he shall be unable to act or shall neglect to act, then the City Clerk of the City of Ypsilanti, Michigan, shall act in his stead.

ARTICLE XVIII

This Authority shall become effective upon the filing of certified copies of these Articles, as provided in the preceding Article.

ARTICLE XIX

These Articles of Incorporation may be amended at any time so as to permit any municipality, as defined in the Act, to become a member of this Authority, if such amendment to and the Articles of Incorporation are adopted by

the legislative body of such municipality proposing to become a member, and if such amendment is adopted by the legislative body of each constituent municipality of which the Authority is composed. Other amendments may be made to these Articles of Incorporation at any time if adopted by the legislative body of each constituent municipality of which the Authority is composed. Any such amendment shall be endorsed, published, and certified, and printed copies thereof filed in the same manner as the original Articles of Incorporation, except that the filed and printed copies shall be certified by the recording officer of the Authority.

These Articles have been adopted by the several incorporating municipalities, as hereinafter set forth in the following endorsements, and in witness whereof the Supervisor and Township Clerk of the Township of Ypsilanti and the Mayor and City Clerk of the City of Ypsilanti have endorsed thereon the statement of such adoption.

The foregoing Articles of Incorporation were adopted by the Township Board of the Township of Ypsilanti, Washtenaw County, Michigan at a regular meeting duly held on the 3rd day of September, 1974.

TOWNSHIP OF YPSILANTI

BY: William K. [Signature]

Supervisor

BY: Anna L. Stepp

Township Clerk

The foregoing Articles of Incorporation were adopted by the City Council of the City of Ypsilanti, Washtenaw County, Michigan, at a regular meeting duly held on the third day of September, 1974.

CITY OF YPSILANTI

BY:

Mayor

BY:

City Clerk

Legal Notice
Publish September 7, 1974

BE IT HEREBY RESOLVED by the Township of Ypsilanti that the attached Articles of Incorporation of the Ypsilanti Community Utilities Authority be declared adopted.

FURTHER BE IT RESOLVED, that the Supervisor and Clerk are hereby authorized to endorse hereon the statement of said adoption on behalf of the Township of Ypsilanti.

RESOLUTION DECLARED ADOPTED.

Anna J. Stepp

Anna J. Stepp
Ypsilanti Township Clerk

I hereby certify that the foregoing resolution was duly adopted by the Ypsilanti Township Board at a Regular Meeting held on September 3, 1974, at 7200 South Huron River Drive, Ypsilanti, Michigan.

Anna J. Stepp

Anna J. Stepp
Ypsilanti Township Clerk

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON, JR.



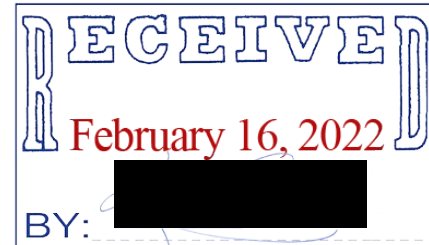
Charter Township of Ypsilanti

Clerk's Office

7200 S. Huron River
Drive
Ypsilanti, MI 48197
Phone: (734) 484-4700
Fax: (734) 484-5156

February 16, 2022

Luther D. Blackburn, Executive Director
Ypsilanti Community Utility Authority
2777 State Rd.
Ypsilanti, MI 48198



Re: ***Request to Approve an Amendment to the YCUA Articles of Incorporation
Regarding Compensation for YCUA Board of Commissioners***

At the regular meeting held on February 15, 2022, the Charter Township of Ypsilanti Board of Trustees approved an amendment to the YCUA Articles of Incorporation regarding compensation for the YCUA Board of Commissioners.

The signed amendment for Ypsilanti Township is attached.

Should you have any questions, please contact my office.

Sincerely,

Heather Jarrell Roe
Clerk

cc: Brenda Stumbo, Supervisor
Kristina Scarcelli, YCUA Executive Administrative Assistant
McLain and Winters, Township Attorneys
Files

**AMENDMENT TO ARTICLE VII OF THE ARTICLES OF INCORPORATION OF
THE YPSILANTI COMMUNITY UTILITIES AUTHORITY**

WHEREAS, on September 3, 1974, the Articles of Incorporation of the Ypsilanti Community Utilities Authority ("Authority") were adopted by the Township of Ypsilanti and the City of Ypsilanti, a true and correct copy of which is attached hereto as **Exhibit A**;

