



**CITY OF YPSILANTI  
REGULAR COUNCIL MEETING  
Tuesday, May 19, 2026 @ 6:00 PM  
Council Chambers  
One South Huron, Ypsilanti, MI 48197  
[Launch Meeting - Zoom](#)**

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. A MOMENT TO CENTER AND FOCUS**

**IV. AGENDA APPROVAL**

**V. PUBLIC COMMENT - 60 MINUTES TOTAL (3 MINUTES/EACH SPEAKER)**

**VI. PRESENTATIONS**

- A. Dr. Brendan B. Kelly, President, Eastern Michigan University & Dr. Tressa Kelly
- B. Proclamation for Stop the Gun Violence Community Outreach Event - Wear Orange Weekend – June 6, 2026

**VII. ORDINANCES FIRST READING**

- A. Ordinance No. 1465 – "Harm Reduction Zoning Text Amendment."  
Public Hearing Resolution No. 2025-114, close the public hearing.  
Resolution No. 2025-113, determination.

**VIII. CONSENT AGENDA**

- A. Resolution No. 2026-115 Approving all items on the Consent Agenda.
- B. Resolution No. 2026-116 Approving the minutes of the regular meeting of May 5, 2026, and the Special Meetings of April 22, 2026 and May 12, 2026 of the Ypsilanti City Council be approved.
- C. Resolution No. 2026-117 Reappointing Resident, Nancy Heine to the Sustainability Commission, with a term ending May 1, 2029.
- D. Resolution No. 2026-118 Approving the Pen Dam Change Order.
- E. Resolution No. 2026-119 Approving the proposal submitted by OHM for project oversight and construction coordination services for the Frog Island Accessibility Improvement project in the amount of \$48,995.

- F. Resolution No. 2026-120 Approving the amendment submitted by OHM to the previously approved CA/CE proposal for the reconstruction of Harriet Street (First to Hawkins) in the amount of \$37,850.
- G. Resolution No. 2026-121 Approving the proposed Ordinance No. 1463, entitled "2026-2027 Tax Levy Ordinance" upon second and final Reading.
- H. Resolution No. 2026-122 Recognizing June 19th and authorizing to display the Juneteenth Flag from a window in Council Chambers viewable from Huron St., through the duration of the month.
- I. Resolution No. 2026-123 Declaring June as "Pride Month" and authorizing to display the Pride Flag from a window in Council Chambers viewable from Huron St., through the duration of the month.

**IX. RESOLUTIONS/MOTIONS/DISCUSSIONS**

- A. Resolution No. 2026-124 Proclaiming Saturday, June 6, 2026, as CIVIC DUTY EDUCATION DAY in the City of Ypsilanti and encouraging all residents, families, educators, youth leaders, elected officials, and community stakeholders to participate in activities that uplift civic knowledge, community voice, and public engagement.
- B. Resolution No. 2026-125 Approving Ordinance No. 1464 entitled, "An Ordinance to Amend Budget for 2025-2026 and Adopt Budget for FY 2026-2027 and 2027-2028, upon Second and final Reading.
- C. Resolution No. 2026-126 Approving the request to waive the application, event, and street closure fees totaling \$2,500 for the Ypsilanti Youth Orchestra.
- D. Resolution No. 2026-127 Formally supporting YCUA's 12 month moratorium on the delivery, commitment, reservation, extension, or approval of water and sewer services to hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers pending completion of necessary due diligence investigations.

**X. BOARD AND COMMISSION - LIAISON REPORTS**

- A. Police Advisory Commission
- B. Human Relations Commission
- C. Parks and Arts Commission
- D. Sustainability Commission
- E. Historic District Commission
- F. Planning Commission
- G. Zoning Board of Appeals

**XI. LIAISON REPORTS**

- A. SEMCOG Update
- B. Washtenaw Area Transportation Study
- C. Urban County
- D. Ypsilanti Downtown Development Authority
- E. Friends of Rutherford Pool

**XII. COUNCIL PROPOSED BUSINESS**

**XIII. COMMUNICATIONS FROM THE MAYOR**

**XIV. COMMUNICATIONS FROM THE CITY MANAGER**

**XV. COMMUNICATIONS**

- A. WCAA Letter and Resolution Affirming Constitutional Compliance and Clarifying the Authority's Role in Federal Immigration Enforcement

**XVI. PUBLIC COMMENT - CONTINUED (3 MINUTES/EACH SPEAKER)**

**XVII. ADJOURNMENT**

- A. 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.



**PROCLAMATION**

May 19, 2026

***STOP THE GUN VIOLENCE COMMUNITY OUTREACH EVENT  
Wear Orange Weekend – June 6, 2026***

**WHEREAS**, gun violence continues to impact communities across our nation, leaving lasting harm on individuals, families, and neighborhoods; and

**WHEREAS**, the City of Ypsilanti is committed to fostering a safe, healthy, and connected community where every resident has the opportunity to live free from violence; and

**WHEREAS**, community-led efforts play a critical role in both prevention and healing, creating space for education, awareness, and collective action; and

**WHEREAS**, the STOP THE GUN VIOLENCE Community Outreach Event, organized by P.O.P., brings together residents, advocates, and organizations for a day of unity, healing, and empowerment through music, food, community voices, and resource sharing on June 6, 2026; and

**WHEREAS**, this event centers and supports families impacted by gun violence, ensuring they have access to information, services, and a community that sees and stands with them; and

**WHEREAS**, P.O.P. partners with local and national organizations, including Moms Demand Action and local Students Demand Action chapters, as well as educational institutions, to expand awareness and advocacy efforts; and

**WHEREAS**, the involvement of University of Michigan in providing a mobile mammogram unit offering free screenings reflects a holistic approach to community care and wellness; and

**WHEREAS**, the partnership with Ypsilanti Community Schools to organize a student art contest uplifts youth voices and encourages creative expression around themes of peace, safety, and community; and

**WHEREAS**, Wear Orange Weekend serves as a national call to honor victims and survivors of gun violence while raising awareness and encouraging communities to take action toward safer futures; and

**WHEREAS**, residents are encouraged to wear orange throughout the weekend as a visible symbol of solidarity, remembrance, hope, and a shared commitment to ending gun violence; and

**WHEREAS**, this event is free and open to the public, ensuring accessibility and broad community participation;

**NOW, THEREFORE**, I, Nicole Brown, Mayor of the City of Ypsilanti, do hereby recognize June 6, 2026, as STOP THE GUN VIOLENCE Community Outreach Day in the City of Ypsilanti and encourage all residents to participate in Wear Orange Weekend, attend the event, support impacted families, and stand united against gun violence in all forms.

Given under my hand and seal of the  
City of Ypsilanti May 19, 2026.  
Nicole Brown, Mayor



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From:

Subject: Ordinance No. 1465 – "Harm Reduction Zoning Text Amendment."  
Public Hearing Resolution No. 2025-114, close the public hearing.  
Resolution No. 2025-113, determination.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. 01 - RFL\_Resolution - Harm Reduction
2. 02 - March 2026 PC Minutes
3. Resolution No2026-114 Close PH

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



**To:** Mayor and City Council

**From:** Joshua Burns, City Planner

**Date:** May 19<sup>th</sup>, 2026

**Subject:** First Reading: Harm Reduction Zoning Text Amendment (ZTA)

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## SUMMARY

The City of Ypsilanti is committed to improving our zoning systems, as well as encouraging public health and safety. It is the purpose of this zoning text amendment to permit and establish regulations for harm reduction services that protect neighboring uses and empower people who use drugs (PWUD) to choose to live a healthier, self-directed, and purpose-filled life.

## BACKGROUND

In August of 2024, Alex Munro, the owner of 36 N. Huron reached out inquiring about the permissibility of the proposed business, LEAF Harm Reduction. As part of the application, the description of the proposed use was described as quote, "Personal/Office and mixed use. Domestic non-profit. Public health education. LEAF Harm Reduction will provide harm reduction services and risk reduction education and counselling." As part of the application submittal, Alex forwarded an email message further describing the proposed use as quote, "We received a tenant application from LEAF Harm Reduction Center (I have a copy of their New Business application and floor plan sketch attached); I understand that this new tenant is an office user which provides counseling to drug users. They also plan to offer drug testing services where drug users will bring their drugs to be tested for pollutants (eg, checking a person's heroin in order to ensure it has no fentanyl)."

It is important to note that the Zoning Ordinance does not define harm reduction, which requires the City Planner to make an interpretive decision as to what existing uses presently defined in the ordinance most closely defines the proposed use (Section 122-371(a)). Since 36 N. Huron is in the Center zoning district, elements of the proposed use are permitted by right (i.e. office use and counselling services); however, testing illegal substances to ensure they are not laced with any contamination is not defined anywhere in the ordinance. I relayed this information over the phone to one of the business partners, Ashley Shukait, in which she understood and claimed a revised business occupancy license will be submitted, removing drug testing as part of its use. Neither the Planning Department nor Building Department received the revised application for this location.

On April 19<sup>th</sup>, 2025, the city received an application for an appointment to a citizen advisory board and commission from Cornelius Williams, one of the other business partners of LEAF Harm Reduction. In his submission, Williams claimed his business, LEAF Harm Reduction, operates at 124 Pearl Street. According to the application, "the entity is engaged in what it describes as the region's first semi-quantitative drug

checking initiative—alongside wrap-around services and harm reduction supply distribution.” Notably, the city never received a business occupancy application for operations at this location, violating Section 22-33 of the city’s Code of Ordinances, which states “No person shall start a new business in the city without first obtaining a registration therefor from the city clerk.”

Upon notification of operation, staff issued an illegal use violation letter on May 7th, 2025, to the property owners of 124 Pearl, 124 Peace Plaza LLC. In that letter, staff defined the use as a substance abuse treatment facility and noted that, per Section 122-446, which regulates uses within the Center zoning district, where 124 Pearl is located, such facilities are not permitted.

For reference, Section 122-203(s), a substance abuse treatment facility is defined as:

1. “Boarding. Any facility providing substance abuse treatment or preventive or addictive counseling, including the dispensing of or distribution of drugs as part of the treatment, where individuals receiving the treatment live on the premises for a period of time, including overnight stays.
2. Walk-in. Any facility providing substance abuse treatment or preventive or addictive counseling, including the dispensing or distribution of drugs as part of the treatment plan, where no one resides on the premises overnight.”

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Staff recognize that there is a need for harm reduction services, and that these services differ from substance abuse treatment facilities. Harm reduction focuses on minimizing the negative consequences of drug use without requiring abstinence, whereas substance abuse treatment facilities aim to help individuals achieve abstinence through therapeutic programs that address the underlying causes of addiction and support the development of healthier habits and coping strategies. Despite these differences, Section 122-371(a) requires all questions concerning administrative decisions under the Zoning Ordinance to first be presented to the applicable City official, which in this case is the City Planner. As the City Planner, it is my job to interpret which use category most accurately reflects the uses taking place, and as mentioned above, the closest use to harm reduction in the Zoning Ordinance was interpreted as a substance abuse treatment facility, hence the issuance of an unpermitted use violation letter.

Following the issuance of the unpermitted use violation letter, staff met with Williams to discuss his options moving forward. Staff informed Williams that he could submit an appeal of an administrative decision application to have the Zoning Board of Appeals weigh in on staff’s interpretation. In addition to this suggestion, Williams was informed that he is required to submit a business occupancy license to operate his business within the city. Ultimately, an appeal of an administrative decision application was never submitted, and upon review of the submitted business occupancy, staff followed up with Williams on June 12th, 2025, inquiring about the business hours of operation, the kind of personal services that will be occurring, and what supplies will be distributed. After receiving no response, staff followed up on August 1st, 2025, requesting a response by August 8th, 2025. Williams responded to informing staff that operations were no longer occurring at 124 Pearl and stated that they hope to submit another application to reopen in a new location.

On August 21st, 2025, the Human Relations Commission adopted Resolution 2025-787, requesting that the City Council direct the Planning Department to establish a clear definition of harm reduction services. Subsequently, at its September 23rd, 2025, meeting, the City Council directed the Planning Commission to review and develop a defined zoning framework for harm reduction services.

During this time, LEAF indicated that it would submit an application for a business occupancy license at their new location; however, staff did not receive an application for several months and later discovered that LEAF had begun operating at 211 E. Michigan Avenue without obtaining a business occupancy license. As a result, staff issued a violation notice for an unpermitted use and required the cessation of operations.

Despite staff’s continued efforts to enforce the City’s ordinances, the City Council directed staff on November 18, 2025, to cease enforcement actions related to the operation. Since that time, the Planning Commission has continued discussions regarding the definition and regulation of harm reduction services.

*(a) Text Amendment.* For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:

- (1) The proposed amendment is consistent with the guiding values of the Master Plan; and*
- (2) The rezoning is consistent with description and purpose of the proposed district; and (Staff Note: This is not a rezoning.)*
- (3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and*
- (4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and*
- (5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and*
- (6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and*
- (7) The proposed amendment will protect the health, safety, and general welfare of the public; or*
- (8) The proposed amendment is needed to correct an error or omission in the original text; or*
- (9) The proposed amendment will address a community need in physical or economic conditions or development practices; and*
- (10) The proposed amendment will not result in the creation of significant nonconformities in the City.*

**RECOMMENDATION**

Recommended Action: Adopt

**Planning Commission's action notification:**

***Motion to recommend City Council approve the proposed text amendment to Sections 122-203, 122-446, 122-451, 122-461, and 122-555, with the following amendments as discussed in the meeting; to define drug checking services as an allowed use within the harm reduction service facility definition, and provide a subsection b under 122-555 to establish use-based buffer regulations for harm reduction service facilities; and with the following findings:***

1. The proposed amendment is consistent with the guiding values of the Master Plan; and
2. The proposed amendment is consistent with the intent of this Zoning Ordinance; and
3. The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and
4. The proposed amendment will preserve the historic nature of the surrounding area and of the City; and
5. The proposed amendment will not result in the creation of significant nonconformities in the City.

