

1. Sustainability Commission Agenda

Documents:

[SUSTAINABILITY_AGENDA_2017-11-06.PDF](#)

2. Sustainability Commission Packet

Documents:

[MEETING_PACKET_2017-11-06.PDF](#)

**CITY OF YPSILANTI
SUSTAINABILITY COMMISSION AGENDA
REGULAR MEETING
MONDAY, NOVEMBER 6, 2017
7:00 P.M. - 9:00 P.M.**

**Meeting Location:
SPARK East
215 West Michigan Ave.
Ypsilanti, MI 48197**

I. CALL TO ORDER

II. ROLL CALL

Emily Drennen	P	A
Nancy Heine	P	A
Natalie Sampson	P	A
Thomas McKee	P	A
Leah Vanlandingham	P	A
Brett Zeuner	P	A
Julia Bayha	P	A
Keith Michalowski	P	A
Thomas Kovacs	P	A

III. CONSENT AGENDA

- A. Approval of Agenda
- B. Approval of Minutes from previous two meeting

IV. AUDIENCE PARTICIPATION/COMMISSION RESPONSE (3 minutes per individual)

V. PROCLAMATIONS/PRESENTATIONS (maximum of 10 minutes per presentation)

VI. ACTIVE BUSINESS

- A. Sustainability Plan sub-committee update (Next meeting Mon. Nov. 20th, 7pm, Downtown Library)
- B. MGC Challenge sub-committee update (Next meeting TBD)
 - 1. Next meeting either Fri. Nov. 17th at 6:30pm or Sat. Nov. 18th at 10:30am?
- C. Outreach sub-committee update (No Updates)
- D. Volunteer opportunities for the Commission update (Commissioner VanLandingham)
- E. City of Ypsilanti recycling planning update and discussion (Commissioner Heine)
- F. Peninsular Dam update and discussion (Councilperson Bashert)

VII. NEW BUSINESS

- A. Interest in attending Housing and Affordability Joint Meeting with the Planning Commission and the Human Relations Commission scheduled for Mon. Nov. 13th at 7pm
- B. Discussion on appropriate usage of council/staff advisor resources by Commission, proper procedure for getting a subject onto the council agenda, and ways to improve the proposal process (City Manager McClary/Councilperson Bashert)
- C. Recommendation for a partnership between EMU and the city of Ypsilanti for a bike share program (Commissioner Kovacs)
- D. CBO recommendations to council update and discussion on how to proceed (Councilperson Bashert)

VIII. AUDIENCE PARTICIPATION/COMMISSION RESPONSE (3 minutes per individual)

IX. PROPOSED BUSINESS (for next meeting)

X. NEXT MEETING DATE

Monday, December 4, 2017

XI. ADJOURNMENT

Sustainability Commission Regular Meeting

Monday, September 11, 2017
City Council Chambers - One S. Huron St.
Ypsilanti, MI 48197
7:00 PM

Action Minutes

Sustainability Commission - City of Ypsilanti

I. CALL TO ORDER

II. ROLL CALL

Emily Drennen - Present

Nancy Heine - Present

Natalie Sampson – Not Present

Thomas McKee - Present

Leah Vanlandingham - Present

Brett Zeuner - Present

Julia Bayha - Present

Keith Michalowski - Present

Thomas Kovacs - Present

III. CONSENT AGENDA

A. Approval of Agenda

1. Cmmr. VanLandingham motions to add volunteer opportunities to agenda

a) Cmmr. McKee seconds

Sustainability Commission Regular Meeting

Monday, September 11, 2017
City Council Chambers - One S. Huron St.
Ypsilanti, MI 48197
7:00 PM

2. Cmmr. Zeuner motions to add update from MDEQ internship to agenda
 - a) Cmmr. VanLandingham seconds
3. Consent agenda is approved unanimously
- B. Approval of Minutes from Previous Meeting
 1. Unanimously approved

IV. AUDIENCE PARTICIPATION/COMMISSION RESPONSE

- A. No audience members – no participation

V. PROCLAMATIONS/PRESENTATIONS

- A. Cmmr. VanLandingham gave short presentation of volunteer opportunities
- B. Cmmr. Zeuner gave short presentation on internship at MDEQ

VI. ACTIVE BUSINESS

- A. Review and Approve Commission Bylaws
 - a) Add “per fiscal year” after absences in section 4 - Meetings of bylaws
 - b) Cmmr. Kovacs commented:
 - (1) Review alternative fuel policy - where is it? Need to check on this
 - (2) Comment on by-laws
 - c) Chair cmmr. Michalowski clarified reason for making comment on “one voice”

Sustainability Commission Regular Meeting

Monday, September 11, 2017
City Council Chambers - One S. Huron St.
Ypsilanti, MI 48197
7:00 PM

- d) Chair Michalowski entertained change contingent on absence clarification
- e) Cmmr. Kovacs motioned to pass
 - (1) Cmmr. McKee seconds

B. Sustainability Plan Sub-Committee Update

- 1. Cmmr. Kovacs gives update on sustainability subcommittee
 - a) August 17th meeting - defining sustainability (considering three pillars of sustainability)
 - b) Put it on Google Docs to publicly edit
 - c) Read definition from Google Doc
 - d) Reviewed comments - social versus community - conciseness
 - e) Proposal of change society to community in definition —