WHEREAS, the last paragraph of Article VII of the Articles of Incorporation (**Exhibit A**, pg. 4) provides that the Commissioners serving on the Authority's Commission shall serve without compensation except that each Commissioner shall be paid the sum of Fifty (\$50.00) Dollars for each meeting which he may attend not in excess of twelve (12) meetings per year, and except that if any Commissioner shall serve as Secretary or Treasurer, or Secretary-Treasurer, he may receive for such services such reasonable compensation as may be fixed by the Commission, and further provided that each Commissioner shall be entitled to reimbursement for all expenditures made by him in carrying out his official duties, including a reasonable allowance for traveling expenses;

WHEREAS, pursuant to Article IX of the Articles of Incorporation, the Board of Commissioners of the Authority has approved, at a regular meeting of the Commission, a resolution to amend the foregoing provisions of Article VII of the Articles of Incorporation to change how Commissioners are to be paid for serving on the Commission so that the Commissioners may now be compensated in amounts approved by an affirmative vote of a majority of the Commissioners, provided that any such compensation also is approved by the Township Board of the Township of Ypsilanti and the City Council of the City of Ypsilanti;

WHEREAS, pursuant to Article XIX of the Articles of Incorporation, the above-mentioned amendment may be made to Article VII of the Articles of Incorporation if adopted by the legislative body of each constituent municipality of which the Authority is composed.

NOW, THEREFORE, it is hereby provided that the last paragraph of Article VII of the Authority's Articles of Incorporation (**Exhibit A**, p.4), which states as follows, is deleted in its entirety:

The Commissioners shall serve without compensation except that each Commissioner shall be paid the sum of Fifty (\$50.00) Dollars for each meeting which he may attend not in excess of twelve (12) meetings per year, and except that if any Commissioner shall serve as Secretary or Treasurer, or Secretary-Treasurer, he may receive for such services such reasonable compensation as may be fixed by the Commission. Each Commissioner shall be entitled to reimbursement for all expenditures made by him in carrying out his official duties, including a reasonable allowance for traveling expenses.

and is replaced with the following:

The Commissioners may be compensated for their service on the Commission in amounts approved by an affirmative vote of a

majority of the Commissioners, provided that any such compensation is also approved by the City Council of the City of Ypsilanti and by the Township Board of the Township of Ypsilanti.

It is further provided that all other remaining provisions of Article VII of the Articles of Incorporation shall remain in full force and effect;

The foregoing Amendment to Article VII of the Authority's Articles of Incorporation was adopted by the Township Board of the Township of Ypsilanti, Washtenaw County, Michigan, at a regular meeting duly held on the 15 day of February, 2022.

TOWNSHIP OF YPSILANTI

By: Dave S. Thune
Supervisor 2-15-2022

By: Heather Penell Roe
Township Clerk 2-15-2022

The foregoing Amendment to Article VII of the Authority's Articles of Incorporation was adopted by the City Council of the City of Ypsilanti, Washtenaw County, Michigan, at a regular meeting duly held on the _____ day of _____, 2022.

CITY OF YPSILANTI

By: _____
Mayor

By: _____
City Clerk



Resolution No. 2022-053
March 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council of the City of Ypsilanti approved a stipend for Ypsilanti Community Utility Authority in the amount in the amount of \$75 per meeting.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
1 day of March 2022

#Resolution No. 2022-053



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

YPSILANTI COMMUNITY UTILITIES AUTHORITY

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

February 2, 2022

VIA EMAIL

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

CHARTER TOWNSHIP of YPSILANTI
Board of Trustees
7200 South Huron Street
Ypsilanti, Michigan 48198

Re: Contingent Request to Approve – Stipend Amount for YCUA Board of Commissioners

Dear City Council Members and Township Trustees:

The Authority's Board of Commissioners has adopted a resolution to amend Article VII of YCUA's Articles of Incorporation regarding compensation. Contingent upon an affirmative vote by your legislative bodies to amend Article VII of the Articles of Incorporation, the Authority is requesting to establish a stipend of \$75 per meeting to be paid to each Commissioner. Proposed language under Article VII no longer limits the number of paid meetings annually to twelve (12). Therefore, the proposed stipend would be paid to Commissioners for their attendance at monthly Board Meetings as well as Personnel and Finance Committee Meetings, and/or Water Bill Hearings. Additionally, revised language under Article VII no longer explicitly provides for the Board of Commissioners to set compensation for the Secretary-Treasurer and/or provide reimbursement of expenditures.