***--Moved by Marin. Seconded by Woodring. Yays – 7, Nays – 0, motion carries***

Brian Jones-Chance, Chair – Support  
 Matt Dunwoodie, Vice-Chair – Support  
 Mike Davis Jr. – Support  
 Phil Hollifield – Support  
 Carl Schier – Support  
 Michelle Marin – Support  
 Greg Woodring – Support

## EXISTING LANGUAGE

### Section 122-203.S (Definitions)

#### Substance abuse treatment facility means:

1. *Boarding.* Any facility providing substance abuse treatment or preventive or addictive counseling, including the dispensing of or distribution of drugs as part of the treatment, where individuals receiving the treatment live on the premises for a period of time, including overnight stays.
2. *Walk-in.* Any facility providing substance abuse treatment or preventive or addictive counseling, including the dispensing or distribution of drugs as part of the treatment plan, where no one resides on the premises overnight.

## Center Permissible Uses Chart

<i>P=Principal, A=Accessory, S=Special Land Use</i>			
USES	C	NOTES	SPECIFIC REGULATIONS
<b>SERVICES</b>			
Business and professional offices and services	P		
Financial services, including banks	P		No drive through or drive-in facilities are permitted in C.
Personal service establishments	P		
Body Art Facilities	P		
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	S		
Hotels & motels	P		
Child Care Centers	P		Section 122-521
Laundromats and dry cleaners	P		No dry cleaning on premises.
Medical or dental clinics	P		
Catering services	A		
Self-storage	S		Section 122-554

## Corridors (HC; NC; GC)

<i>P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted</i>					
USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
<b>SERVICES</b>					
Business and professional offices, less than 15,000 square feet	P	P	P		
Business and professional offices, 15,000 square feet or more	--	S	P		
Financial services, including banks, less than 15,000 square feet	P	P	P		Drive through or drive-in facilities require special land use

<i>P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted</i>					
<b>USES</b>	<b>HC</b>	<b>NC</b>	<b>GC</b>	<b>NOTES</b>	<b>SPECIFIC REGULATIONS</b>
Financial services, including banks, 15,000 square feet or more	--	S	P		Drive through or drive-in facilities require special land use.
Homeless Shelter	--	--	P		Section 122-532
Personal service establishments, less than 15,000 square feet	P	P	P		
Personal service establishments, 15,000 square feet or more	--	--	P		
Body art facilities	--	--	P		
Offices for skilled trade services including but not limited to plumbing, electric, heating, and painting establishments	--	S	P		Section 122-544
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	--	S	S		Section 122-549
Bed & Breakfast or Inn	P	S	--		Section 122-520
Hotels & motels	--	--	P		
Child Care Centers	S	P	P		Section 122-521
Funeral homes	S	S	S		
Laundromats and dry cleaners, less than 15,000 square feet	--	P	P		No dry cleaning on premises.
Laundromats and dry cleaners, 15,000 square feet or more	--	--	P		No dry cleaning on premises.
Nursing Homes	S	--	S		Section 122-543
Medical or dental clinics, less than 10,000 square feet	P	P	P		
Medical or dental clinics, 10,000 square feet or more	S	S	P		
Veterinary hospitals and clinics	--	S	S		Section 122-557
Kennels, commercial	--	--	S		Section 122-535
Substance abuse treatment facilities	--	--	S		Section 122-554
Catering services, less than 15,000 square feet	P	P	P		
Catering services, 15,000 square feet or more	--	--	P		
Self-storage	--	--	P		Section 122-554

## Health & Human Services (HHS)

<i>P=Principal, A=Accessory, S=Special Land Use</i>			
USES	HHS	NOTES	SPECIFIC REGULATIONS
<b>SERVICES</b>			
Business and professional offices and services	P		
Financial services, including banks	P		Drive through or drive-in facilities require special land use
Adult drop-in center	P		Section 122-510
Homeless Shelter	P		Section 122-532
Personal service establishments	P		
Child Care Centers	P		Section 122-521
Funeral homes	S		
Nursing Homes	P		Section 122-543
Medical or dental clinics	P		
Hospitals	P		
Substance abuse treatment facilities	S		Section 122-555
Catering services	P		
Business and professional offices and services	P		

### Section 122-555. Substance Abuse Treatment Facilities

Substance abuse treatment facilities shall be subject to the conditions hereinafter imposed:

- (a) Such facilities shall have direct access to a major thoroughfare, in accordance with §122-673.
- (b) Such uses shall not be located within 1,000 feet of an R1, CN-Mid, or CN-SF district or of another such facility.

## PROPOSED LANGUAGE

See the proposed text. ~~Red~~ text with strikethrough is being deleted; green text underlined is proposed to be added. Sections shall be renumbered accordingly.

### Section 122-203. Definitions. D (New Language)

Drug Checking Equipment & Services means a harm-reduction service in which a small quantity of a substance is voluntarily provided for the purpose of analyzing its contents to identify contaminants, adulterants, or toxic substances. Drug checking may include the use of reagent tests, test strips, spectrometry, or other public-health screening tools.

Drug Testing means a practice performed by a licensed medical professional that analyzes a person's urine, blood, saliva, hair, or other biological specimen for the purpose of detecting the presence, absence, or concentration of controlled substances, alcohol, or related metabolites.

### Section 122-203. Definitions. H (New Language)

Harm Reduction Service Facility means a facility that provides public health-oriented services designed to reduce the negative health, social, and legal impacts associated with substance use. These services may include, but are not limited to, distribution of sterile syringes and safe use supplies, distribution of Naloxone, overdose prevention and reversal education and materials, health care

[referrals, STI testing services, peer support, outreach and engagement, drug checking services, and other evidence-based harm reduction strategies that meet individuals “where they are” to improve health outcomes.](#)

**Section 122-203. Definitions. S (Amended Language)**

~~Substance abuse treatment~~ **Substance Use Disorder Treatment Facility** means [a facility, licensed by the State of Michigan under the Michigan Public Health Code \(e.g., Part 62, MCL 333.6230 – 333.6251\), that provides substance use disorder services, including prevention, outpatient counseling, treatment, rehabilitation, drug checking services, or residential support services for individuals experiencing substance use disorders. Such facilities may include, but are not limited to, outpatient treatment centers, residential treatment programs, counseling services, harm reduction services, and recovery support services. A substance use disorder facility does not include general medical clinics, pharmacies, or other health care providers that do not primarily provide substance use disorder services.](#)

- ~~1) Boarding. Any facility providing substance abuse treatment or preventive or addictive counseling, including the dispensing of or distribution of drugs as part of the treatment, where individuals receiving the treatment live on the premises for a period of time, including overnight stays.~~
- ~~2) Walk-in. Any facility providing substance abuse treatment or preventive or addictive counseling, including the dispensing or distribution of drugs as part of the treatment plan, where no one resides on the premises overnight~~

**Center (C)**

<i>P=Principal, A=Accessory, S=Special Land Use</i>			
USES	C	NOTES	SPECIFIC REGULATIONS
<b>SERVICES</b>			
Business and professional offices and services	P		
Financial services, including banks	P		No drive through or drive-in facilities are permitted in C.
Personal service establishments	P		
Body Art Facilities	P		
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	S		
Hotels & motels	P		
Child Care Centers	P		Section 122-521
Laundromats and dry cleaners	P		No dry cleaning on premises.
Medical or dental clinics	P		
Catering services	A		
Self-storage	S		Section 122-554
<a href="#">Substance Use Disorder Treatment Facility</a>	<a href="#">S</a>		<a href="#">Section 122-555</a>
<a href="#">Harm Reduction Service Facility</a>	<a href="#">P</a>		<a href="#">Section 122-555</a>
Vehicle technological service	A		

## Corridors (HC; NC; GC)

<i>P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted</i>					
USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
<b>SERVICES</b>					
Business and professional offices, less than 15,000 square feet	P	P	P		
Business and professional offices, 15,000 square feet or more	--	S	P		
Financial services, including banks, less than 15,000 square feet	P	P	P		Drive through or drive-in facilities require special land use
Financial services, including banks, 15,000 square feet or more	--	S	P		Drive through or drive-in facilities require special land use.
Homeless Shelter	--	--	P		Section 122-532
Personal service establishments, less than 15,000 square feet	P	P	P		
Personal service establishments, 15,000 square feet or more	--	--	P		
Body art facilities	--	--	P		
Offices for skilled trade services including but not limited to plumbing, electric, heating, and painting establishments	--	S	P		Section 122-544
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	--	S	S		Section 122-549
Bed & Breakfast or Inn	P	S	--		Section 122-520
Hotels & motels	--	--	P		
Child Care Centers	S	P	P		Section 122-521
Funeral homes	S	S	S		
Laundromats and dry cleaners, less than 15,000 square feet	--	P	P		No dry cleaning on premises.
Laundromats and dry cleaners, 15,000 square feet or more	--	--	P		No dry cleaning on premises.
Nursing Homes	S	--	S		Section 122-543
Medical or dental clinics, less than 10,000 square feet	P	P	P		
Medical or dental clinics, 10,000 square feet or more	S	S	P		
Veterinary hospitals and clinics	--	S	S		Section 122-557
Kennels, commercial	--	--	S		Section 122-535

<i>P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted</i>					
USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
Substance <del>abuse</del> <u>use disorder</u> treatment facilities	--	-- <u>S</u>	S		Section 122-554- <del>5</del>
<u>Harm reduction service facility</u>	--	<u>S</u>	<u>P</u>		<u>Section 122-555</u>
Catering services, less than 15,000 square feet	P	P	P		
Catering services, 15,000 square feet or more	--	--	P		
Self-storage	--	--	P		Section 122-554

## Health & Human Services (HHS)

<i>P=Principal, A=Accessory, S=Special Land Use</i>			
USES	HHS	NOTES	SPECIFIC REGULATIONS
<b>SERVICES</b>			
Business and professional offices and services	P		
Financial services, including banks	P		Drive through or drive-in facilities require special land use
Adult drop-in center	P		Section 122-510
Homeless Shelter	P		Section 122-532
Personal service establishments	P		
Child Care Centers	P		Section 122-521
Funeral homes	S		
Nursing Homes	P		Section 122-543
Medical or dental clinics	P		
Hospitals	P		
Substance <del>abuse</del> <u>use disorder</u> treatment facilities	S		Section 122-555
<u>Harm reduction service facility</u>	<u>P</u>		<u>Section 122-555</u>
Catering services	P		

### Section 122-555. Substance ~~Abuse~~ Use Disorder Treatment Facilities & Harm Reduction Service Facilities (Amended Language)

- (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 under State or Federal law.
- (b) The following standards shall apply to substance use disorder treatment facilities:
- (1) The facility shall have direct access to a major thoroughfare, in accordance with §122-673.
  - (2) The use shall not be located within 1,000 feet of a school and/or another such facility measured from the outermost boundaries of the lot or parcel.
  - (3) The use shall operate entirely within an enclosed building.
  - (4) Queueing space shall be identified on the site plan and contained on-site or indoors.
- (c) The following standards shall apply to harm reduction service facilities:
- (1) The use shall not be located within 500 feet of a school and/or another such facility measured from the outermost boundaries of the lot or parcel.
  - (2) The use shall operate entirely within an enclosed building.
  - (3) Queueing space shall be identified on the site plan and contained on-site or indoors.

**ATTACHMENTS**

- Resolution
- Ordinance
- Planning Commission Minutes.

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CITY MANAGER APPROVAL: \_\_\_\_\_ COUNCIL AGENDA DATE: \_\_\_\_\_

CITY MANAGER COMMENTS: \_\_\_\_\_

FISCAL SERVICES DIRECTOR APPROVAL: \_\_\_\_\_



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

**WHEREAS, The City Council directed the Planning Commission to review and provide recommendations regarding the regulation and definition of harm reduction services within the Zoning Ordinance; and**

**WHEREAS, the Planning Commission has reviewed the proposed zoning text amendments and discussed the operational, locational, and compatibility considerations associated with harm reduction service facilities; and**

**WHEREAS, the proposed amendments are intended to provide regulatory clarity, establish reasonable operational standards, promote public health and safety, and ensure compatibility with surrounding land uses; and**

**WHEREAS, the Planning Commission conducted a public hearing on the proposed zoning text amendments in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended; and**

**WHEREAS, following review and deliberation, the Planning Commission recommended approval of the proposed zoning text amendments to the City Council; and**

**NOW THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council hereby approves its first reading of Ordinance No. 1465, entitled "Harm Reduction Zoning Text Amendment."**

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:                      NO:                      ABSENT:                      VOTE:

City of Ypsilanti  
Notice of Adopted Ordinance  
Ordinance No. 1465

An Ordinance Entitled “Harm Reduction”

THE CITY OF YPSILANTI ORDAINS the provisions of the Harm Reduction Zoning Text Amendment.