C. Outreach Sub-Committee Update

- 1. Cmmr. Zeuner gives update on sub-committee and asks if other commissioners are interested in helping and/or joining the sub-committee.
- 2. Cmmr. Kovacs suggests presence at Ypsi events
 - a) First Fridays?
 - b) Ypsilanti Clean-Up Day
 - c) Citizen Science projects
- 3. Cmmrs McKlee and Michalowski offer help

Sustainability Commission Regular Meeting

Monday, September 11, 2017
City Council Chambers - One S. Huron St.
Ypsilanti, MI 48197
7:00 PM

- a) Make Google Calendar/Spreadsheet
- b) Volunteer groups — Lion's Club? Rotary Club?
- 4. Cmmr. VanLandingham offers to make a list of groups
 - a) Schools - environmental education in Ypsilanti K-12
- 5. Cmmr. Bayha offers her assistance and willingness to help
- 6. Meeting for next Thursday is proposed
- D. MGC Challenge Sub-Committee Update
 - 1. Cmmr. McKee gives update on two meetings since last commission meeting in September
 - a) August 16th – First meeting
 - (1) Attendance by Cmmrs. VanLandingham and McKee
 - (2) Broad goals made – benchmarking current progress
 - (3) Ambitious goal - entry form ready by November meeting - to allow for pursuance of other goals
 - b) Second meeting date for september 6th
 - (1) Attendance by Cmmrs. VanLandingham and McKee
 - (a) Three community members also attended
 - (2) Divided work into broad categories
 - (3) Uniform recording format - Enter other sustainable competitions

Sustainability Commission Regular Meeting

Monday, September 11, 2017
City Council Chambers - One S. Huron St.
Ypsilanti, MI 48197
7:00 PM

- (4) Apply for other awards and grants
- (5) Pursue other recognition for the committee
- (6) Two seats open - to stay under quorum
- (7) Cmmr. Drennen offers help with MGC review and submittal process
- (8) Cmmr. Heine asks for clarification on which level or tier we will pursue
- (9) Cmmr. McKlee clarifies that we are not setting eyes on a specific tier
- (10) Cmmr. Leah clarifies that you can't do silver or gold without first doing bronze - so we should start with that

VII. AUDIENCE PARTICIPATION/COMMISSION RESPONSE

- A. No audience participation

VIII. PROPOSED BUSINESS

- A. Cmmr. Bayha expresses interest in Facebook group for commission
- B. Cmmr. VanLandingham wants commission to be more involved - reiterates volunteer opportunities like Growing Hope.
 - 1. Opportunity to learn about farming, urban agriculture while building team cohesion
- C. Cmmr. Zeuner proposed MDEQ connection – utilizing state resources, if needed
- D. Cmmr. Heine suggests bringing more speakers
- E. Cmmr. Bayha suggests a Solar Ypsi - presentation
- F. Cmmr. Drennen suggests bringing social groups to commission

Sustainability Commission Regular Meeting

Monday, September 11, 2017
City Council Chambers - One S. Huron St.
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- G. Cmmr. VanLandingham brought up joint council meeting - Washtenaw County Solid Waste Plan
- H. Cmmr. Heine clarifies - solar ypsi for October
- I. Cmmr. Drennen said she emailed solar ypsi
 - 1. Asked for clarification on mayor's help with finding youth members

IX. NEXT MEETING DATE

- A. Monday, October 2nd, 2017 at City Council Chambers

X. ADJOURNMENT

- A. Commission meeting adjourned on schedule

CITY OF YPSILANTI SUSTAINABILITY COMMISSION

MEETING MINUTES

October 2, 2017

CALL TO ORDER

The regular meeting of the City of Ypsilanti Sustainability Commission was called to order by Chairman Michalowski at 7:00 PM in the city council chambers, Ypsilanti City Hall, 1 South Huron Street.

ROLL CALL

PRESENT: Heine, Sampson, McKee, Zeuner, Bayha, Michalowski, Kovacs

ABSENT: Drennen, Vanlandingham

ALSO PRESENT: Council Member Bashert (Council Liaison), City Manager McClary (Staff Liaison)

A quorum was present for the conduct of business.

CONSENT AGENDA

MOTION BY ZEUNER, SECOND BY BAYHA, TO APPROVE THE CONSENT AGENDA WITH THE REMOVAL OF ITEM B – APPROVAL OF MINUTES FROM PREVIOUS MEETING:

VOTE: Unanimous

MOTION: Carried

ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION

Item B – Zeuner indicated that the revision to the minutes requested by Kovacs was made to the draft minutes of the September 11, 2017, regular meeting. Approval of the minutes of the September 11, 2017, regular meeting will be presented for approval at the commission's November regular meeting.

AUDIENCE PARTICIPATION/COMMISSION RESPONSE

No comments from the public were received.

PROCLAMATIONS/PRESENTATIONS

Dave Strenski of Solar Ypsi provided a presentation local solar installation efforts. He presented information on Michigan Energy overview, typical solar panel installation and operation, 50 largest roofs in Ypsilanti as potential for solar panels, and Ypsilanti's SolSmart Award.