The YCUA Board approved the proposed stipend by motion at their regular scheduled meeting on January 26, 2022. Contingent upon an affirmative vote by your legislative bodies to amend Article VII of the Articles of Incorporation, the Authority is also requesting a vote by your legislative body on the proposed stipend.

Please place this item on your next upcoming agendas for consideration and forward the supporting material attached for use in considering this request. Please do not hesitate to contact me by phone with any questions or concerns at (734) 484-4600 ext. 116 or by email at lblackburn@ycua.org.

Sincerely,

LUTHER BLACKBURN, Executive Director
Ypsilanti Community Utilities Authority

LB/kks

cc: YCUA Board of Commissioners

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON, JR.



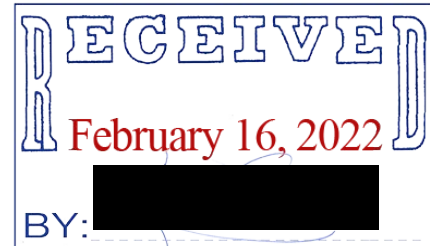
Charter Township of Ypsilanti

Clerk's Office

7200 S. Huron River
Drive
Ypsilanti, MI 48197
Phone: (734) 484-4700
Fax: (734) 484-5156

February 16, 2022

Luther D. Blackburn, Executive Director
Ypsilanti Community Utility Authority
2777 State Rd.
Ypsilanti, MI 48198



Re: ***Request to Approve a Stipend Amount for the YCUA Board of Commissioners***

At the regular meeting held on February 15, 2022, the Charter Township of Ypsilanti Board of Trustees approved a stipend amount of \$75 per meeting for the YCUA Board of Commissioners.

Should you have any questions, please contact my office.

Sincerely,

[Redacted signature]

Heather Jarrell Roe
Clerk

cc: Brenda Stumbo, Supervisor
Kristina Scarcelli, YCUA Executive Administrative Assistant
Files



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Bonnie Wessler, Ron Akers
DATE: March 1, 2022
SUBJECT: 2022 County Road Millage Funding Direction Decision

DESCRIPTION:

2022 County Road Millage Funding Direction Decision

SUMMARY:

Please see attached memo.

RECOMMENDED ACTION:

Staff recommends City Council choose one of the options discussed in the provided memo on how to use the 2022 County Millage funding.

ATTACHMENTS: Memo, replacement project list.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-054
March 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City is eligible for approximately \$140,000 in Washtenaw County Road Millage Funding in 2022 and; and,

WHEREAS, City Council previously decided to complete a road rehabilitation project on N. Washington St, but the city is no longer able to complete this project due to road deterioration; and,

WHEREAS, staff has presented City Council with three (3) alternative options to consider using the funding for; and,

NOW THEREFORE BE IT RESOLVED THAT that the City Council of the City of Ypsilanti select Option (A, B, or C) and direct staff to take the necessary steps to initiate the selected option.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
1 day of March 2022

#Resolution No. 2022-054



Memo

To: Mayor and City Council
From: Ron Akers - Director of Public Services & Bonnie Wessler – Project Manager
Date: February 21, 2022
Subject: 2022 County Road Millage Funding Discussion

At the last City Council meeting options for how to spend the 2022 County Road millage dollars were discussed. The following is a summary of the reasons for the discussion and the various options which were identified. Please consider the following:

Background:

In 2019 City Council identified three (3) road rehabilitation projects to use county road millage funds on. For the original decision staff provided several roads which were categorized as Major Streets but were not federal aid eligible. This represented higher traffic volume roads in the city that could not use federal road funding. In addition, only roads which were eligible for mill and overlay projects were considered. These projects are less costly than road reconstruction and fit within the funding amounts that we receive for the millage (approximately \$140,000 annually).

It was identified that the road we considered for the 2022 fiscal year (N. Washington Cross to Emmet) was ineligible for the mill and overlay project as it had deteriorated further than anticipated. Due to this we are requesting council explore other options for the use of this funding.

Staff has identified three (3) options for the 2022 county road millage funding. They are as follows:

Option A: Replace with a similar project.

OHM in their presentation has identified several projects which could be a substitution project. I have attached this slide to this memo for council's consideration. The advantage of pursuing this option is that every dollar spent in road rehabilitation saves \$5-\$7 dollars in the future to avoid reconstruction expenses. This option saves future dollars and will improve a section of the city's road system before it deteriorates further.