**This zoning text amendment applies to the following sections:**

**Definitions**

- Section 122-203 – Definitions D, H, S (New and Amended Definitions)

**Permissible Use Charts**

- Section 122-446 – Center (C) Permissible Uses Chart (Amended Language)
- Section 122-451 - Corridors (HC, NC, GC) Permissible Uses Chart (Amended Language)
- Section 122-461 – Health & Human Services (HHS) Permissible Uses Chart (Amended Language)

**Use-Based Regulations**

- Section 122-555. Substance Abuse Treatment Facilities (Amended Language)

**The proposed revisions are as follows:**

<p><b>Section 122-203. Definitions. D (New Language)</b></p> <p><u>Drug Checking Equipment &amp; Services</u> means a harm-reduction service in which a small quantity of a substance is voluntarily provided for the purpose of analyzing its contents to identify contaminants, adulterants, or toxic substances. Drug checking may include the use of reagent tests, test strips, spectrometry, or other public-health screening tools.</p> <p><u>Drug Testing</u> means a practice performed by a licensed medical professional that analyzes a person’s urine, blood, saliva, hair, or other biological specimen for the purpose of detecting the presence, absence, or concentration of controlled substances, alcohol, or related metabolites.</p>
<p><b>Section 122-203. Definitions. H (New Language)</b></p> <p><u>Harm Reduction Service Facility</u> means a facility that provides public health-oriented services designed to reduce the negative health, social, and legal impacts associated with substance use. These services may include, but are not limited to, distribution of sterile syringes and safe use supplies, distribution of Naloxone, overdose prevention and reversal education and materials, health care referrals, STI testing services, peer support, outreach and engagement, drug checking services, and other evidence-based harm reduction strategies that meet individuals “where they are” to improve health outcomes.</p>
<p><b>Section 122-203. Definitions. S (Amended Language)</b></p> <p><del>Substance abuse treatment</del> <u>Substance Use Disorder Treatment</u> Facility means a facility, licensed by the State of Michigan under the Michigan Public Health Code (e.g., Part 62, MCL 333.6230 – 333.6251), that provides substance use disorder services, including prevention, outpatient counseling, treatment, rehabilitation, drug checking services, or residential support services for individuals experiencing substance use disorders. Such facilities may include, but are not limited to, outpatient treatment centers, residential treatment programs, counseling services, harm reduction services, and recovery support services. A substance use disorder facility does not include general medical clinics, pharmacies, or other health care providers that do not primarily provide substance use disorder services.</p> <p><del>1) – Boarding. Any facility providing substance abuse treatment or preventive or addictive counseling, including the dispensing of or distribution of drugs as part of the treatment, where individuals receiving the treatment live on the premises for a period of time, including overnight stays.</del></p>

~~2) Walk-in. Any facility providing substance abuse treatment or preventive or addictive counseling, including the dispensing or distribution of drugs as part of the treatment plan, where no one resides on the premises overnight~~

**Center (C)**

<i>P=Principal, A=Accessory, S=Special Land Use</i>			
USES	C	NOTES	SPECIFIC REGULATIONS
<b>SERVICES</b>			
Business and professional offices and services	P		
Financial services, including banks	P		No drive through or drive-in facilities are permitted in C.
Personal service establishments	P		
Body Art Facilities	P		
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	S		
Hotels & motels	P		
Child Care Centers	P		Section 122-521
Laundromats and dry cleaners	P		No dry cleaning on premises.
Medical or dental clinics	P		
Catering services	A		
Self-storage	S		Section 122-554
<a href="#">Substance Use Disorder Treatment Facility</a>	<a href="#">S</a>		<a href="#">Section 122-555</a>
<a href="#">Harm Reduction Service Facility</a>	<a href="#">P</a>		<a href="#">Section 122-555</a>
Vehicle technological service	A		

**Corridors (HC; NC; GC)**

<i>P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted</i>					
USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
<b>SERVICES</b>					
Business and professional offices, less than 15,000 square feet	P	P	P		
Business and professional offices, 15,000 square feet or more	--	S	P		
Financial services, including banks, less than 15,000 square feet	P	P	P		Drive through or drive-in facilities require special land use
Financial services, including banks, 15,000 square feet or more	--	S	P		Drive through or drive-in facilities require special land use.
Homeless Shelter	--	--	P		Section 122-532

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

USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
Personal service establishments, less than 15,000 square feet	P	P	P		
Personal service establishments, 15,000 square feet or more	--	--	P		
Body art facilities	--	--	P		
Offices for skilled trade services including but not limited to plumbing, electric, heating, and painting establishments	--	S	P		Section 122-544
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	--	S	S		Section 122-549
Bed & Breakfast or Inn	P	S	--		Section 122-520
Hotels & motels	--	--	P		
Child Care Centers	S	P	P		Section 122-521
Funeral homes	S	S	S		
Laundromats and dry cleaners, less than 15,000 square feet	--	P	P		No dry cleaning on premises.
Laundromats and dry cleaners, 15,000 square feet or more	--	--	P		No dry cleaning on premises.
Nursing Homes	S	--	S		Section 122-543
Medical or dental clinics, less than 10,000 square feet	P	P	P		
Medical or dental clinics, 10,000 square feet or more	S	S	P		
Veterinary hospitals and clinics	--	S	S		Section 122-557
Kennels, commercial	--	--	S		Section 122-535
Substance <del>abuse</del> <u>use</u> <del>disorder</del> treatment facilities	--	<del>S</del>	S		Section 122-554 <u>5</u>
<u>Harm reduction service facility</u>	--	<u>S</u>	<u>P</u>		<u>Section 122-555</u>
Catering services, less than 15,000 square feet	P	P	P		
Catering services, 15,000 square feet or more	--	--	P		
Self-storage	--	--	P		Section 122-554

## Health & Human Services (HHS)

<i>P=Principal, A=Accessory, S=Special Land Use</i>			
USES	HHS	NOTES	SPECIFIC REGULATIONS
<b>SERVICES</b>			
Business and professional offices and services	P		
Financial services, including banks	P		Drive through or drive-in facilities require special land use
Adult drop-in center	P		Section 122-510
Homeless Shelter	P		Section 122-532
Personal service establishments	P		
Child Care Centers	P		Section 122-521
Funeral homes	S		
Nursing Homes	P		Section 122-543
Medical or dental clinics	P		
Hospitals	P		
Substance <del>abuse</del> <u>use disorder</u> treatment facilities	S		Section 122-555
<u>Harm reduction service facility</u>	<u>P</u>		<u>Section 122-555</u>
Catering services	P		

### Section 122-555. Substance ~~Abuse~~ Use Disorder Treatment Facilities & Harm Reduction Service Facilities (Amended Language)

- (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 under State or Federal law.
- (b) The following standards shall apply to substance use disorder treatment facilities:
- (1) The facility shall have direct access to a major thoroughfare, in accordance with §122-673.
  - (2) The use shall not be located within 1,000 feet of a school and/or another such facility measured from the outermost boundaries of the lot or parcel.
  - (3) The use shall operate entirely within an enclosed building.
  - (4) Queueing space shall be identified on the site plan and contained on-site or indoors.
- (c) The following standards shall apply to harm reduction service facilities:
- (1) The use shall not be located within 500 feet of a school and/or another such facility measured from the outermost boundaries of the lot or parcel.
  - (2) The use shall operate entirely within an enclosed building.
  - (3) Queueing space shall be identified on the site plan and contained on-site or indoors.

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_ ,  
\_\_\_\_\_.

\_\_\_\_\_  
Tracey Boudreau, City Clerk

Attest

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

\_\_\_\_\_  
Tracey Boudreau, 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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Tracey Boudreau, City Clerk

Notice Published: April 21<sup>st</sup>, 2026

First Reading: May 19<sup>th</sup>, 2026

Second Reading:

Published:

Effective Date:



**CITY OF YPSILANTI  
PLANNING COMMISSION MEETING  
APPROVED MINUTES  
Wednesday, March 18<sup>th</sup>, 2026 @ 7:00 PM  
Council Chambers  
One South Huron, Ypsilanti, MI 48197**

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**I. Call to Order | 7:03 PM**

**II. Roll Call**

Brian Jones-Chance, Chair – Present  
Matt Dunwoodie, Vice-Chair – Present  
Mike Davis Jr. – Present  
Phil Hollifield – Present  
Amanda Smith – Excused Absence  
Carl Schier – Present  
Michelle Marin – Present  
Greg Woodring – Present  
Ingrid Lao - Excused Absence

***Motion to excuse the absence of Commissioners Smith & Lao.  
--Moved by Marin. Seconded by Hollifield. Yays – 7, Nays – 0, motion carries***

**III. Agenda Approval**

March 18<sup>th</sup>, 2026, \*Amended Agenda

\*Staff requested the addition of a presentation to provide an update on projects within the Planning Department.

***--Amendment accepted by Commissioner Dunwoodie.***

***Motion to approve the amended agenda.  
--Moved by Dunwoodie. Seconded by Marin. Yays – 7, Nays – 0, motion carries***

**IV. Approval of Minutes**

February 18<sup>th</sup>, 2026, Planning Commission Draft Minutes.

*Motion to approve the February 18<sup>th</sup>, 2026, draft minutes as presented.  
--Approved by Commissioner Jones-Chance, motion carries*

## **V. Public Comments**

*Motion to open public comments to the Planning Commission.  
--Moved by Davis Jr. Seconded by Woodring. Yays – 7, Nays – 0, motion carries*

No members of the public spoke.

*Motion to close public comments to the Planning Commission.  
--Moved by Woodring. Seconded by Davis Jr. Yays – 7, Nays – 0, motion carries*

## **VI. Committee Reports**

*Non-Motorized Advisory Committee (NMAC) – Commission will be meeting on March 19<sup>th</sup>.*

## **VII. Presentations**

**A. General Planning Department Updates** - Staff provided updates on numerous Planning Department projects, including zoning text amendments, previously approved projects, the master plan, etc).

## **VIII. Public Hearing Items**

### **A. Zoning Text Amendment: Harm Reduction**

Staff provided an overview of the proposed amendments, including the removal of the prohibition on drug checking services for harm reduction facilities.

Discussion focused on drug checking services, inconsistencies in buffer requirements, and whether separate or shared use standards should apply to harm reduction and substance use disorder facilities.

#### **Public Hearing:**

*Motion to open the public hearing to the Planning Commission.  
--Moved by Hollifield. Seconded by Woodring. Yays – 7, Nays – 0, motion carries*

No members of the public spoke.

***Motion to close public hearing to the Planning Commission.***

***--Moved by Hollifield. Seconded by Woodring. Yays – 7, Nays – 0, motion carries***

**Decision:**

***Motion to recommend City Council approve the proposed text amendment to Sections 122-203, 122-446, 122-451, 122-461, and 122-555, with the following amendments as discussed in the meeting; to define drug checking services as an allowed use within the harm reduction service facility definition, and provide a subsection b under 122-555 to establish use-based buffer regulations for harm reduction service facilities; and with the following findings:***

1. The proposed amendment is consistent with the guiding values of the Master Plan; and
2. The proposed amendment is consistent with the intent of this Zoning Ordinance; and
3. The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and
4. The proposed amendment will preserve the historic nature of the surrounding area and of the City; and
5. The proposed amendment will not result in the creation of significant nonconformities in the City.

***--Moved by Marin. Seconded by Woodring. Yays – 7, Nays – 0, motion carries***

Brian Jones-Chance, Chair – Support  
Matt Dunwoodie, Vice-Chair – Support  
Mike Davis Jr. – Support  
Phil Hollifield – Support  
Carl Schier – Support  
Michelle Marin – Support  
Greg Woodring – Support

**B. 15 S. Grove | Group Childcare Home Play Area | SLU SP**

Staff presented the request for use of a vacant lot as an outdoor play area associated with an approved group childcare home at 11 South Grove.

Discussion focused on fencing, screening requirements, and cross-lot access between parcels.

**Public Hearing:**

*Motion to open the public hearing to the Planning Commission.*

*--Moved by Marin. Seconded by Woodring. Yays – 7, Nays – 0, motion carries*

No members of the public spoke.

*Motion to close public hearing to the Planning Commission.*

*--Moved by Marin. Seconded by Hollifield. Yays – 7, Nays – 0, motion carries*

**Special Land Use Permit Decision:**

*Motion to approve with conditions the special use permit for the group childcare home outdoor play area at 15 S. Grove Street with the following findings:*

Findings:

1. The application substantially complies with Sections 122-324 and 122-326.
2. The proposal serves as the designated outdoor play area for the group childcare home at 11 S. Grove Street and meets all zoning requirements.

Conditions:

1. The special use permit is subject to site plan approval.

*--Moved by Dunwoodie. Seconded by Marin. Yays – 7, Nays – 0, motion carries*

Brian Jones-Chance, Chair – Support

Matt Dunwoodie, Vice-Chair – Support

Mike Davis Jr. – Support

Phil Hollifield – Support

Carl Schier – Support

Michelle Marin – Support

Greg Woodring – Support

**Site Plan Decision:**

*Motion to approve with conditions the site plan for the group childcare home outdoor play area at 15 S. Grove Street with the following findings and conditions:*

Findings:

1. The application substantially complies with Sections 122-309 and 122-311.

Conditions:

1. The proposed outdoor play area shall be screened in accordance with Section 122-442(b).

*--Moved by Dunwoodie. Seconded by Marin. Yays – 7, Nays – 0, motion carries*

Brian Jones-Chance, Chair – Support  
Matt Dunwoodie, Vice-Chair – Support  
Mike Davis Jr. – Support  
Phil Hollifield – Support  
Carl Schier – Support  
Michelle Marin – Support  
Greg Woodring – Support

## **IX. Old Business**

### **A. Zoning Text Amendment: Revision of Approved Plans**

Staff presented a detailed framework for categorizing revisions to approved planned unit developments (PUDs) into three tiers: major revisions, minor revisions requiring Planning Commission approval, and minor revisions eligible for administrative approval.

Discussion included:

- Clarification of what constitutes a "major" revision, including increases in intensity, density, building size beyond 10%, changes to access, and substantial alterations to site design or character.
- Establishing thresholds for "minor" revisions (e.g., ≤10% changes to building area/height, modest parking or circulation adjustments, and limited reductions in landscaping).
- Administrative flexibility for small-scale changes (e.g., ≤5% dimensional changes, minor relocation of features, material substitutions, small accessory structures, and minor renewable energy installations).
- Allowing limited additional uses within existing buildings (up to 10% for Planning Commission review and 5% administratively) to support adaptive reuse and mixed-use functionality.
- Ensuring the ordinance avoids requiring full PUD amendments for changes that are consistent with the Master Plan and the original intent of approval.

The Commission took no formal action, but amended language will be brought forth to next month's meeting.

### **B. Zoning Text Amendment: Data Centers**

Staff introduced the need for a new zoning text amendment addressing data centers, noting that the current ordinance lacks specific standards for this use.

Discussion included:

- The absence of a clear regulatory framework for data centers within the ordinance.
- Anticipated need to address key impacts such as energy consumption, infrastructure demands, noise, and site design.