ACTIVE BUSINESS

A. SUSTAINABILITY PLAN SUBCOMMITTEE UPDATE – Kovacs provided an update on the committee's work and presented the committee's proposed working definition of sustainability.

MOTION BY KOVACS, SECOND BY ZEUNER, TO RECOMMEND TO THE YPSILANTI CITY COUNCIL THAT THE FOLLOWING WORKING DEFINITION OF THE TERM "SUSTAINABILITY" BE APPROVED: *"Sustainability: Achieving a balance of ecological, social, and economic considerations to provide for an equitable path for*

the growth and improvement of our community in the uses of our resources, remaining conscious of the historical context, while ensuring the availability and vitality of those resources for future generations."

VOTE: Unanimous

MOTION: Carried

MOTION BY KOVACS, SECOND BY ZEUNER, TO RECOMMEND TO THE CITY OF YPSILANTI CITY COUNCIL AND PLANNING COMMISSION TO ENSURE ALL DEVELOPMENT WITHIN THE CITY IS SUSTAINABLE DEVELOPMENT AND IS CONSISTENT WITH THE WORKING DEFINITION OF SUSTAINABILITY APPROVED BY THE CITY OF YPSILANTI SUSTAINABILITY COMMISSION AND RECOMMEND THAT, UNTIL A SPECIFIC SUSTAINABILITY PLAN IS FORMULATED, THE CITY COUNCIL ENSURES THAT ALL DEVELOPMENT PLANS MEET THE FOLLOWING REQUIREMENTS, WHERE APPLICABLE: LEED RATING OF AT LEAST SILVER; SOLAR ENERGY; WASTE STREAM REDUCTION AND/OR DIVERSION, INCLUDING RECYCLING; LED LIGHTING IN ALL PUBLIC SPACES; ENERGY STAR-RATED APPLIANCES; BIKE-FRIENDLY ROADS; ACCESS TO PUBLIC TRANSPORTATION FOR HOUSING DEVELOPMENTS; BIO-SWALES OR RAIN GARDENS UPSTREAM OF STORM WATER DRAINS AND WETLANDS; PROPERTY TAX RELIEF AND RENT PROTECTION FOR LOW INCOME AND RETIREMENT-AGE RESIDENTS; AND INCENTIVES IN ZONING (EXPEDITED REVIEW, DENSITY BONUS, TAX REDUCTION, ETC.) FOR COMMUNITY BENEFITS (E.G., OPEN SPACE CONSERVATION, AFFORDABLE HOUSING, SUSTAINABLE DEVELOPMENT BEYOND THESE MINIMUM REQUIREMENTS).

VOTE: Unanimous

MOTION: Carried

B. MGC CHALLENGE SUBCOMMITTEE UPDATE UPDATE – No update

C. OUTREACH SUBCOMMITTEE UPDATE – Michalowski provided an updated on the work of the Outreach Subcommittee and submitted the following ideas from the committee for possible outreach efforts: (1) grant research and application; (2) Facebook page; (3) add mailing list to city website (Google groups join box); (4) establish a "Google Guides" Meetup for Ypsilanti; (5) community polls; (6) listing of active Ypsilanti groups; (7) Community building meetups (volunteer, cards, discussions, hikes, potluck, etc.); (8) commission volunteering locally; (9) local business showcase articles; (10) meetings at local businesses potentially with presentations from the owners; (11) a paper suggestion box; and (12) build a network of neighborhood representatives.

D. VOLUNTEER OPPORTUNITIES FOR THE COMMISSION UPDATE – Michalowski informed the commission of an opportunity to volunteer for an upcoming Growing Hope event.

PROPOSED BUSINESS

A. REVIEW CITY OF YPSILANTI RECYCLING PROGRAM – Michalowski stated that the commission should consider recommending a new location for the recycling drop off location, evaluating the current recycling provider, and recommending a policy for multi-unit apartment complexes recycling. He stated that it might be helpful to tour the recycling provider's facilities and asked if a commissioner would be willing to spearhead the recycling review efforts. Heine volunteered to spearhead the recycling review efforts with help from other commissioners.

B. PENINSULAR DAM REMOVAL EVALUATION – Michalowski stated that the commission's understanding is that the city is working to remove the Peninsular Dam and that the commission should review this project. Council Liaison Bashert corrected the commission that the city is undertaking a study to determine the feasibility and cost effectiveness of removing the dam as a supplement to the 2014 dam

restoration study so that council has all necessary information to make an informed decision as to whether it is in the best interest of the community to restore or remove the dam. She stated that the council has made no decision either way at this time. City Manager McClary stated that the study will probably not be completed until spring 2018 due to the fact that winter weather may impact the ability to do the necessary site investigation work. Michalowski thanked Bashert and McClary for the clarification and stated that the commission does not need to review the matter in light of this information.

AUDIENCE PARTICIPATION/COMMISSION RESPONSE

Max Rickard – 525 N. Adams #6 – commented on food deserts.

Amber Fellows - [REDACTED] - commented on commission agenda process, sustainability plan, and International Village.

Erica [REDACTED] - [REDACTED] - commented on International Village, sustainability plan, Climate Action Plan, and community benefits agreements.