Option B: Use the funding to offset costs for an existing project.

The city has several large and expensive road construction projects coming in the next few years. These road projects are expected to reduce the fund balance in the City's major road fund from ~\$3.4 million to ~\$1.4 million. As an alternative to selecting a new project the city could use the funds to offset the costs of the more expensive projects and help maintain a larger fund balance for future projects. There will be additional projects coming up in the next several years, including the Cross Street Bridge reconstruction which will be costly.

Option C: Use the funding to support a feasibility study to convert the state trunklines to two-way traffic.

There are policy documents the city has adopted (i.e., Master Plan and a few others) which support taking steps to convert one-way traffic to two-way traffic on the state trunklines in the city. The rationale behind looking at conversion to two-way traffic is it would reduce vehicle speeds and make the roads safer for pedestrians. The first step towards accomplishing this is conducting a feasibility study to look at options for how to reconfigure the roads.

There is some opportunity to align this with other regional transportation efforts. MDOT is hoping to complete a "Planning and Environmental Linkages" study on a portion of the Reimagine Washtenaw corridor, which positions MDOT to receive funding for implementation in future years. Having the city complete the two-way feasibility study would align with these efforts and could lead to outside funding to support the project.

Analysis:

There is not a right or wrong answer with this decision; it is a budget and policy decision of Council. Selecting a replacement project allows the City to reduce future costs, and execution of the project is within the City's control. Using the money on an existing project saves fund balance and in the case of a planned project such as Huron River Drive it is a direct cost-saving measure with project delivery within our control. In the case of an unfunded project such as the Cross Street Bridge Replacement it allows us to better leverage potential future grants. These options are lower risk and have quicker & more direct benefits because we know the funding will be utilized for a project which we have already identified as necessary.

Allocating funding to the two-way conversion study could give the city a pathway to meeting its policy goals and improving pedestrian safety in its main corridors, but there would be no guarantee that the final project could be implemented. The feasibility study could identify expensive or time-consuming issues which could act as a barrier to implementation. The timing of the two-way conversion feasibility study does make sense at this point for a variety of reasons including the anticipated influx of federal funding which may support the project, the study and potential MDOT project on the Washtenaw Road corridor from US-23 to Oakwood, and the 2022-23 improvements to Huron, Hamilton, and Washtenaw east of Summit. This option tends to be a higher risk option as there is no guarantee that a study will lead to implementation of the conversion project, but if it can be implemented, the non-monetary impact and benefits to the community could be significant.

Thank you and I look forward to further discussion on these alternatives.

2022 City Local - Washtenaw County Millage

- ▶ N Washington St (Cross to Emmet) was chosen by Council for 2022 but is no longer feasible for a rehabilitation and requires full replacement.
- ▶ DPS requests Council's input

PASER Rating	Road Name	From	To	LENGTH (MILES)	Road Treatment*	Total Probable Project Cost
4/3	Emmet St	Adams	N Huron	0.14	2" Mill & Overlay	\$ 179,520.00
3	N Washington St	Michigan	Pearl	0.08	2" Mill & Overlay	\$ 141,120.00
3	Pearl St	Huron	Washington	0.07	2" Mill & Overlay	\$ 116,800.00
3	Emmet St	Ballard	Hamilton	0.07	2" Mill & Overlay	\$ 105,600.00
4	Perrin	W Forest	Cross	0.13	2" Mill & Overlay	\$ 167,200.00
3	Perrin	Cross	Washtenaw	0.12	2" Mill & Overlay	\$ 236,800.00

*Pavement cores will be required on each road to determine final mill and overlay depth





Resolution No. 2022-055
March 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS; during the January 11, 2022 City Council voted to temporarily suspend all city advisory bodies until March 1, 2022 in response to the increasing COVID rates in the 48197 and 48198 zip codes; and

WHEREAS; the rates in the 48197 and 48198 have dramatically decreased since January 11, 2022 and City Council wishes to reinstate the city's advisory bodies.

NOW THEREFORE BE IT RESOLVED; that the City Council of the City of Ypsilanti formally reinstate all previously suspended advisory bodies starting immediately.