The Commission took no formal action, but amended language will be brought forth to next month's meeting.

**X. New Business – None.**

**XI. Public Comments**

*Motion to open public comments to the Planning Commission.*

*--Moved by Dunwoodie. Seconded by Woodring. Yays – 7, Nays – 0, motion carries*

No members of the public spoke.

*Motion to close public comments to the Planning Commission.*

*--Moved by Dunwoodie. Seconded by Hollifield. Yays – 7, Nays – 0, motion carries*

**XII. Adjournment | 9:09 PM**

*Motion to adjourn.*

*-Moved by Commissioner Jones-Chance. Yays – 7, Nays – 0, motion carries*



Resolution No. 2026-114  
May 19, 2026

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

That the public hearing for Ordinance No. 1465 entitled, "Harm Reduction Zoning Text Amendment." be officially closed.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:            NO:            ABSENT:            VOTE:



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-115 Approving all items on the Consent Agenda.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. 2026 Consent

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



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

That the following items be approved:

1. Resolution No. 2026-116 Approving the minutes of the regular meeting of May 5, 2026, and the Special Meetings of April 22, 2026 and May 12, 2026 of the Ypsilanti City Council be approved.
2. Resolution No. 2026-117 Reappointing Resident, Nancy Heine to the Sustainability Commission, with a term ending May 1, 2029.
3. Resolution No. 2026-118 Approving the Pen Dam Change Order.
4. Resolution No. 2026-119 Approving the proposal submitted by OHM for project oversight and construction coordination services for the Frog Island Accessibility Improvement project in the amount of \$48,995.
5. Resolution No. 2026-120 Approving the amendment submitted by OHM to the previously approved CA/CE proposal for the reconstruction of Harriet Street (First to Hawkins) in the amount of \$37,850.
6. Resolution No. 2026-121 Approving the proposed Ordinance No. 1463, entitled "2026-2027 Tax Levy Ordinance" upon second and final Reading.
7. Resolution No. 2026-122 Recognizing June 19th and authorizing to display the Juneteenth Flag from a window in Council Chambers viewable from Huron St., through the duration of the month.
8. Resolution No. 2026-123 Declaring June as "Pride Month" and authorizing to display the Pride Flag from a window in Council Chambers viewable from Huron St., through the duration of the month.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:                      NO:                      ABSENT:                      VOTE:



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-116 Approving the minutes of the regular meeting of May 5, 2026, and the Special Meetings of April 22, 2026 and May 12, 2026 of the Ypsilanti City Council be approved.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolution No 2026-116 Minutes
2. City Council Meeting Minutes - May 5, 2026
3. Water Street & Council Minutes 4-22-2026
4. City Council Special Meeting Minutes - May 12, 2026

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-116  
May 19, 2026

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

THAT the minutes of the regular meeting of May 5, 2026, and the Special Meetings of April 22, 2026 and May 12, 2026 of the Ypsilanti City Council be approved.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:            NO:            ABSENT:            VOTE:



**MINUTES**  
**REGULAR COUNCIL MEETING**  
**6:00 PM - Tuesday, May 5, 2026**  
**Council Chambers**  
**One South Huron, Ypsilanti, MI 48197**

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**I. CALL TO ORDER**

Mayor Brown called the meeting to order at 6:03p.m.

**II. ROLL CALL**

PRESENT at roll call were Mayor Brown, Mayor Pro Tem Wilcoxon, Council Member Simmons, Council Member King and Council Member Tooson. ABSENT : Council Member McLean, and Council Member Fellows (appeared by Zoom)

Mayor Pro-Tem Wilcoxon moved to excuse Council Member McLean. Council Member Tooson seconded the motion.

Yes: (5) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown  
No: 0 None  
Absent: (2) Amber Fellows, Patrick McLean

Mayor Pro-Tem King moved to excuse Council Member Fellows. Council Member Simmons seconded the motion.

Yes: (5) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown  
No: 0 None  
Absent: (2) Amber Fellows, Patrick McLean

**III. A MOMENT TO CENTER AND FOCUS**

**IV. AGENDA APPROVAL**

Council Member Tooson moved to Approve the AGENDA. Council Member King seconded the motion. City Manager Helliga asked to move Resolution No. 2026-110 to the Consent Agenda.

Council Member Tooson moved to Approve the AGENDA as amended. Council Member King seconded the motion. The motion passed upon a voice vote.

Yes: (5) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown  
No: 0 None  
Absent: (2) Amber Fellows, Patrick McLean

**V. PUBLIC COMMENT - 60 MINUTES TOTAL (3 MINUTES/EACH SPEAKER)**

2 Members of the Public spoke.

**VI. PRESENTATIONS**

**A. Proclamation for Mental Health Awareness Month**

**B. Proclamation for Provider Appreciation Day**

**C. Proclamation for National Public Works Week**

**D. Budget Presentation**

Council Member McLean entered the Council Chambers at 6:22p.m.  
Council Member King left the Chambers at 7:39p.m. and returned at 7:44p.m.  
Mayor Pro Tem Wilcoxon left the Chambers at 7:46p.m. and returned at 7:49p.m.

**VII. ORDINANCES FIRST READING**

- A. Ordinance No. 1463 – “The 2026-2027 Tax Levy Ordinance.”  
Public Hearing Resolution No. 2025-106, close the public hearing.  
Resolution No. 2025-105, determination.**

Mayor Pro-Tem Wilcoxon moved to Approve Ordinance No. 1463 – “The 2026-2027 Tax Levy Ordinance.”  
Council Member Tooson seconded the motion.  
Public Hearing Resolution No. 2025-106, close the public hearing.  
Resolution No. 2025-105, determination.

Yes: (6) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean  
No: 0 None  
Absent: (1) Amber Fellows

**VIII. CONSENT AGENDA**

- A. Resolution No. 2026-107 Approving all items on the Consent Agenda.**

Council Member Tooson moved to Approve Resolution No. 2026-107 Approving all items on the Consent Agenda, as amended. Council Member McLean seconded the motion.

Yes: (6) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean  
No: 0 None  
Absent: (1) Amber Fellows

- B. Resolution No. 2026-108 Approving the minutes of the regular meeting of April 21, 2026 of the Ypsilanti City Council.**

Approved under the Consent Agenda, Resolution No. 2026-107.

- C. Resolution No. 2026-109 Declaring 326 E. Michigan Blighted, in accordance with Act 381, and recommending that the Washtenaw County Board of Commissioners make a similar determination, to allow the Youth Arts Alliance to be eligible to apply for a Local Brownfield Revolving Fund grant from the Washtenaw County Brownfield Authority.**

Approved under the Consent Agenda, Resolution No. 2026-107.

- D. Resolution No. 2026-110 Approving traffic control orders as listed and adopting Ordinance No. 1462, entitled "2026 Spring Traffic Control Orders" upon second and final reading.**

Approved under the Consent Agenda, Resolution No. 2026-107.

**IX. RESOLUTIONS/MOTIONS/DISCUSSIONS**

- A. Tabled Resolution No. 2026-102 Approving the MOU with the Depot Town Economic Development Corporation to hold a Cruise Night on Thursday nights between the beginning of June until the end of September for a period of three-years.**

Council Member McLean moved to Approve Resolution No. 2026-102. Council Member Tooson seconded the motion.

Council Member King moved to amend the motion by removing the MOU and amending to waive half the fees. The motion died for lack of support.

Council Member Simmons moved to Amend Resolution No. 2026-102 by accepting the one year fee waiver. Council Member King seconded the motion.

Yes: (4) Michelle King, Desirae Simmons, Steve Wilcoxon, Nicole Brown  
No: 2 Roland Tooson, Patrick McLean  
Absent: (1) Amber Fellows

Council Member McLean moved to Approve Resolution No. 2026-102 Approving the MOU with the Depot Town Economic Development Corporation to hold a Cruise Night on Thursday nights between the beginning of June until the end of August for a period of three-years, including the one-year fee waiver. Council Member Tooson seconded the motion.

Yes: (6) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean  
No: 0 None  
Absent: (1) Amber Fellows

- B. Resolution No. 2026-097, A resolution directing \$1,000,000 for a City-Run Community Responder Program and requesting County buy-in.**

Council Member Simmons moved to Approve Resolution No. 2026-097. Council Member King seconded the motion.

Council Member Simmons moved to Amend Resolution No. 2026-097 by stipulating the fund allocation come from Fund 205. Council Member King seconded the motion.

Mayor Pro Tem Wilcoxon offered a friendly amendment that these be the funds already allocated for this purpose in Fund 205. The friendly amendment was accepted. The Amendment passed upon a roll call vote as follows:

Yes: (5) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown

No: 1 Patrick McLean

Absent: (1) Amber Fellows

Council Member Simmons moved to Approve the Resolution No. 2026-097, A resolution directing \$1,000,000 for a City-Run Community Responder Program and requesting County buy-in. as presented. Council Member King seconded the motion.

Yes: (5) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown

No: 1 Patrick McLean

Absent: (1) Amber Fellows

**C. Discussion Item - Water Street clear cutting.**

Council Member McLean left the Chambers at 9:16p.m. and returned at 9:20p.m.

**D. Discussion Item - Gas Leaf Blower Ban.**

**X. BOARD AND COMMISSION - LIAISON REPORTS**

**A. Police Advisory Commission**

Council Member Tooson reported that the next meeting is May the 28th at 7pm here in Council Chambers. They are looking for an individual from Ward 3 to fill a commissioner spot.

**B. Human Relations Commission**

Council Member King reported that HRC had an opportunity to meet and tried out Mondays to see if that worked, and most of the commissioners were there. This month, Thursday, May the 21st at 6 o'clock p.m in place of their meeting, HRC will have a town hall to let the city know what HRC does. And that will be the last time we meet on Thursday. We have changed the schedule to the fourth Monday of each month, still meeting at 6pm.

**C. Parks and Arts Commission**

Council Member McLean reported that the next meeting is Monday the 18th, 6.30 here, and I believe there is a search for one more member.

**D. Sustainability Commission**

Council Member Simmons reported that the next scheduled meeting is on Monday, but they haven't been able to have a meeting before due to lack of quorum.

**E. Historic District Commission**

Council Member McLean reported that the next meeting is Tuesday, but has been moved.

**F. Planning Commission**

No report.

**G. Zoning Board of Appeals**

No report.

**XI. LIAISON REPORTS**

**A. SEMCOG Update**

Mayor Pro Tem reported there is a great grant opportunity for green space, but it may not work for us.

**B. Washtenaw Area Transportation Study**

Mayor Brown reported that they didn't meet due to no quorum and the next meeting is in June.

**C. Urban County**

Mayor Brown reported the meetign is next Wednesday.

**D. Ypsilanti Downtown Development Authority**

Mayor Brown reported that the last meeting was cancelled for lack of quorum.

**E. Friends of Rutherford Pool**

Mayor Pro Tem reported they've been working on an MOU with the City Manager.

**XII. COUNCIL PROPOSED BUSINESS**

**Council Member Tooson -**

- Expressed feelings of disappointment over the last meeting, and asked for respect and professionalism.

**Council Member King -**

- Speeding is an issue and residents have questions about speed humps. Director Wessler indicated that residents must submit a petition and then a traffic study will be performed.

- Discussed voter rights suppression issues.

- Attended a Dress for Success Event and that is an agency that helps women by providing support and personal attire for women to thrive. And it was a completely free event.

*Council Member King offered, supported by Council Member Simmons, to extend the meeting until 10:15. The motion passed upon a voice vote.*

**Council Member Simmons -**

- DIscussed speeding issues and the behavior of drivers.

- Wondering if the neighborhood watch signs are outdated.

- Suggesting a City wide survey to get resident input.

**Council Member McLean -**

- Thanks to the Chief for continuing to take seriously our neighborhood requests for monitoring speeds on Congress at Oakwood and Cross at Oakwood, as well as running, stop signs. Asking City Manager for information on current fine levels for speeding, the last time we changed those, and whether or not there are any state limitations on how far we can go with those.

**Mayor Pro Tem Wilcoxon -**

- Katie and Andrew and Wilcoxon are meeting with folks from GEI and HRWC in terms of Engagement that will be coming up around the dam. Will be posting that at some point in the future. We're waiting on the 90% engineering report. And also conversations I need to have with our city attorney about Property lines, and how they will change with the dewatering of the dam, and then Public engagement planned for this spring.

**XIII. COMMUNICATIONS FROM THE MAYOR**

Mayor Brown discussed the Water Street Visioning session, and noted they were off to a great start. She's looking forward to the second one.

And then, since our last meeting, she was able to attend the CVI Summit, as well as the Brotherhood Banquet, and bring, the welcomes on behalf of the City of Ypsilanti. Both events were really great, and very informative in their own way, but really, both of them ultimately spoke to, again, community and the need for us to be working better together.

**XIV. COMMUNICATIONS FROM THE CITY MANAGER**

- Reminder that next week's special meeting starts at 6p.m.
- City staff will be interviewing some Summer Works program youth tomorrow.
- Lost contact with LEAF, so been trying to contact the state directly to, create a SHARPS program. Haven't been able to get in touch with anybody yet.
- The second Water Street, visioning session is on May 20th at 7pm, and that's over at the 300 building.

**XV. COMMUNICATIONS**

**XVI. PUBLIC COMMENT - CONTINUED (3 MINUTES/EACH SPEAKER)**

**XVII. ADJOURNMENT**

Mayor Brown adjourned the meeting at 10:09p.m.