Kyle Hunter - [REDACTED] - commented on International Village.

Heather Charles – N. Washington – commented on community benefits agreements and ordinances.

Lisa Volker? - [REDACTED] - commented on International Village.

NEW BUSINESS

WATER STREET-INTERNATIONAL VILLAGE SUSTAINABILITY RECOMMENDATIONS FOR DEVELOPMENT AGREEMENT

MOTION BY ZEUNER, SECOND BY KOVACS, TO REQUEST THAT CITY COUNCIL EXTEND THE DEADLINE FOR APPROVAL OF A DEVELOPMENT AGREEMENT FOR THE INTERNATIONAL VILLAGE PROJECT PAST DECEMBER 31, 2017, FOR AT LEAST THREE MONTHS AND TO INCLUDE A COMMUNITY BENEFITS AGREEMENT PROCESS.

VOTE: Unanimous

MOTION: Carried

NEXT MEETING DATE

The next meeting of the Sustainability Commission is scheduled for Monday, November 6, 2017, at 7:00 PM.

ADJOURNMENT

MOTION BY KOVACS, SECOND BY ZEUNER, TO ADJOURN THE MEETING OF THE SUSTAINABILITY COMMISSION.

VOTE: Unanimous

MOTION: Carried

The meeting of the Sustainability Commission was adjourned at 10:02 PM.

Respectfully submitted,

Darwin D. P. McClary

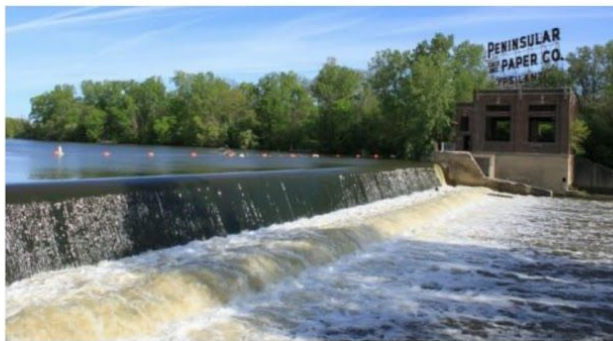
City Manager/Acting Recording Secretary



So, Ypsilanti, should we repair or remove the Peninsular Dam?

By Mark | October 2, 2017

As you may have heard, over the next several months, members of our City Council will be debating whether we should remove Ypsilanti's aging [Peninsular Dam](#), or invest approximately \$640,000 in its renovation... Following, in hopes that it might help some of you to better understand the various issues at play in the "remove vs. repair" debate, is my recent conversation with Laura Rubin, the executive director of the [Huron River Watershed Council](#).



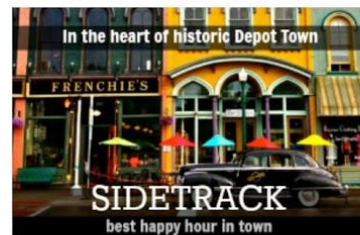
[Seen above, the Peninsular Dam, near the intersection of Huron River Drive and LeForge Road, was initially constructed in 1867 by the now defunct [Peninsular Paper Company](#).]

MARK: As I know the City of Ypsilanti is currently reviewing its options relative to Peninsular Dam, I was hoping that I might be able to ask you a few questions. Assuming that's something you're amenable to, I'll just jump right in... Let's start with the big picture. How many dams do we currently have along the Huron River?

LAURA: There are over 100 dams in [the watershed](#), on the river and tributaries. There are 17 dams on the main stem of the river.

MARK: And would it be safe to say that you're of the opinion that these dams are bad for the watershed?

CONNECT



RECENT COMMENTS

- Vivienne Armentrout on [My friend Jeff Irwin is running for State Senate and he'd like to meet you this Wednesday in Ypsi](#)
- TeacherPatti on [My friend Jeff Irwin is running for State Senate and he'd like to meet you this Wednesday in Ypsi](#)
- Hyborian Warlord on [The real story isn't that the Russians apparently have video of Trump engaged in piss play with Moscow prostitutes, but that he essentially hired the Russians to steal the election for him, offering the Ukraine in return. If true, it's treason.](#)
- TeacherPatti on [My friend Jeff Irwin is running for State Senate and he'd like to meet you this Wednesday in Ypsi](#)

10/30/2017

So, Ypsilanti, should we repair or remove the Peninsular Dam?

LAURA: Yes. The fact is dams are bad for rivers. A river's job is to move water and sediment. Dams prevent both of these fundamental functions. They stop and warm the water. They change the natural flow variations of the river. They foster weed growth and algae blooms. They reduce biological diversity. Having said that, dam removal decisions must be weighed against many variables, not always, or only, what is best for the river.

MARK: And why were these dams installed? Were they solely put in place for power production, or were they installed, at least in part, to help regulate the flow of the river, reduce flooding, etc?

LAURA: Many of the older dams were installed to generate power for mills and communities. There are only 4 dams left that generate power. Most of the dams have transitioned for recreational, municipal water supply, and property value enhancement purposes. None of the dams on the river manage flooding.

MARK: By "recreational purposes," you mean that dams increase shoreline, and create lakes, where people can swim, fish, hunt, have boats, etc...

LAURA: Yes.