OFFERED BY: _____

SECONDED BY: _____

YES: _____ NO: _____ ABSENT: _____ VOTE: _____

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 1 day of March 2022

#Resolution No. 2022-055

Board and Commission Application for Reappointment

First Name	Paul
Last Name	Ajlouny
Address	
City	Ann Arbor
State	MI
Zip Code	48108
Phone Number	
Email Address	
Board or Commission of Reappointment	DDA
Number of Terms Served	1
Did you hold a Position of Leadership?	Yes
During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?	Provided insight and especially to the underrepresented Cross St district. Learned a lot about the DDA operation and looking forward to be even of more value
How will you continue to assist your Board or Commission to achieve its purpose if reappointed?	As I have learned more about the way the DDA works and the needs of the city and I'm particular cross street, I'm looking forward to being a more valuable asset to the group
Number of absences	1
If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)	Didn't
Electronic Signature Agreement	I agree.

Electronic Signature

Paul ajlouny

Email not displaying correctly? [View it in your browser.](#)

Board and Commission Application for Reappointment

First Name	Kayia
Last Name	Hinton
Address	
City	YPSILANTI
State	MI
Zip Code	48198
Phone Number	
Email Address	
Board or Commission of Reappointment	DDA
Number of Terms Served	1
Did you hold a Position of Leadership?	No
During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?	Yes, I attended meetings and contributed ideas as a business owner and resident in this community
How will you continue to assist your Board or Commission to achieve its purpose if reappointed?	I will continue to keep an open mind, and provide honest feedback
Number of absences	unsure
If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)	n/a
Electronic Signature Agreement	I agree.

Electronic Signature

Hinton

Email not displaying correctly? [View it in your browser.](#)

Board and Commission Application for Reappointment

First Name	Andrew
Last Name	French
Address	
City	Ann Arbor
State	Mi
Zip Code	48108
Phone Number	
Email Address	
Board or Commission of Reappointment	YDDA
Number of Terms Served	1
Did you hold a Position of Leadership?	Yes
During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?	I have been the chair of the Ops and Finance Committee. I was also the interim Board Chair last year. I have been actively engaged with our board and staff to serve the needs of our districts.
How will you continue to assist your Board or Commission to achieve its purpose if reappointed?	I will continue to be an active and engaged board member and leader.
Number of absences	0
If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)	I have not missed a board or committee meeting since joining the board.
Electronic Signature Agreement	I agree.

Electronic Signature

Andrew A French

Email not displaying correctly? [View it in your browser.](#)



City of Ypsilanti
Community and Economic Development

2021 Annual Report Ypsilanti Planning Commission

INTRODUCTION

The Planning Commission of the City of Ypsilanti is governed by the Michigan Planning Enabling Act, State of Michigan Public Act 33 of 2008, and by the City of Ypsilanti's Zoning Ordinance.

In 2021, the Planning Commission's membership was as follows:

Matt Dunwoodie (chair)
Michael Simmons (vice-chair)
Marc Arthur
Eric Bettis
Mike Davis Jr.

Jessica Donnelly
Phil Hollifield
Carl Schier
Jared Talaga (resigned October 2021)

Under the Planning Enabling Act, the Commission must provide an annual report to City Council, as the legislative body of the City. This report discusses,

1. The operations of the Commission during the past year
2. The status of any on-going planning activities
3. Recommendations to the legislative body related to planning and development

PLANNING COMMISSION OPERATIONS

The Planning Commission held twelve total meetings during 2021 which moved to a virtual platform in 2020 once the state and city were affected by the COVID-19 pandemic. Overall, Planning Commission acted on 25 items in 2021.

Applications

The Commission reviewed nine site plan review-related applications- one as a full site plan review, five as limited site plan reviews, and three as recently approved site plan amendments. The Commission also reviewed eight special use permit applications. All but one site plan review and special use permit applications were eventually approved; one was tabled first for more information or clarity, then approved.

There were three zoning ordinance text amendments. Two were City staff-led "bug-fixes," and one was a City staff-led amendment for residential zoning modifications, based on the recent Master Plan update. All three text amendments were ultimately adopted by City Council.

One alley vacation was proposed. City Council ultimately denied the alley vacation.

Master Plan and Special Planning Topics

The Master Plan was updated, by a process that began in December 2020 with Planning Commission's recommendation to distribute the plan for public comment, and ultimately ended with City Council adoption in May 2021. The Master Plan update largely consisted of the addition of the Sustainability Plan chapter. Small general updates were added to the Master Plan throughout the Plan.

The special planning topics involved the Non-Motorized Transportation Plan update. The Plan update was distributed for public comment in May, and then adopted by City Council in July.

Planning Commission's Non-motorized Transportation Advisory subcommittee continued to meet throughout 2021.