- A. 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.**





**MINUTES  
SPECIAL COUNCIL MEETING  
7:00 PM - Wednesday, April 22, 2026  
300 W. Michigan Ave  
Ypsilanti, MI 48197  
Auditorium**

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**I. CALL TO ORDER**

**The meeting was called to order at 7:06 pm**

**II. ROLL CALL**

- A. City Council  
Nicole Brown  
Amber Fellows  
Me'Chelle King  
Patrick McLean  
Desirae Simmons  
Roland Tooson  
Steve Wilcoxon**

**Ad Hoc Citizens Committee for Water Street Redevelopment Area  
Chuck Bultman  
Dallas Ford  
Diana Gonzalez  
Juanita House  
Edward Koryzno  
Allison Krueger  
Ariel Ojibway  
DaRon Weatherspoon**

**PRESENT COUNCIL: Mayor Brown, Mayor Pro-Tem Wilcoxon, Council Member King, Council Member Fellows, Council Member Simmons (7:12 pm)  
ABSENT: Council Member Tooson, Council Member McLean (participated virtually)**

**PRESENT COMMITTEE: Chuck Bultman, Dallas Ford, Diana Gonzales, Juanita House, Ed Koryzno, Allison Krueger, Ariel Ojibway, DaRon Weatherspoon (7:08pm)  
ABSENT: None**

**III. AGENDA APPROVAL**

**Mayor Pro-tem Wilcoxon moved, Mayor Brown seconded to approve the agenda. On a voice vote, the motion carried, and the agenda was approved.**

**IV. PUBLIC COMMENT - (3 MINUTES/EACH SPEAKER)**

**The members of the public spoke**

**V. FACILITATION**

- A. Facilitation Agenda**

**VI. PUBLIC COMMENT - CONTINUED (3 MINUTES/EACH SPEAKER)**

**VII. ADJOURNMENT**

**The meeting adjourned at 8:07 pm**



**MINUTES  
SPECIAL COUNCIL MEETING  
6:00 PM - Tuesday, May 12, 2026  
Council Chambers  
One South Huron, Ypsilanti, MI 48197**

**I. CALL TO ORDER**

Mayor Brown called the meeting to order at 6:02p.m.

**II. ROLL CALL**

PRESENT at roll call were Mayor Brown, Mayor Pro Tem Wilcoxon, Council Member McLean, Council Member King and Council Member Tooson. ABSENT : Council Member Fellows, and Council Member Simmons.

Council Member King moved, supported by Mayor Pro Tem Wilcoxon, to excuse Council Member Fellows. The motion passed unanimously upon a voice vote.

**III. A MOMENT TO CENTER AND FOCUS**

**IV. AGENDA APPROVAL**

Council Member Tooson moved, supported by Mayor Pro Tem Wilcoxon, to approve the agenda as presented. The motion passed unanimously upon a voice vote.

**V. PUBLIC COMMENT - 60 MINUTES TOTAL (3 MINUTES/EACH SPEAKER)**

3 Members of the Public spoke.

**VI. PRESENTATIONS**

**A. Departmental Budget Presentations**

Council Member Simmons entered the Council Chambers at 6:04p.m.

Council Member Fellows entered the Chambers at 6:08p.m.

Council Member Simmons left the Chambers at 7:48p.m. and returned at 7:50p.m.

Mayor Brown left the Chambers at 9:07p.m. and returned at 9:10p.m.

Council Member Fellows left the Chambers at 9:25p.m. and returned at 9:27p.m.

**VII. ORDINANCES - FIRST READING**

**A. Ordinance No. 1464 – "An Ordinance to Amend Budget for 2025-2026 and Adopt Budget for FY 2026-2027 and 2027-2028."**

**Public Hearing Resolution No. 2025-112, close the public hearing.**

**Resolution No. 2025-111, determination.**

Council Member Tooson moved to Approve Ordinance No. 1464 – "An Ordinance to Amend Budget for 2025-2026 and Adopt Budget for FY 2026-2027 and 2027-2028." Council Member King seconded the motion.

Public Hearing Resolution No. 2025-112, close the public hearing.

Resolution No. 2025-111, determination.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Mayor Pro Tem Wilcoxon offered, supported by Council Member Tooson, to extend the meeting until 10:30p.m. The motion passed upon a voice vote.

Council Member Simmons left the Chambers at 9:57p.m. and returned at 9:59p.m.

Council Member McLean offered, supported Mayor Pro Tem Wilcoxon, to add McLean's resolution to the table. The motion passed upon a voice vote.

Council Member McLean offered the following resolution:

A Resolution to Establish Target Deficit Reduction Levels for the 2026-2027 City Budget

Whereas the city of Ypsilanti is currently facing a structural budget deficit; and

Whereas the Administration's proposed operating budget includes a General Fund deficit of approximately \$1.1 million, with the deficit being covered by the General Fund fund balance; and

Whereas at current General Fund fund balance levels, ceteris paribus, the fund balance will reach zero in the next two budget years.

Now, therefore, be it resolved that the Ypsilanti City Council adopts as its deficit reduction goal to reduce the deficit for 2026-2027 from approximately \$1.1 million to \$.8 million; and

Be it further resolved that the Council requests that the city manager identify areas for possible spending reductions and/or revenue enhancements that meet or exceed the targeted reduction level.

Mayor Pro-Tem Wilcoxon seconded the motion. The motion passed unanimously upon a roll call vote as follows:

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

### **VIII. RESOLUTIONS/MOTIONS/DISCUSSIONS**

#### **A. Discussion regarding Pen Dam Change Order**

### **IX. PUBLIC COMMENT - CONTINUED (3 MINUTES/EACH SPEAKER)**

### **X. ADJOURNMENT**

Mayor Brown Adjourned the meeting at 10:13p.m.

#### **A. 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.**



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From: Amber Fellows, Council Member, Michelle King, Council Member

Subject: Resolution No. 2026-117 Reappointing Resident, Nancy Heine to the Sustainability Commission, with a term ending May 1, 2029.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolution 2026-117 Reappointment Heine, Nancy 5.01.2029
2. Heine, Nancy RE App\_Redacted

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-117  
May 19, 2026

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

THAT, the following Resident be reappointed to the City of Ypsilanti Board and Commission as indicated below:

<u>Name</u>	<u>Board</u>	<u>Expiration</u>
Nancy Heine 214 S. Washington Ypsilanti, MI 48197	Sustainability Commission	5/1/2029

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:                      NO:                      ABSENT:                      VOTE:

Print

### Board and Commission Application for Reappointment - Submission #7984

Date Submitted: 4/15/2026

First Name\*

Nancy

Last Name\*

Heine

Address (legal residence)\*

214 S. Washington St. Ypsilanti, Mi

City\*

Ypsilanti, MI

State\*

MI

Zip Code\*

48197

Email Address\*

[Redacted]

Phone Number\*

[Redacted]

Which Ward do you live or reside in?\*

- Ward 1
- Ward 2
- Ward 3
- Do not live in the City of Ypsilanti

Are you registered to vote in the City of Ypsilanti?\*

- Yes
- No

Board or commission applying to for Reappointment\*

Sustainability Commission

Number of Terms Served\*

3

Did you hold a Position of Leadership?\*

Yes

Are you reapplying to continue as a youth member?\*

- Yes
- No

During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?\*

I am the current Co-Chair. Helped produce past Ypsilanti Earth Day Events. Act as a liaison between Ypsilanti Sustainability Commission and the County. Also a member of the HSSNA neighborhood association. Asked to be part of the newly formed Tenants Rights Commission. Am also a labor leader.

How will you continue to assist your Board or Commission to achieve its purpose if reappointed?\*

Especially interested in enhancing recycling programs. Continue to do all of the above

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)\*

na

**Electronic Signature Agreement\***

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

I agree.

**Electronic Signature\***

Nancy L. Heine



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From: Andrew Hellenga, City Manager

Subject: Resolution No. 2026-118 Approving the Pen Dam Change Order.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. RFL and Resolution Pen Dam CO
2. CO\_4\_Additional Services\_05.12.26

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From: Andrew Hellenga, City Manager

Subject: GEI Change Order for Peninsular Dam

SUMMARY & BACKGROUND:

This change order would authorize GEI to preform additional engineering service in support of the powerhouse stabilization at the 60%, 90%, and 100% design phases. This work would include additional soil borings adjacent to the powerhouse to explore subsurface conditions. Field investigations of the foundation wall will be required. The stability of analysis of the powerhouse will be updated and included in upcoming design phases.

GEI will also be performing additional cultural resources field investigations to submit to SHPO with the Section 106 Application Package.

GEI will complete the mussel relocation plan and submit the MDNR permits and perform the mussel relocation summary report and the post-relocation reports.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Resolution and Change Order

CITY MANAGER APPROVAL: \_\_\_\_\_ COUNCIL AGENDA DATE: \_\_\_\_\_

CITY MANAGER COMMENTS: \_\_\_\_\_

FISCAL SERVICES DIRECTOR APPROVAL: \_\_\_\_\_

BUDGET PRIORITY REFERENCE \_\_\_\_\_



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

WHEREAS, The City of Ypsilanti is working with GEI to complete the design engineering for the Pen Dam removal; and

WHEREAS, further work is needed for the powerhouse stabilization, cultural resource investigation, and mussel relocation.

NOW THEREFORE BE IT RESOLVED THAT That the City Council of the City of Ypsilanti approve GEI Change Order 04 and authorize the City Manager to sign the order on the city's behalf.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:                      NO:                      ABSENT:                      VOTE:

05/12/2026  
Project No. 2501741

VIA EMAIL: [kjones@cityofypsilanti.com](mailto:kjones@cityofypsilanti.com)

Katie Jones  
Manager, Strategic Communications  
Economic Development and Equity  
City of Ypsilanti

**Re: GEI Change Order 04 – Additional Engineering Support for Stabilization of Powerhouse,  
Cultural Resources Services, and Mussel Relocation  
Peninsular Paper Dam Removal**

Dear Ms. Jones:

As we have discussed, there are a few areas of additional engineering and environmental support that have arisen over the course of the Pen Dam Removal design effort. First, with the City's decision to keep the powerhouse, additional field data collection, field site visit, and engineering/design support services are needed to progress the powerhouse stabilization design through 100% design. Second, and as indicated in our Change Order 03, additional fieldwork from our cultural resources staff is required to complete the survey of the project area impacted by construction activities. Finally, mussel relocation efforts are required prior to construction to avoid impacting state threatened mussels. These efforts were not included in the original request for proposal for the project and are outside of the expected level of effort provided in our original proposal.

The additional services, associated schedules and fees are further described in the sections below.

## **Task 5: 60%, 90%, 100% Design Phases**

### **Engineering and Field Support for Stabilization of Powerhouse**

#### **Soil Borings**

GEI will hire a subcontractor to perform soil borings adjacent to the powerhouse structure to explore subsurface conditions and inform the powerhouse global stability evaluation. Two soil borings will be performed on the north end of the structure, as accessible, with each boring extending 40 feet beneath the ground surface for a total proposed drilling depth of 80 feet.

GEI will observe the drilling activities in the field, review the subsurface conditions encountered, and develop soil parameters for the stability analysis.

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### **Field Investigations**

A senior structural engineer will perform a field visit to observe the conditions of the powerhouse building foundation where the structure is visible. We understand that access to the powerhouse is not safe, therefore entry is prohibited. GEI will navigate to the powerhouse via boat, launched from the nearby boat launch. Additionally, GEI will measure foundation wall thicknesses and depths where possible and determine which areas are filled with water (if possible). GEI will also look for the presence of interior walls, slabs, or fill as able.

During this field visit GEI's structural engineer will also investigate the visible geometry of the right abutment retaining walls (e.g., height, wall thickness). GEI will investigate, via visual observations, if the wall is currently being supported by the dam. GEI will document the visible condition of concrete (i.e., look for signs of cracking, leaking, spalling, exposed rebar, corrosion stains, etc.). This investigation will be limited to visual observations only.

### **Update Powerhouse Stability Analysis Based on Field Findings**

GEI will update the global stability analysis previously performed for the 60% powerhouse stabilization design, taking into account soil properties determined from soil borings and any additional geometry determined for the building foundation and/or lower level.

### **90% Plans and Specs**

GEI will update the Powerhouse plans and specifications based on the updated findings of the Powerhouse stability analysis described above. This may include adjusting the quantity of fill to be used to stabilize the powerhouse.

### **100% Plans and Specs**

GEI will update the Powerhouse plans and specifications based on one round of review comments from the 90% design deliverable. It is assumed that any comments will not significantly affect the design.

## ***Deliverables***

- Results from field investigations, field visits, and updated analyses will be incorporated into the 90% Basis of Design Report
- 90% and 100% Design plans and specifications will be updated accordingly to incorporate the Powerhouse stabilization proposed work and details.

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## ***Assumptions***

- GEI is not performing any building restoration design work for the powerhouse under this scope of work.
- The City will coordinate right of entry for the soil borings and field visits.

## **Task 6: Permitting**

### **Task 6.1 Cultural Resources Field Investigation and MOA**

#### **Project Background**

GEI prepared and submitted a Michigan State Historic Preservation Office (SHPO) Section 106 Application Package for the project in September 2025. SHPO issued a response letter dated October 7, 2025, requesting additional information, including archaeological fieldwork and measures to avoid, minimize, or mitigate adverse effects to the Peninsular Paper Dam Complex, which is considered a Historic Property pursuant to Section 106 of the National Historic Preservation Act (NHPA) (Section 106). In March and April 2026, GEI prepared and submitted an Archeological Investigation Plan (AIP) (authorized under Change Order 03) to propose a methodology to identify archaeological resources that may be impacted by the Project within the Area of Direct Impact (ADI) of the Area of Potential Effects (APE). The ADI has been defined as those areas within the APE where ground disturbance will take place as part of the Project.

The following scope of work addresses a Phase I archaeological survey and technical report for the ADI of the APE to address archaeological resources using the methods proposed in the AIP. In addition, this scope of work includes a Finding of Effect (FOE) Addendum Memorandum and the preparation of a Memorandum of Agreement (MOA) for the Peninsular Paper Dam Complex. The FOE Addendum Memorandum will address changes in the Project description, specifically the proposed stabilization of the Powerhouse (a Historic Property), which were not discussed in the *Architectural Resources Survey Report* prepared for the Project in 2025. The MOA described herein addresses the Dam removal within the Peninsular Paper Complex.