MARK: Am I correct that the Peninsular Dam is not one of the four that still produces power?

LAURA: That's correct. It no longer produces power.



MARK: I may be mistaken, but, as I understand it, people these days rarely dam rivers the size of the Huron, not solely because of the damage they do to habitats, but because they aren't economically feasible. Is that correct?

LAURA: In Michigan, we don't have the elevation drops to make hydropower electricity economically feasible. The height or drop of the dams in our watershed tend to average around 6-16 feet. It is difficult to make enough energy to pay for the cost of generating power and to meet the Federal Energy Regulatory Control (FERC) regulations. The hydropower dams on the Huron either lose money or barely break even. Dam removal is therefore becoming the economical choice.

MARK: OK, so, from what I've heard, it would cost us \$650,000 to repair the Peninsular Dam, and that wouldn't include work on the power generation

- **R.P. on** My friend Jeff Irwin is running for State Senate and he'd like to meet you this Wednesday in Ypsi
- **Lynne on** The real story isn't that the Russians apparently have video of Trump engaged in piss play with Moscow prostitutes, but that he essentially hired the Russians to steal the election for him, offering the Ukraine in return. If true, it's treason.
- **stupid hick on** The real story isn't that the Russians apparently have video of Trump engaged in piss play with Moscow prostitutes, but that he essentially hired the Russians to steal the election for him, offering the Ukraine in return. If true, it's treason.
- **Sad on** The real story isn't that the Russians apparently have video of Trump engaged in piss play with Moscow prostitutes, but that he essentially hired the Russians to steal the election for him, offering the Ukraine in return. If true, it's treason.
- **JM on** My friend Jeff Irwin is running for State Senate and he'd like to meet you this Wednesday in Ypsi
- **anonymous on** Yes, it looks as though the person responsible for the racist graffiti at EMU may have been black. And, no, that does not mean racism no longer exists.

10/30/2017

So, Ypsilanti, should we repair or remove the Peninsular Dam?

components... In other words, that would just give us a functioning dam, not one capable of producing electricity. Is that correct?

LAURA: Yes. And that \$650,000 is an estimate from 2014, so it will likely increase. The City of Ypsilanti, as dam owner, is responsible for its maintenance and repairs. A 2014 dam inspection report projected maintenance costs of over \$650,000—not including any park or powerhouse repairs nor the installation of hydropower. In 2016 the DEQ told the city to complete the work within 10 years.

MARK: And would I be correct in assuming that, given the condition of the dam, we might not be able to put this “repair or remove” decision off until 2026?

LAURA: I doubt it. The MDEQ asked for a schedule of the repairs.

MARK: I seem to recall that, not too long ago, we had people in Ypsi city government who thought that they could bring the dam back online, making it profitable as a producer of hydroelectric power...

LAURA: Yes. Over the past 10 years, the City has explored restarting hydropower at the dam. After years of discussions with potential energy companies and buyers, however, it became clear that hydropower was fiscally unwise—it just wouldn't pay for itself.

MARK: How would the river change if the Peninsular Dam were removed? Do we know how far the water level would drop above the dam, and how much higher it would rise below, if at all?

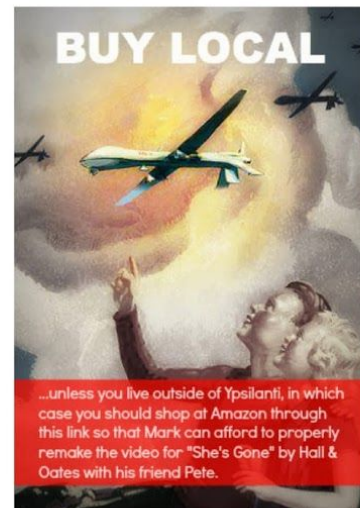
LAURA: Usually the river goes to about $\frac{1}{3}$ the size of the impoundment (the pond) closely following the original river bed. But, a dam feasibility study would give a better sense of where the river would return to. The City is commissioning a study to explore the feasibility of dam removal. That doesn't commit the city to this path, but allows them to weigh the options. The study will look at the sediments behind the dam, infrastructure, and land ownership issues, and will provide a conceptual design of the river after removal, plus a range of costs for removal.

MARK: And do we know when we might have the results of this study, showing how the river will likely change with the removal of the dam?

LAURA: The City committed some funds to the study in April 2017, and the plan is to move ahead with the study this fall. They hope to have it completed over the winter.

MARK: So, am I to understand that, while the river levels would decrease above the dam, assuming we move forward with removal, they would essentially stay the same below the dam, once things had reached an equilibrium? I ask because, as you know, we're discussing [the commercialization of the City's Water Street property](#), much of which sits in the 100 year floodplain. And, if the river level goes up even by a little bit in that area, I'm thinking that it could affect the development.

LAURA: Yes, the dam is operated as “run of the river” which means that it is operating on the flow of the river and not storing or regulating water flow. So the downstream flow will not change.



10/30/2017

So, Ypsilanti, should we repair or remove the Peninsular Dam?

budget, assuming our City Council decides to keep the dam and repair it, not the County budget...