Bylaws

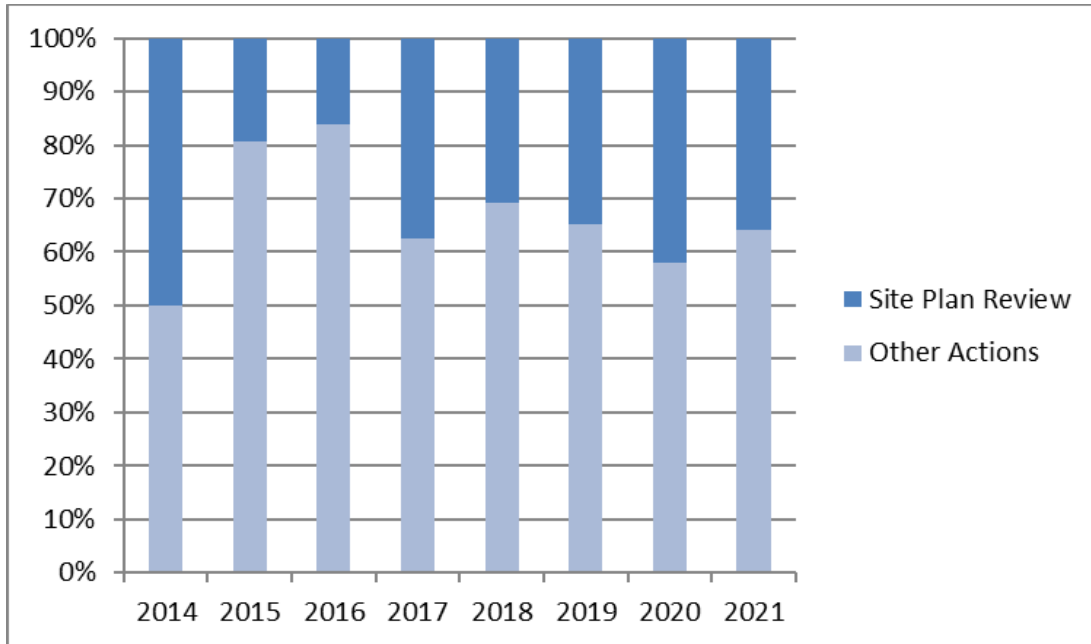
The bylaws were amended twice in 2020 but were not amended in 2021.

Also included in this year's annual report is the implementation matrix from the Master Plan update.

Figure 1: Planning Commission Applications by Type (past five years)

	2016	2017	2018	2019	2020	2021
Site Plan Review	5	6	12	8	13	6
Site Plan Amendment	--	2	1	1	--	3
Special Use Permit	5	1	11	5	12	8
Zoning Map Amendment	2	1	4	--	--	--
Zoning Text Amendment	5	1	8	4	3	3
Master plan Update/ Amendment	--	--	--	--	1	1
Planned Unit Development	1	1	1	--	--	--
Amend Approved PUD	--	--	--	--	--	--
Alley/Street closure/Vacation	2	--	--	--	--	1
Change in non-conforming use	1	--	--	--	--	--
Capital Improvements Reviews	3	1	1	4	--	1
Special topic planning (begins 2010)	--	3	1	--	2	2
Study Item (begins 2010)	1	--	--	--	--	--
Conditional Rezoning	--	--	--	1	--	--
Modification of Sign Standards (begins 2012, ends 2016)	--	--	--	--	--	--
Special Use Revocation (begins 2015)	--	--	--	--	--	--
Designation of Special Nonconforming Status (begins 2015)	6	1	--	--	--	--
Total Applications / Deliberations	31	17	39	23	31	25

Figure 2: Planning Commission Actions by Year (percent)



Master Plan Implementation Matrix

These goals and their matrices are taken directly from the Master Plan, adopted May 2021.