#### **Agency Coordination**

GEI will coordinate with the City of Ypsilanti, the U.S. Fish and Wildlife Service (USFWS), and SHPO to continue support of the Section 106 compliance process. Coordination efforts are anticipated to include discussions about the Project, the methods to be employed during the research and field phases of the cultural resources technical work, field findings, a list of deliverables for archaeological and architectural resources, and a schedule to complete the assignments. This task also includes time for GEI senior cultural resources staff to compile and track SHPO submittals via the Michigan SHPO smartsheet system in coordination with USFWS.

#### **Phase I Survey**

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The AIP was submitted to SHPO in April 2026 and is still under review. The following scope of work assumes SHPO concurrence with the methods proposed in the AIP and may require revision if SHPO requests changes to the AIP.

In accordance with the current AIP, Phase I archaeological survey will be conducted within specific portions of the ADI of the APE. The ADI has been defined as those areas within the APE where ground disturbance will take place as part of the Project. Specifically, the ADI includes the area where the Dam will be removed, portions of the Huron River channel proposed for excavation, staging areas, and access roads. The survey will be completed in accordance with the *Michigan SHPO Draft State Archaeological Documentation Standards* (Revised May 7, 2020) and the Archaeological Standards, Technical Guides, and Forms included on the Michigan SHPO website, and will be supervised by an archaeologist who meets the Secretary of the Interior's (SOI) Standards for Archaeology.

Per the AIP, a Phase I survey will be completed via Shovel Test Pits (STPs) with 15-meter spacing within the proposed terrestrial staging areas and access roads portions of the ADI. Phase I survey is not recommended for proposed access road locations within the current river channel due to the depth of impounded sediment. STPs will be excavated to a depth of 10-centimeters (cm) into sterile subsoil (B-horizon) with a minimum depth of 30-cm. STPs will be approximately 40-cm in diameter, and soils will be screened through ¼-inch mesh to recover any artifacts. If an STP is positive, additional radial STPs will be excavated to delineate site boundaries, limited to the ADI. Radial shovel tests will be excavated in 5-meter intervals until at least two sequentially negative STPs are excavated or the ADI boundary is encountered. GEI assumes that the survey will result in one site revisit for previously recorded site 20WA35. If more than one site revisit is necessary and/or any newly identified sites are encountered, the client will be contacted to discuss the implications for the fees and schedule.

### **Phase I Technical Report**

Following the Phase I survey and artifact analysis (if applicable), a draft technical report will be prepared that will summarize the results. The technical report will be consistent with the *Michigan SHPO Draft State Archaeological Documentation Standards* (Revised May 7, 2020) and the Archaeological Standards, Technical Guides, and Forms included on the Michigan SHPO website, and will be certified by an archaeologist who meets the SOI Standards for Archaeology. The report will minimally contain the following elements:

- Title Page;
- SHPO management form;
- Table of contents;
- Acronyms and abbreviations;
- Description of the Project and APE;
- Relevant historical documentation/background research;
- Field studies as implemented, including any deviation from the AIP and the reason for the changes;
- Field observations;
- Analyses and results;

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- Site revisit form for 20WA35; and
- Recommendations for additional work, where necessary.

The draft technical report will be reviewed by the City of Ypsilanti and USFWS. The draft report will be edited based on comments received from all parties (if necessary) and a final technical report will be prepared and submitted to SHPO.

#### **Finding of Effect (FOE) Addendum Memorandum**

The City of Ypsilanti has decided to stabilize the Powerhouse, which is a different Project plan for the Peninsular Paper Dam Complex than presented in the *Architectural Resources Survey Report* prepared for the Project and submitted to SHPO in 2025 (see *Architectural Resources Survey Report, Peninsular Paper Dam Removal Project, Ypsilanti, Washtenaw County, Michigan*). The previous description discussed leaving the Powerhouse in place, but no stabilization of the structure was discussed. To adequately address the Project changes, an FOE Addendum Memorandum will need to be prepared to determine the direct and indirect effects of the additional proposed Project activities on the Powerhouse, an identified Historic Property in the APE (within the Peninsular Paper Dam Complex). If adverse effects are identified, recommendations for mitigation will be included in the addendum memorandum. Figures depicting the Historic Properties and Architectural Properties Identification Forms prepared as part of the *Architectural Resources Survey Report* will be appended to the document.

#### **Memorandum of Agreement (MOA)**

The cultural resources team will develop an MOA that will include a discussion of the Project, proposed Project activities, and the identification of Historic Properties in the APE that will be adversely affected by the Project. In addition, the document will include details on agreed upon mitigation and treatment measures to address adverse effects. GEI will work with the lead agency (USFWS), SHPO, the City of Ypsilanti, and other consulting parties in developing the MOA. The complex MOA process may include several internal reviews as the parties collaborate and negotiate details to ensure all party interests are met.

#### ***Deliverables***

- Meeting minutes from SHPO specific meetings will be drafted and provided to the City.
- Phase I Technical Report
- Finding of Effect Addendum Memo
- Memorandum of Agreement

#### ***Assumptions***

- Meetings and agency coordination efforts (i.e., City of Ypsilanti, USFWS, and SHPO) will be limited to telephone calls, video conferences, and/or emails. A change order may be required if in-person meetings are required to support the project or if more than two video conference meetings are required.

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- SHPO will concur with the field methodology proposed in the AIP.
- The client will coordinate right of entry for the Phase I survey.
- The Phase I survey area is not located on land managed by the Michigan Department of Natural Resources (DNR) (surface or subsurface). As such, no DNR coordination or permitting will be required to complete the Phase I survey.
- The Phase I survey area is not located on land subject to Michigan Department of Transportation (MDOT) oversight. As such, none of the fieldwork or the deliverables will be completed to MDOT standards and no MDOT coordination will be required.
- GEI will coordinate marking of utilities with MISS DIG. GEI assumes that cultural resources staff will not need to be present on-site to observe the marking.
- No fieldwork relating to the assessment of underwater or submerged resources will be required to support the Project.
- No human remains will be encountered in the ADI.
- Fieldwork will result in one archaeological site revisit (20WA35) and no new sites will be identified.
- Up to 72 total STPs, including a combination of primary and radial STPs, will be completed during survey and site delineation, limited to the ADI.
- Examination/evaluation of 20WA35, including artifact analysis, will be limited to a total of 20 hours in the office.
- Efforts and fees associated with curation or long-term preservation for detected artifacts are not included and would be addressed via supplemental authorization, if needed.
- Phase I fieldwork will offer enough information to find the portion of 20WA35 located in the ADI of the APE not eligible for the National Register of Historic Places (NRHP). If NRHP eligible and additional studies or mitigative efforts are needed, these would be addressed via supplemental authorization.
- No Phase 2 site evaluation, Phase 3 data recovery, or construction monitoring services are included in this scope of work. Such services, if needed, would be addressed via supplemental authorizations.
- The identification efforts will result in a recommended finding of *No Historic Properties Affected* or *No Adverse Effect on Historic Properties* within the APE for archaeological resources. If any NRHP-listed or NRHP-eligible archaeological resources are identified in the APE (i.e., Historic Properties pursuant to Section 106) and these resources cannot be avoided by the proposed Project, GEI will contact the client and USFWS to discuss the next steps for the Project.
- The Phase I technical report described in this scope of work will be prepared to assist USFWS in meeting their obligations under Section 106. Specifically, the report will provide information about identification efforts completed, the results of the identification efforts, and recommendations regarding the effect of the proposed Project on Historic Properties for archaeological resources.
- No fieldwork relating to architectural resources will be completed under this scope of work.
- Mitigation task(s) discussed in the FOE Addendum Memorandum and/or MOA are not included in the scope of work and would be addressed via supplemental authorization(s), as appropriate.

## **Task 6.3 Finalization of Mussel Relocation Plan**

### **Background**

05/12/2026

GEI was contracted through Change Order 01 to provide coordination, technical support, draft mussel relocation plan development, and mussel transplant/recipient site field verification reporting. GEI was partnered with OHM for this effort. Upon drafting the mussel relocation plan, the team moved forward with finalization of this document after meeting with MDNR staff on 01/23/2026 and official submittal to MDNR for the required MDNR permits for the mussel relocation effort. Finalization of this document and submittal to MDNR was outside the scope of Change Order 01. GEI has been able to absorb this additional effort into our existing contract; however, OHM has submitted a change order for their efforts to support this work. This is reflected in Table 1 below.

### ***Deliverables***

- Finalized Mussel Relocation Plan and MDNR Permits

### ***Assumptions***

- No further work on this task will be required.

## **Task 7: Mussel Relocation**

### **Background**

In 2024, mussel surveys were conducted upstream and downstream of the Peninsular Paper Dam by others. During the 2024 surveys areas flagged for federal species were surveyed, including upstream of Superior Road, within the reservoir between Superior Road and Peninsular Paper Dam, and downstream of Peninsular Dam. Across all areas surveyed in 2024 there was no evidence of federally listed species, however state listed species were documented both upstream and downstream of the dam. Generally, mussel density was low upstream of the dam (0.03 mussels/square meter [ $m^2$ ]) and higher downstream of the dam (0.44-0.63 mussels/ $m^2$ ).

GEI understands that the Michigan Department of Natural Resources (MDNR) is requiring further mussel services, including a freshwater mussel relocation in advance of construction and the removal of Peninsular Paper Dam. Construction drawings provided by GEI's design team indicate that dam removal may impact the mussel community via dewatering, excavation, and fill upstream of/around the dam, as well as potential sediment transport downstream. These drawings were reviewed and discussed with representatives from the MDNR, United States Fish and Wildlife Service (USFWS), City of Ypsilanti, Huron River Watershed Council (HRWC), OHM, and GEI on a conference call on January 23<sup>rd</sup>, 2026. A mussel relocation plan that includes the efforts outlined below was approved by MDNR on April 3, 2026 and has been previously provided to the City.

### **Mussel Relocation**

05/12/2026

The sequence and timing of mussel relocation efforts will be contingent on the Peninsular Dam construction schedule. Because of the hazards of construction equipment within the area upstream of Peninsular Dam, a majority of relocation efforts will occur in 2026 prior to dam drawdown.

The goal of the mussel relocation effort is to relocate as many mussels as possible out of the proposed impact area at the Huron River site to maximize survival and fitness of the relocated individuals. Mussel relocation efforts will be conducted by a team of biologists from GEI and OHM. HRWC volunteers will be assisting in survey downstream of the dam. Relocation will take place between June 1<sup>st</sup> and October 15<sup>th</sup>, or when water temperatures are 50°F or above.

To accomplish this the mussel relocation field effort will include three major components:

- Relocation of mussels from higher abundance areas upstream of the dam prior to start of construction project (2026 Effort),
- Relocation of mussels from areas within 10 meters of each bank downstream of the dam prior to start of construction project (2026 effort), and
- Stranded organism search and salvage upstream of the dam during dewatering (anticipated 2027 effort) (to the extent possible given potential health and safety concerns).

The relocation effort will include the relocation effort itself, stranded mussel surveys, the preparation of a summary report for review by the City of Ypsilanti and MDNR, one round of post-relocation monitoring (as required), and a summary of post-relocation mussel monitoring efforts. OHM has already conducted a recipient site evaluation, the results of which were used to identify recipient sites where salvaged mussels will be relocated to. Assumptions made when scoping/pricing the mussel relocation effort are below.

### ***Deliverables***

- Stranded mussel surveys.
- Mussel relocation summary report
- Post-relocation monitoring report

### ***Assumptions***

- Relocation Area 1 (upstream of Superior Road) efforts will include up to four days of mussel relocation with a team of divers focused on areas where listed species were found during previous surveys.
- Relocation Area 2 (Superior Road to Peninsular Dam) efforts will include up to two days of mussel relocation with a team of divers focused on the area just upstream of the railroad bridge where larger mussel densities were found in the 2024 ASTI survey.
- Relocation Area 3 – downstream of Peninsular Dam efforts will include up to eight days of mussel relocation focused on clearing areas up to 10 meters from the banks where sediment deposition has been modeled.

05/12/2026

- MDNR concurs with GEI's proposed areas of survey (i.e., ADIs and use of buffer areas) as shown in the approved mussel relocation plan. If they request additional information or increased ADI/buffer areas, then costs may need to be revisited.
- Mussel recipient site will be no more than a 15-minute boat trip from the project area and mussels will not need to be transported via vehicle.
- Mussel relocation efforts will take no more than 14 full field days for a team of 8 GEI/OHM staff.
- Upstream of the dam SCUBA diving will be required to complete mussel relocations given water depths will exceed 2.5 feet; diving equipment is necessary to effectively survey depths greater than 2.5 feet.
- Downstream of the dam surface-supplied diving equipment can be used on at least 50% of the mussel clearance area. If more than 50% of the area requires SCUBA diving, clearance rates may decrease due to increased time required to change scuba tanks and divers.
- The team of biologists from GEI and OHM will include at minimum 6 SCUBA divers that can serve as the safety person in charge of the crew (required by OSHA Standard [CFR 29 Part 1910 Subpart T]), of which will include at least one experienced malacologist for QA/QC of mussel identifications.
- Per HRWC, it is assumed that 15 HRWC volunteers will support mussel relocation efforts in Area 3 each day.
- Assumes each HRWC volunteer will conduct 2 hours of mussel relocation efforts each day they are on site.
- Assumes HRWC will coordinate HRWC volunteers and will ensure that proper safety protocol are being followed. GEI does not assume any responsibility or liability for HRWC volunteers.
- Federally listed species are not expected to be encountered. If a federally listed species is found, GEI will stop work and contact USFWS to discuss the path forward.
- One round of post-relocation monitoring is included in this proposal.
- GEI assumes no substantial delays in contracting and all contracting will be complete to facilitate field effort starting no later than July 13, 2026.
- Weather, extreme flow events, or other situations not within GEI's control may result in substantial delays in field efforts commencing. GEI reserves the right to stop work if unsafe conditions are encountered while diving.
- Assumes no "lost days" (i.e., staff mobilize to site and cannot work upon arrival at site) or prolonged delays (2 hours or more) due to weather, flow, or any other uncontrollable factor.
- Assumes all mussel relocation will take place in 2026 and stranded mussel efforts will take place in summer of 2027.
- Lodging will be available within 20 minutes of the project site at a maximum rate of \$175/night based on current rates of local hotels.