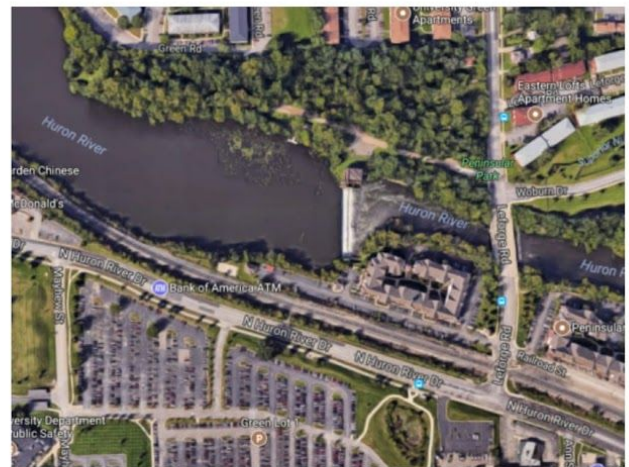
LAURA: Yes, the City owns the dam and is responsible for maintenance and safety, including liability insurance.

MARK: And the alternative, of course, would be to remove the dam altogether, which, as I understand it, may be covered by grant funding.

LAURA: It's much easier to get funding for dam removal than for repair. That's because the state and federal government and many foundations recognize that dams are bad for rivers. They are not good sources of energy. They are safety hazards and they are expensive. That's why there all kinds of state and federal sources of grants for dam removal. I am not aware of any grant funding for dam maintenance or repair--those costs are all on the city.

MARK: Assuming people read this and they want to get more involved in the movement to remove the Peninsular Dam, what would you suggest?

LAURA: Councilmembers and the Mayor need to hear from City of Ypsilanti residents, businesses, and community leaders who want to see a study conducted and a measured evaluation of the future of Peninsular Paper Dam.



[For those interested in learning more about the current state of the Huron River watershed, check out [episode twenty-one of The Saturday Six Pack](#), where I talked with Rubin at length about the history of the river, and the progress we've made toward restoring it over the past 50 years, after nearly a century of abuse.]

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« [Taking the night off to celebrate my 18th wedding anniversary](#)

[With the Mayor and Mayor Pro-Tem having left the room, Ypsi City Council votes unanimously to pursue a formal investigation into their recent trip to China »](#)

- [Dreamland Tonight](#)
- [Monkey Power Trio](#)
- [Severed Unicorn Head Superstore](#)
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Ypsi Living

- [AMPY: Abundant Michigan](#)
- [Bike Ypsi](#)
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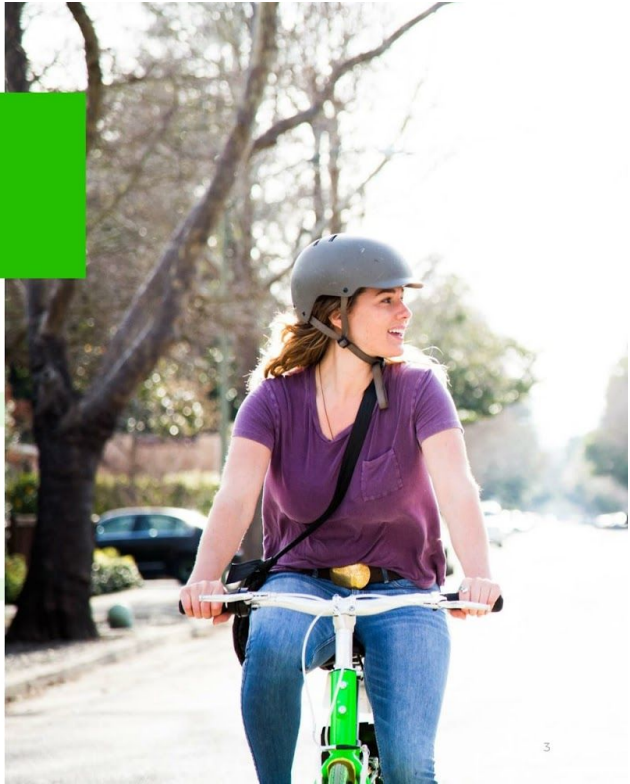
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What sets LimeBike apart

- No funding required
- Experienced team
- Complementary with city
- Simple, more affordable pricing
- Advanced 3G/GPS smart bikes
- Here for the long-term

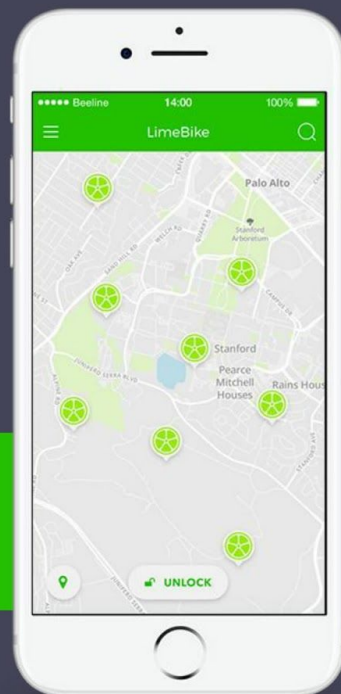
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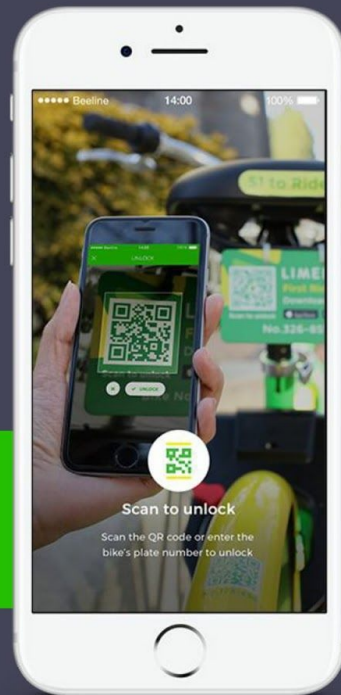
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Riders easily
Locate, Unlock,
Ride, and Pay