Items implemented in 2021 in **yellow**

Capital Improvements Plan = CIP; Zoning Ordinance = ZO

Center	Action	Timeframe	Location	Safety	Diversity	Equity	Environmental Sustainability	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
	Continue and expand the number, type, and location of festivals and events	Ongoing	All centers		x			x	Convention & Visitors Bureau (event attraction, destination marketing); Special Events policy		Ongoing
	Continue efforts to fill upper stories	Ongoing	All centers		x	x	x	x	Zoning Ordinance (enable private investment) DDA (business & investment attraction)	Ordinance passed 2014 MEDC façade grant 2018	Ongoing
	Maintain and expand transportation options	Ongoing	Downtown	x		x	x	x	Capital Improvements Plan; Zoning Ordinance (require last-mile infrastructure); Non-Motorized Transportation Plan	Capital Improvements Plan adopted 2020 Zoning Ordinance passed 2014 Non-Motorized Plan adopted 2021	Ongoing
	Draft a business attraction plan for Downtown, Depot Town and Cross Street	1-5 years	All centers		x			x	DDA	RRC Certification obtained 2015	Ongoing
	Encourage business and event activity during the day and evening	1-5 years	All centers	x	x	x		x	Zoning Ordinance (encourage mix of uses)	Ordinance passed 2014	Ongoing

2021 Planning Commission Annual Report

									DDA (business development)		
Create a marketing campaign for the City of Ypsilanti	1-5 years	All centers						x	Convention & Visitors Bureau	Community Tourism Action Plan adopted 2014	Ongoing- Update CTAP 2019. Also, City is working on Marketing Plan.
Curbless "festival" street on Washington	1-5 years	Downtown	x		x			x	Capital Improvements Plan		Ongoing
Use vacant storefronts for temporary retail uses	1-5 years	Downtown	x		x			x	DDA (landlord outreach)	Ordinance passed 2014	Ongoing
Permanent year-round home for Downtown Farmer's Market	1-5 years	Downtown	x	x	x	x		x	Zoning Ordinance (enabling) DDA (attraction)	Downtown Farmers' Market established 2016	Completed
Permanent year-round home for Depot Town Farmer's Market	1-5 years	Depot Town	x	x	x	x		x	Zoning Ordinance (enabling) DDA (attraction)		Ongoing
Increase walkability (2-way streets & raised intersections)	1-10 years	Downtown	x		x			x	MDOT coordination (20-year horizon) Capital Improvements Plan		Capacity reduction planning 2019-2022
Curbless "festival" street on River and Cross Streets	1-10 years	Depot Town	x		x			x	Capital Improvements Plan		Funding
Create a public space at new train station	1-10 years	Depot Town	x		x			x	Capital Improvements Plan	Proposed Amtrak Stop Feasibility Study completed 2018	Ongoing- Applied for CRISI (Consolidated Rail Infrastructure and Safety Improvements) grant but was not awarded grant.

2021 Planning Commission Annual Report

	Separate Cross and Washtenaw			x			x	x	Capital Improvements Plan		Capacity reduction, 2-way conversion
	1-10 years	Cross Street									
	Create a "front door" for EMU with reconfiguration of Cross and Washtenaw			x	x			x	MDOT coordination Capital Improvements Plan		Capacity reduction, 2-way conversion
	1-10 years	Cross Street									

	Action	Timeframe	Location	Safety	Diversity	Equity	Environmental Sustainability	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
Neighborhoods	Continue and increase rental inspections and enforcement	Ongoing	All neighborhoods	x		x	x	x	Building Department		Ongoing
	Assist continuation and expansion of EMU Live Ypsi program	Ongoing	All neighborhoods		x			x		Program continuing	Ongoing
	Regulate the form of buildings to preserve the character of neighborhoods	Ongoing	All neighborhoods		x	x		x	Zoning Ordinance	Building Types in zoning ordinance complete	Ongoing
	Create "Eco-Districts" in neighborhood parks	1-10 years	All neighborhoods		x		x		Zoning Ordinance (enable); Parks Plan and Capital Improvements Plan		Ongoing
	Re-survey of the Historic District	1-10 years	All neighborhoods			x	x		Historic District Ordinance (Chapter 54)		Ongoing
	Consider new opportunities for accessory dwelling units	1-5 years	All neighborhoods	—	x	x	x	x	Zoning Ordinance	Regulations permitting ADUs in all residential zones adopted in 2021	Complete
	Relax dwelling size, lot area, and lot dimensions requirements	1-10 years	All neighborhoods	—	—	x	x	x	Zoning Ordinance	Regulations relaxing such dimensional	Complete

									requirements adopted in 2021	
Allow for density increases in residential zoning districts for the purpose of housing affordability	1-10 years	All neighborhoods	—	—	×	×	×	Zoning Ordinance	Regulations for corner-lot duplexes adopted in 2021; further work to be done for density.	Ongoing
Revisit home occupation requirements and consider live-works	1-10 years	All neighborhoods		×	×	×	×	Zoning Ordinance		Ongoing
Revise family/occupancy caps	1-5 years	All neighborhoods	×	×	×			Zoning Ordinance		Ongoing
Create visitability requirements	1-5 years	All neighborhoods	×	×	×			Zoning Ordinance		Ongoing
Preserve Bell-Kramer residential land uses	Ongoing	Central neighborhoods	×		×	×		Zoning Ordinance	Bell-Kramer rezoned to residential in 2018	Ongoing