## Project Schedule

GEI can initiate the work described herein within one working day of our receipt of a formal authorization to proceed and we anticipate the following schedule for the services described herein. This assumes Notice To Proceed (NTP) by June 1, 2026.

05/12/2026

Task and Description	Anticipated Timeframe
Task 5 – Soil Borings and Field Visit	June 2026
Task 5 – 90% and 100% Engineering Analysis and Design	July – November 2026
Task 6 – SHPO Phase I Survey and Report <sup>1</sup>	June – September 2026
Task 6 – FOE Addendum	June – September 2026
Task 6 – MOA	November 2026 - February 2027
Task 7 – Mussel Relocation and Reporting	July – September 2026
Task 7 – Post-Relocation Monitoring	October 2026
Task 7 – Stranded Organism Relocation Effort <sup>2</sup>	Summer 2027

<sup>1</sup> Require SHPO concurrence with AIP before initiating work.

<sup>2</sup> Schedule dependent on construction schedule which is TBD.

## Change Order Fee

The current authorized project budget is \$939,377. Contract Mod 04 proposes to add \$562,620 to task budgets Task 5 and 6 and add a new task, Task 7, for a total new total project budget of \$1,501,997. The fee for the services described above are summarized in Table 1 below. A detailed fee spreadsheet is provided as an attachment to this letter.

**Table 1. Additional Services Cost Estimate**

Task Name	GEI Labor	GEI Expenses	Subconsultant Fee (Labor + Expenses)	Total Cost
Task 5 – Engineering and Field Support for Powerhouse Stabilization	\$19,330	\$1,000	\$ 10,500	\$ 30,830
Task 6.1 – Cultural Resources Field Investigation and MOA	\$50,408	\$4,500	-	\$54,908
Task 6.3 – Final Mussel Relocation Plan	--	--	\$16,275	\$16,275
Task 7 – Mussel Relocation	\$ 212,340	\$32,240	\$ 216,027	\$ 460,607
<b>Total</b>	<b>\$282,078</b>	<b>\$37,740</b>	<b>\$242,802</b>	<b>\$562,620</b>

## Closing

We appreciate the opportunity to continue supporting you in the removal of the Pen Dam. If you have any questions, please feel free to contact me at 740.243.5403.

Sincerely,

**GEI Consultants of Michigan, P.C.**



Janeen McDermott, P.E.  
 Senior Project Manager



Brad Parlato, P.E.  
 Senior Vice President/Regional Operations Manager

05/12/2026

cc: Andrew Hellenga, City of Ypsilanti  
Steve Wilcoxon, City of Ypsilanti  
Dan Brown, HRWC

JMM/BP

[\\geiconsultants.com\data\Data\\_Storage\Working\YPSILANTI MI, CITY OF\2501741 Peninsular Paper Dam Removal, Design and Technical\02\\_PM\Contracts\CO\\_4 Powerhouse Stabilization.Mussel Relocation.Cultural Resources Services\CO\\_4 Additional Services\\_05.12.26.docx](\\geiconsultants.com\data\Data_Storage\Working\YPSILANTI MI, CITY OF\2501741 Peninsular Paper Dam Removal, Design and Technical\02_PM\Contracts\CO_4 Powerhouse Stabilization.Mussel Relocation.Cultural Resources Services\CO_4 Additional Services_05.12.26.docx)

GEI Consultants of Michigan, P.C.

City of Ypsilanti

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Grade----->  
 2024 Michigan Billing Rates----->

	8	6	7	6	5	4	2	6	8	4	2	GIS	Sr Drafter
	210	191	206	191	148	131	112	191	210	131	112	103	119
	Naperala	McDermott	DeVaun/Guirguis	Schwarz	Siegrist	Noye	Haun/White	Sanka/Bowen	Jurich	Rankin	Philliber/Young		Warren
Classification-->	Senior Consultant	Senior Professional	Senior Professional	Senior Professional	Project Professional	Project Professional	Staff Professional	Senior Professional	Senior Consultant	Senior Professional	Staff Professional	Staff Professional	CAD Tech
	Oversight/Review	Sr Engineer / PM	Design	Structural	Geotech	H&H	Design	Archaeologist	Archaeologist	Archaeologist	Archaeologist	Archaeologist	GIS/CAD Support

TaskID	Task Description	Principal/S ME	Project Manager	Sr. Design Eng	Sr. Structural Engineer	Geotech Lead	H&H	Design	Archaeologist	Archaeologist	Archaeologist	Archaeologist	Archaeologist	CAD	Total Hours	Total Labor Cost	GEI Travel/Expenses	Subconsultants	Other	Total Cost
	<b>Planning, Design, and Permitting</b>	<b>2</b>	<b>15</b>	<b>9</b>	<b>46</b>	<b>6</b>	<b>12</b>	<b>24</b>	<b>90</b>	<b>6</b>	<b>102</b>	<b>134</b>	<b>20</b>	<b>15</b>	<b>481</b>	<b>\$69,738.00</b>	<b>\$5,500</b>	<b>\$26,775</b>	<b>\$0</b>	<b>\$102,013.00</b>
5b	90% Design														0	\$0.00				\$0.00
	Soil Borings	2	1			6		24							33	\$4,187.00	\$250	\$10,500		\$14,937.00
	Field Visit		4	1	18		12								35	\$5,980.00	\$750			\$6,730.00
	Plans		1	4	12									10	27	\$4,497.00				\$4,497.00
	Engineering			2	10										12	\$2,322.00				\$2,322.00
	Specs														0	\$0.00				\$0.00
	BOD														0	\$0.00				\$0.00
	Cost														0	\$0.00				\$0.00
5c	100% Design														0	\$0.00				\$0.00
	Plans		1	2	6									5	14	\$2,344.00				\$2,344.00
	Engineering														0	\$0.00				\$0.00
	Specs														0	\$0.00				\$0.00
	BOD														0	\$0.00				\$0.00
	Cost														0	\$0.00				\$0.00
6	Permitting																			
6.1	SHPO		8						90	6	102	134	20		360	\$50,408.00	\$4,500			\$54,908.00
6.2	JPA														0	\$0.00				\$0.00
6.3	Mussels														0	\$0.00	\$0	\$16,275		\$16,275.00
7	Mussel Relocation Field Work																			
7.1	Mussel Relocation														1074	\$152,840.00	\$21,100	\$216,027		\$389,967.00
7.2	Post-Relocation Monitoring														118	\$17,850.00	\$2,780			\$20,630.00
7.3	Stranded Mussel Surveys														312	\$41,650.00	\$8,360			\$50,010.00
<b>CO 4 Totals</b>		<b>2</b>	<b>15</b>	<b>9</b>	<b>46</b>	<b>6</b>	<b>12</b>	<b>24</b>	<b>90</b>	<b>6</b>	<b>102</b>	<b>134</b>	<b>20</b>	<b>15</b>	<b>1,985</b>	<b>282,078</b>	<b>37,740</b>	<b>242,802</b>	<b>-</b>	<b>562,620</b>



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From: Bonnie Wessler, DPS Director

Subject: Resolution No. 2026-119 Approving the proposal submitted by OHM for project oversight and construction coordination services for the Frog Island Accessibility Improvement project in the amount of \$48,995.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. 05-19 frog island ca ce RFL and Resolution
2. Frog Island Accessibility\_CE Proposal

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION  
May 19, 2026

From: Bonnie Wessler, Department of Public Works

Subject: Frog Island North Accessibility Improvements

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**SUMMARY & BACKGROUND:**

The City was awarded an NRTF grant to improve the accessibility in the north end of Frog Island park, with improvements to include such items as accessible parking, pathway improvements, picnic tables, etc. The attached proposal is for construction oversight services from OHM in the amount of \$48,995. Funding will be drawn from 414-7511.

**RECOMMENDED ACTION:** Approval

**ATTACHMENTS:** OHM proposal

**FY2025/2026 Goal Alignment**

- **Budget Priority 1: Public Infrastructure/Buildings/Roads**
  - Budget Priority 2: Water Street
  - Budget Priority 3: Public Safety/Public Health
  - Budget Priority 4: Shelter/Housing
  - Budget Priority 5: Staffing Capacity
- 

CITY MANAGER APPROVAL: \_\_\_\_\_ COUNCIL AGENDA DATE: \_\_\_\_\_

CITY MANAGER COMMENTS: \_\_\_\_\_

FISCAL SERVICES DIRECTOR APPROVAL: \_\_\_\_\_

:



Resolution No. 2026-119  
May 19, 2026

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

WHEREAS, the Frog Island Accessibility Improvement project has been budgeted from the Capital Improvements Fund; and

Whereas, the City requires project oversight and construction coordination services and has solicited a proposal from OHM, the City's engineer of record;

NOW THEREFORE BE IT RESOLVED THAT that the Ypsilanti City Council approves the proposal submitted by OHM in the amount of \$48,995; and

BE IT FURTHER RESOLVED, THAT the Mayor and City Clerk are authorized to sign this contract, subject to approval by the City Attorney, and that any change orders may be approved by the City Manager to facilitate completion of this work.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:

NO:

ABSENT:

VOTE:



April 13, 2026

CITY OF YPSILANTI  
DEPARTMENT OF PUBLIC WORKS  
14 W Forest Ave  
Ypsilanti, MI 48197

Attention: Bonnie Wessler, AICP  
Director of Public Works

Regarding: Proposal for Construction Phase Services  
**Frog Island Trailhead Accessibility**

Dear Ms. Wessler:

OHM Advisors (OHM) is pleased to submit this proposal for construction engineering services for the Frog Island Trailhead Accessibility project in the City of Ypsilanti. This project was designed by OHM, and we have prepared our project understanding and scope of services based on past experience and correspondence with the City.

### **PROJECT UNDERSTANDING**

The City of Ypsilanti received a Michigan Department of Natural Resources (MDNR) grant to enhance accessibility at the north end of Frog Island Park. The project includes sidewalk improvements; construction of HMA (hot mix asphalt) ADA-compliant parking spaces and accessible ramps with handrails; bioretention and drainage enhancements; installation of picnic tables with concrete pads; and development of a fishing platform and kayak launch. OHM prepared the design and bidding documents for these improvements. Bids were opened on December 3, 2025, and KAB Enterprises, Inc. submitted the lowest responsive bid in the lump-sum amount of \$312,166.50.

The City has requested construction phase engineering services for the Frog Island Trailhead Accessibility Project, including contract administration, construction observation, construction engineering, and materials testing. A detailed description of the scope of services is provided below.

### **SCOPE OF SERVICES**

This scope reflects our understanding of the City's needs for this project and is consistent with past construction phase engineering services proposals. The components of this work plan are as follows:

**Contract Administration Services** shall consist of the utilization of Field Advisor software to track pay estimated and project pay quantities, materials used, and testing results. Information tracked will be used in the



resolution of claims and/or contract document interpretation along with reviews of project schedules to monitor compliance with deadlines. These services shall also include project closeout, consisting of final pay estimate preparation, obtaining closeout documents required from the contractor, and a balancing change order reflecting all increases, decreases, credits and/or extras to the contract. The specific tasks included in construction administration include:

- ▶ Contract documents for execution will be prepared and transmitted to KAB Enterprises, Inc and will be accompanied by the Notice of Award letter. OHM will confirm bonds and insurance are included with the contract documents and deliver signed contract books to the City for execution.
- ▶ Arrange and conduct a preconstruction meeting as well as interim progress meetings. OHM will prepare and distribute minutes for these meetings. Based on the completion date in the documents, we anticipate there will be up to three (3) progress meetings for the duration of the project.
- ▶ Contract administration services will include, but are not limited to, preparation and review of up to three (3) pay estimates and one (1) change order. Payment applications are expected to be submitted on a monthly basis.

**Observation Services** shall consist of part-time observation of the work progress by the Contractor(s). Inspector daily reports (IDR's) will be prepared documenting pay item quantities and the general work progress for the day. OHM will answer residents' questions and attempt to resolve complaints daily during construction. OHM will also interact with the Contractor's supervisory personnel to notify them when work is unacceptable and in need of correction, or removal and replacement of specific work elements if the situation warrants. The specific tasks include:

- ▶ The estimated inspection effort includes ten (10) weeks of part-time inspection at approximately 24 hours per week during active construction. Observation hours will be focused on critical work activities and reduced during periods of limited activity, restoration, and closeout.
- ▶ Perform observations for the project in accordance with the Specifications, Plans, Proposal, the Michigan MDOT Construction Manual, the Materials Sampling Guide, and other applicable references, guidelines, and/or procedures manuals.
- ▶ Maintain daily inspection diaries for observation, along with sketches, logs, and other records as necessary to document the Contractor's progress.
- ▶ Notify the City immediately of any unanticipated field conditions and potential changes, extras, or adjustments to the contract before processing a Work Order and/or Recommendation.
- ▶ Complete a final inspection of all work, or such portions thereof eligible for acceptance, after notification by the Contractor that the work is completed. The final inspection shall include notifying the Contractor in writing of defects to be remedied if work is not acceptable.

**Construction Engineering Services** shall consist of the supervision of the construction observation staff to provide appropriate project staffing and project documentation. The specific tasks include:

- ▶ Review shop drawings and submittals as supplied by KAB Enterprises, Inc.



- Resolve construction issues/problems which may arise. Review and make recommendations to the City regarding claims from the contractor(s) including preparation of change orders, etc. if required.
- OHM shall coordinate the efforts of materials testing by G2 Consulting Group and review materials testing reports to check for compliance with contract documents and make appropriate recommendations (when needed) to the City.
- Measure, compute quantities, and provide appropriate documentation of materials incorporated in work items. Maintain an item history using Field Advisor.
- Track failed material tests and notify the Contractor.
- Field measure applicable items of work. Prepare final summaries for applicable items of work.
- Photos and/or sketches or relevant as-built conditions will be electronically transmitted to the City for their project file.
- Follow up with the contractor on proper permit closure will be part of the final closeout process.