2 Unlock Bikes with QR Code Or Plate Number

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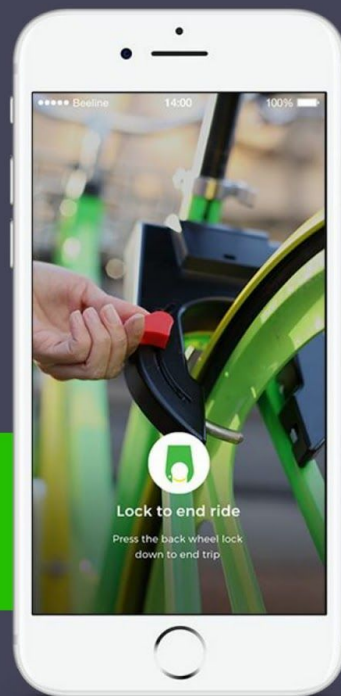


5

Riders easily
Locate, Unlock,
Ride, and Pay

3 Lock the back wheel to end the ride

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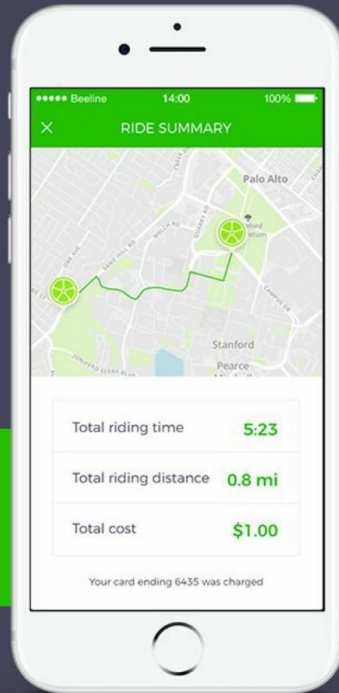


6

Riders easily
Locate, Unlock,
Ride, and Pay

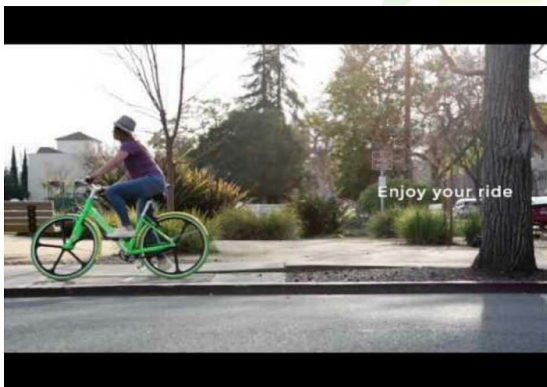
4 Easily track and pay
for each ride.

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7

Revolutionizing Urban
Mobility



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Affordable Pricing

Payment options to make biking a daily habit & **increase ridership**

PAY AS YOU GO

\$1 / 30 min.

No hidden charges
such as going over an
initial time block or not
docking a bike.

MONTHLY MEMBERSHIP

\$30 for **100** rides

User will pay additional
\$0.5 for all rides exceeding
30 minutes limit.

STUDENTS

\$0.50 / 30 min.

Students and university
affiliated groups will enjoy
half price on above
pricing structure.

Thank You

Suzanne Dorsett
suz@limebike.com

Maggie Gendron
maggie.gendron@limebike.com



Resolution No. 2017 - 238
October 17, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti Sustainability Commission was created by ordinance of the city council on January 24, 2017, to create a model of sustainability for our community, prepare a sustainability plan, and prioritize sustainability policies, among other tasks; and

WHEREAS, to undertake its responsibilities delegated to it by ordinance, the Sustainability Commission must work with clear direction from the city council, including an approved working definition of the term 'sustainability' as its meaning is to be applied to the City of Ypsilanti; and

WHEREAS, the Sustainability Commission prepared and approved for recommendation to the city council a proposed working definition of 'sustainability';

NOW THEREFORE BE IT RESOLVED BY THE CITY OF YPSILANTI that the following working definition of the term 'sustainability' as recommended by the Ypsilanti Sustainability Commission is hereby approved to guide the work of the commission:

"SUSTAINABILITY: Achieving a balance of ecological, social, and economic considerations to provide for an equitable path for the growth and improvement of our community in the uses of our resources, remaining conscious of the historical context, while ensuring the availability and vitality of those resources for future generations."