	Action	Timeframe	Location	Safety	Diversity	Equity	Environmental Sustainability	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
Corridors	Designate the appropriate building form for each corridor based on existing patterns and vision for that corridor	Form-based code	All corridors	×	×	×		×	Zoning Ordinance	Complete	Completed
	Retain the mix of uses within each corridor but allow them throughout the area	Form-based code	All corridors		×	×		×	Zoning Ordinance	Complete	Completed
	Reinforce preservation of historic buildings	Form-based code	Historic corridors		×			×	Zoning Ordinance; Historic District Ordinance	Complete	Ongoing

2021 Planning Commission Annual Report

	Maintain River Street as a historic boulevard	Form-based code	Historic corridors	x	x			x	Zoning Ordinance; Capital Improvements Plan	Ongoing	Ongoing
	Require a pedestrian friendly building form while allowing a mix of uses for both students and residents along Huron River Drive, Leforge & Railroad corridors	Form-based code	General corridors	x	x	x		x	Zoning Ordinance	Ongoing	Ongoing
	Coordinate regulations for Washtenaw Avenue with the Washtenaw County Re-Imagine Washtenaw Plan	1-10 years	General corridors	x	x	x		x	Zoning Ordinance	Ongoing	Ongoing
	Restore Harriet Street as the Main Street of adjacent neighborhoods	1-10 years	General corridors	x	x	x		x	Zoning Ordinance; Capital Improvements Plan	Ordinance passed 2014, ongoing	Ongoing
	Restore two-way function to Cross, Huron, and Hamilton Streets	1-10 years	Historic corridors	x		x	x	x	MDOT Coordination; Capital Improvements Plan	CIP adopted	Capacity/lane reduction project

Districts	Action	Timeframe	Location	Safety	Diversity	Equity	Environmental Sustainability	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
	Update regulations to create walkable areas at the border of the City and Campus	Form-based code	EMU	x	x	x		x	Zoning Ordinance	Complete	Completed
	Create regulations that support the existing building form but assure access by all modes of transportation	Form-based code	Health & Human Services	x	x	x	x		Zoning Ordinance	Complete	Completed

2021 Planning Commission Annual Report

Allow renewable energy facilities, such as solar panels, on industrial land	Form-based code	Job Districts				×	×	Zoning Ordinance	Complete	Completed
Reduce minimum lot size and width in the industrial park to create more opportunity	Form-based code	Job Districts		×			×	Zoning Ordinance	Complete	Completed
Align economic development incentives and programs to encourage emerging sectors that align with the Guiding Values and the employment potential of residents	1-5 years	All Districts				×	×	Economic Development Strategy	In progress	Ongoing
Create "Welcome to Ypsilanti" packages for new EMU students, including web version	1-5 years	EMU		×	×		×	Website & PDF authorship?		Package creation
Encourage use or redevelopment of unused parking lots	1-5 years	Health & Human Services & Job Districts		×		×	×	Zoning Ordinance (enable)	Complete	Completed
Create a "front door" for EMU in the area created by the reconfiguration of Cross Street and Washtenaw Ave.	1-10 years	EMU	×	×		×	×	MDOT coordination; Capital Improvements Plan		Capacity reduction & conversion to 2-way

LOOKING FORWARD

At the end of 2021, these planning projects remain in progress:

- Implementation of more Master Plan policy recommendations, including goals of housing affordability, density, and sustainability.
- Implementation of Non-Motorized Transportation Plan policy recommendations.
- Re-development of Water Street, 220 N Park, 206-210 N Washington
- Members of Planning Commission have expressed interest in reviewing and potentially revising certain parking standards in the Zoning Ordinance.
- The Planning Commission will continue to provide review of the annual Capital Improvements Plan prior to adoption by City Council, per state act.

ACTION

Planning Commission **approved** the 2021 annual report and its transmittal to City Council at its January 2022 regular meeting.



Resolution No. 2022-056
March 1, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council Meeting be adjourned, on call, by the Mayor or three (3) members of Council.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
1 day of March 2022

#Resolution No. 2022-056