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



REQUEST FOR LEGISLATION

October 17, 2017

To: Honorable Mayor and Ypsilanti City Council

From: Darwin D. P. McClary, City Manager

Subject: **SUSTAINABILITY COMMISSION RECOMMENDATION ON SUSTAINABLE DEVELOPMENT**

SUMMARY & BACKGROUND:

The Ypsilanti Sustainability Commission met on October 2, 2017, and approved a recommendation to the city council to ensure all development within the city is sustainable development and is consistent with the working definition of sustainability approved by the commission and city council. Until a specific Sustainability Plan is adopted, the commission recommends that the city council ensures that all development plans meet the following requirements, where applicable:

- LEED rating of at least silver
- Solar energy
- Waste stream reduction and/or diversion, including recycling
- LED lighting in all public spaces
- Energy-Star rated appliances
- Bike-friendly roads
- Access to public transportation for housing developments
- Bio-swales or rain gardens upstream of storm water drains and wetlands
- Property tax relief and rent protection for low income and retirement-age residents
- Incentives in zoning (expedited review, density bonus, tax reduction, etc.) for community benefits (e.g., open space conservation, affordable housing, and sustainable development beyond these minimum requirements)

The city council received a presentation from Commissioner Brett Zeuner on this recommendation at council's October 3, 2017, meeting.

I requested a legal opinion regarding the requirements for property tax relief and rent protection, as I was concerned that these requirements may be illegal. Attached is the City Attorney's opinion dated October 3, 2017. The City Attorney indicated that he may issue additional opinions regarding the remainder of the commission's recommendations.

PREVIOUS COUNCIL ACTION:

10/03/2017 – City council received a presentation from Commissioner Zeuner on the recommendation from the Sustainability Commission to establish sustainable development requirements.

FINANCIAL IMPACT:

None

RECOMMENDED ACTION:

Discuss the recommendation from the Sustainability Commission regarding establishing requirements for sustainable development, as well as the legal and other concerns of the City Attorney and city staff. Schedule the matter for further consideration at council's November 9, 2017, regular meeting to provide direction to the Sustainability Commission on necessary changes to any requirements the council may desire to adopt. The City Attorney should advise as to the proper form in which the city council would establish such regulations (i.e., ordinance versus resolution).

ATTACHMENTS:

None

CITY MANAGER APPROVAL: _____ DDPM

COUNCIL AGENDA DATE: 10/17/2017

CITY MANAGER COMMENTS: Discuss the recommendation of the Sustainability Commission to establish requirements for sustainable development, City Attorney and staff concerns, and proper form for adopting such regulations, and schedule the matter for further consideration at city council's November 9, 2017, regular meeting.

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2017 - 239
October 17, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti Sustainability Commission was created by ordinance of the city council on January 24, 2017, to create a model of sustainability for our community, prepare a sustainability plan, and prioritize sustainability policies, among other tasks; and

WHEREAS, the Sustainability Commission has prepared recommendations for the city council to ensure all development within the city is sustainable development and is consistent with the working definition of sustainability approved by the commission and the city council; and

WHEREAS, the City Attorney has expressed concerns regarding the legality of some of the proposed regulations for sustainable development presented by the commission;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF YPSILANTI that the city council hereby schedules the recommendation from the Sustainability Commission for establishment of certain requirements for sustainable development for further consideration at its November 9, 2017, regular meeting to address legal and other city staff concerns and to provide direction to the commission on any change to the requirements that may be desired by the city council.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



**Barr,
Anhut &
Associates, P.C.**
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Daniel J. DuChene

Jesse O'Jack ~ Of Counsel
William F. Anhut ~ Of Counsel – Retired
Jennifer A. Healy ~ Legal Assistant

MEMORANDUM

To: Darwin McClary, Ypsilanti City Manager
From: John M. Barr, Ypsilanti City Attorney
Date: October 3, 2017
Re: Recommendations of Ypsilanti Sustainability Commission

This memo is in response to your request for a legal opinion regarding the legality of the recommendations of the Ypsilanti Sustainability Commission made at the Commission meeting of Monday, October 2, 2017.

You have specifically requested opinion on two recommendations concerning property tax relief and rent protection. The Commission recommendations on those items are: PROPERTY TAX RELIEF AND RENT PROTECTION FOR LOW INCOME AND RETIREMENT-AGE RESIDENTS.

This memo will answer first those two items and future memos will address the balance of the recommendations.

In my opinion, both recommendations are not within the legal power of the Ypsilanti City Council.

Property Tax Relief. The Michigan Constitution of 1963 in Section 3, provides that "The legislature shall provide for the uniform general ad valorem taxation of real and personal property..." This principle was followed in the Michigan General Property Tax Act, Public Act 206 of 1893. County and State review of local assessments is required to make sure assessments are based on true cash value.



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William F. Anhut ~ Of Counsel – Retired
Jennifer A. Healy ~ Legal Assistant

It would be illegal to provide a lower assessment or rate of tax to a property owner based on the owner's financial condition.

Rent Control. Local rent control is prohibited by state law. MCL 123.411 provides: "A local governmental unit shall not enact, maintain, or enforce an ordinance or resolution that would have the effect of controlling the amount of rent charged for leasing private residential property."

Note however, that the statute also provides: This section does not impair the right of any local governmental unit to manage and control residential property in which the governmental unit has a property interest."