**Geotechnical and Materials Testing** is included and will be performed by G2 Consulting Group (G2). Material testing will include concrete cylinder tests and one full-time days on site (or two part-time days).

### PROJECT SCHEDULE

The construction phase engineering services will begin upon authorization. It is understood that construction is anticipated to begin in the Spring 2026 and be ready for final payment by July 30, 2026.

### FEE SCHEDULE

OHM Advisors proposes to provide the above outlined professional services on an hourly – not to exceed basis, in accordance with the continuing services agreement between the City and OHM. Invoices will be sent monthly as work is performed:

<u>Description</u>	<u>Fee</u>
Construction Phase Services.....	\$ 44,595.00
<u>Geotechnical and Materials Testing (G2)</u>	<u>\$ 4,400.00</u>
<b>TOTAL</b>	<b>\$ 48,995.00</b>

### FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above fee is based on the following assumptions:

- Additional observation time beyond the assumed level may result in additional costs.
- Survey staking is not included and will be performed by KAB Enterprises, Inc.



We thank you for this opportunity to provide construction phase engineering services for this project. If this proposal is acceptable to you, your signature on the signature line below will serve as our authorization to proceed. If there are any questions, please contact me.

Sincerely,  
OHM Advisors

---

Rachel Jackson, P.E.  
Project Manager

- cc: Andrew Hellenga, City of Ypsilanti
- Alex Bade, P.E., OHM
- Fraser Payne, P.E., OHM
- Tavio Palazzolo, P.E., OHM
- Kent Early, P.E., OHM

**City of Ypsilanti**  
**Proposal for Professional Construction Phase Services**  
**Frog Island Trailhead Accessibility**

Accepted By: \_\_\_\_\_

Accepted By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From: Bonnie Wessler, DPS Director

Subject: Resolution No. 2026-120 Approving the amendment submitted by OHM to the previously approved CA/CE proposal for the reconstruction of Harriet Street (First to Hawkins) in the amount of \$37,850.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. 05-19 harriet amend RFL and Resolution - Copy
2. Harriet Ph 1 CACE\_Amendment Proposal\_Final

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION  
May 19, 2026

From: Bonnie Wessler, Department of Public Works

Subject: Harriet Phase I CA/CE amendment

**SUMMARY & BACKGROUND:**

The City has been working with OHM to provide CA/CE services and be the owner’s representative for the Harriet projects. The first phase of the Harriet projects, First to Hawkins, had issues with scheduling that caused the project to run into CY 2026. This resulted in an increase in CA/CE costs totaling \$37,850, to be expended from 202-9067-7818-25.

RECOMMENDED ACTION: Approval

ATTACHMENTS: OHM proposal

**FY2025/2026 Goal Alignment**

- **Budget Priority 1: Public Infrastructure/Buildings/Roads**
- Budget Priority 2: Water Street
- Budget Priority 3: Public Safety/Public Health
- Budget Priority 4: Shelter/Housing
- Budget Priority 5: Staffing Capacity

CITY MANAGER APPROVAL: \_\_\_\_\_ COUNCIL AGENDA DATE: \_\_\_\_\_

CITY MANAGER COMMENTS: \_\_\_\_\_

FISCAL SERVICES DIRECTOR APPROVAL: \_\_\_\_\_



Resolution No. 2026-120  
May 19, 2026

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

WHEREAS, the reconstruction of Harriet Street (First to Hawkins) has been budgeted from the Major Streets Fund; and

Whereas, issues of contractor coordination and weather made certain delays unavoidable in the project, in turn necessitating additional work in construction oversight;

NOW THEREFORE BE IT RESOLVED THAT that the Ypsilanti City Council approves the amendment submitted by OHM to the previously approved CA/CE proposal in the amount of \$37,850; and

BE IT FURTHER RESOLVED, THAT the Mayor and City Clerk are authorized to sign this contract, subject to approval by the City Attorney, and any change orders may be approved by the City Manager to facilitate completion of this work.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:

NO:

ABSENT:

VOTE:



April 13, 2026

CITY OF YPSILANTI  
14 W. Forest Ave.  
Ypsilanti, MI 48197

Attention: Bonnie Wessler, AICP  
Director of Public Services

Subject: **Proposal Amendment for Construction Phase Engineering Services  
Harriet Street Reconstruction from 1<sup>st</sup> Avenue to Hawkins Street  
MDOT JN 215088**

Dear Ms. Wessler:

OHM Advisors (OHM) appreciates the opportunity to submit this amendment for construction phase engineering services for the Harriet Street Phase 1 Local Agency Program (LAP) project. This amendment addresses additional construction inspection, engineering, and contract administration (CA/CE) effort that extended beyond the scope and duration anticipated in OHM's original construction phase services proposal. No change in scope, responsibilities, or level of services is proposed.

### **PROJECT UNDERSTANDING**

The Harriet Street reconstruction project, extending from 1st Avenue to Hawkins Avenue, was selected through the Michigan Department of Transportation (MDOT) Local Agency Program (LAP) and Transportation Alternatives Program (TAP) for funding in 2025. OHM prepared the bidding documents and facilitated advertisement through the MDOT bidding process. Fonson Company, Inc. was the low bidder and was awarded the project with a construction contract amount of \$1,289,123.35.

OHM's original construction phase services proposal, dated June 10, 2025, was approved by City Council on July 1, 2025, and included CA/CE services based on the anticipated construction sequencing, duration, and level of effort known at that time. Since construction began, several unanticipated schedule and coordination factors have extended the project duration beyond the original open to traffic/substantial completion date of October 31, 2025. Fonson Company, Inc. submitted an extension of time revising the substantial completion date to May 31, 2026. Although the scope of services has remained primarily the same, these conditions have resulted in additional time and effort to continue providing the same CA/CE services.

Two primary schedule impacts contributed to the extended project duration. The first involved a delay to the YCUA water main project associated with bond funding, which delayed water main construction by at least two months and subsequently delayed roadway construction. While there was an initial goal to complete roadway construction prior to winter, this did not occur, resulting in the north side driveways, sidewalk, and final restoration work being deferred to the spring of 2026. During this period, OHM also provided coordination support related to maintaining traffic control during the winter shutdown.



Additional construction phase effort was required to address impacts associated with DTE Gas. DTE Gas activity was not identified as an issue until shortly before field work began. During design, there was no confirmed DTE Gas work planned within the corridor, and no conflicts were identified through formal utility coordination responses. Franchise utility planning is not actively tracked unless identified through MISS DIG responses. Near the end of the design phase, DTE Gas informed the project team that they had a gas main replacement planned after completion of the road reconstruction, and the City encouraged DTE Gas to perform the work prior to roadway construction to avoid future disturbance of the new pavement. DTE Gas ultimately elected to advance their work and perform it concurrently with the construction. DTE gas work took about four weeks along Harriet Street. Once this work became known and was initiated, OHM provided field-level coordination with the contractor, utility representatives, and City staff to minimize impacts and maintain construction progress. This effort occurred during construction and represented additional construction-phase coordination rather than a change in project planning.

This amendment is based on extended construction duration, unanticipated utility coordination during construction, and the continued provision of construction phase services beyond the original schedule assumptions. These factors resulted in additional CA/CE effort without attributing responsibility to any individual party.

**PROJECT SCHEDULE**

Fonson Company, Inc. has indicated that approximately four (4) weeks will be required to complete the work, including site restoration. Following completion of construction activities, OHM will continue to coordinate with MDOT to support project close-out activities, including documentation, certification, and final approval in accordance with MDOT requirements.

**FEE SCHEDULE**

OHM Advisors proposes to provide the above outlined professional services on an hourly – not to exceed basis, in accordance with the continuing services agreement between the City and OHM. Invoices will be sent monthly as work is performed:

<u>Amendment Description</u>	<u>Fee</u>
Current Approved Construction Phase Services.....	\$186,080.00
<b><u>Amendment for CA/CE.....</u></b>	<b><u>\$37,850.00</u></b>
<b>Total New Construction Phase Services .....</b>	<b>\$223,930.00</b>

**ASSUMPTIONS/CLARIFICATIONS**

The above fee is based on the following assumptions:

- ▼ This effort is in addition to the existing CA/CE services for this project.



**AUTHORIZATION**

If you find this proposal acceptable, please provide us authorization to proceed by signing the proposal below and returning it to us. We appreciate the opportunity to provide you with this proposal. Please feel free to contact us if you have any questions or need any additional information at (734) 522-6711.

Sincerely,

**OHM Advisors**

---

Rachel Jackson, PE  
Project Manager

cc: Andrew Hellenga, City Manager  
Kent Early, PE, OHM Advisors  
Fraser Payne, PE, OHM Advisors

**City of Ypsilanti  
Proposal Amendment for Construction Phase Engineering Services  
Harriet Street Reconstruction from 1st Avenue to Hawkins Street**

Accepted By: \_\_\_\_\_

Accepted By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-121 Approving the proposed Ordinance No. 1463, entitled "2026-2027 Tax Levy Ordinance" upon second and final Reading.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Millage Levy 2026

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



# City of Ypsilanti

City Clerk's Office

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Resolution No. 2026-121

Date: May 19, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the proposed Ordinance No. 1463, entitled "2026-2027 Tax Levy Ordinance", be approved upon second and final Reading.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES: \_\_\_\_\_ NO: \_\_\_\_\_ ABSENT: \_\_\_\_\_ VOTE: \_\_\_\_\_



# City of Ypsilanti

City Clerk's Office

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## Ordinance No. 1463

### 2026-2027 Tax Levy Ordinance

The City of Ypsilanti Ordains that:

The City Clerk is authorized to certify to the City Treasurer and City Assessor the total millage to be levied for the City of Ypsilanti, including applicable Downtown Development Authority (DDA) millages, as outlined below:

Millage Description	Millage Rates
City	
General Operating	16.4688
P&F Pension and OPEB	7.0657
Public Transit	.8471
Sanitation	2.4077
Water St. General Obligation Bond 2016A	1.5178
<b>City Total</b>	<b>28.3071</b>
Downtown	1.6173
East Depot Town	1.6173
West Cross	1.6173

\_\_\_\_\_  
Nicole Brown, Mayor

\_\_\_\_\_  
Tracey Boudreau, City Clerk



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-122 Recognizing June 19th and authorizing to display the Juneteenth Flag from a window in Council Chambers viewable from Huron St., through the duration of the month.

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SUMMARY & BACKGROUND: Standing Agenda Item

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Juneteenth Flag Resolution2026

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-122  
May 19, 2026

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

Whereas, Juneteenth was recognized as a City Holiday, by passage of Resolution No. 2021-068, on April 6, 2021; and

Whereas, Ypsilanti, Michigan has a proud record of fighting bigotry, slavery and racism, including, prior to the Civil War being a part of the underground railway to help slaves to freedom, and sending soldiers, black and white to fight and die for the Union in the Civil War to free the slaves, and passing ordinances to prohibit discrimination; and

Whereas, June 19, 1865 marks when the final group of Black Americans understood that they were free, when Union Army General Gordon Granger landed in Galveston, where he read General Order #3, stating that all slaves were free, and that former masters and slaves were absolutely equal in personal and property rights; and

Whereas, Juneteenth, June 19, 1865, acting as the date of emancipation, became a long-standing day of celebration, meant to honor Black Americans resilience and the end of slavery; and

Whereas, it is fitting and proper for the City of Ypsilanti to honor and celebrate June 19 of every year as Juneteenth; and

Whereas, we must work together to continue to build a just Ypsilanti, free from prejudice, bigotry and racism.

NOW THEREFORE, it is hereby RESOLVED BY THE YPSILANTI CITY COUNCIL, that June 19<sup>th</sup> be recognized by the City of Ypsilanti, and display the Juneteenth Flag from a window in Council Chambers viewable from Huron St., through the duration of the month.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:            NO:            ABSENT:            VOTE:



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-123 Declaring June as "Pride Month" and authorizing to display the Pride Flag from a window in Council Chambers viewable from Huron St., through the duration of the month.

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SUMMARY & BACKGROUND: Standing Agenda Item

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Pride Month Resolution No. 2026-

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



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

WHEREAS, President Bill Clinton declared June "Gay and Lesbian Pride Month" in June of 2000 to commemorate the June 1969 Stonewall riots in Lower Manhattan; and

WHEREAS, President Barack Obama expanded the commemoration further by declaring June Lesbian, Gay, Bisexual, and Transgender Pride Month; and

WHEREAS, Pride Month is not only a time of celebration, it is also an opportunity to peacefully protest and raise political awareness of current issues facing the LGBTQ+ community, and

WHEREAS, much ground has been gained since the 1969 Stonewall Riots, however, injustice and negative attitudes remain that threaten the LGBTQ+ community; and

WHEREAS, The City of Ypsilanti has a proud place in the history of LGBTQ+ equality in the successful passing of our Inclusive Non-Discrimination Ordinance in 1998, a historic victory that received national attention and acclaim; and

WHEREAS, while the City of Ypsilanti has a long and proud tradition of being an inclusive community, it recognizes as long as injustice exists it threatens all that has been accomplished.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council of the City of Ypsilanti declare June as "Pride Month" and direct staff to fly the Pride Flag, from a window in Council Chambers viewable from Huron St., through the duration of the month.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:                      NO:                      ABSENT:                      VOTE:



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From: Michelle King, Council Member, Nicole Brown, Mayor

Subject: Resolution No. 2026-124 Proclaiming Saturday, June 6, 2026, as CIVIC DUTY EDUCATION DAY in the City of Ypsilanti and encouraging all residents, families, educators, youth leaders, elected officials, and community stakeholders to participate in activities that uplift civic knowledge, community voice, and public engagement.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolution No2026-124 Civic Duty Education Day

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



A RESOLUTION RECOGNIZING THE IMPORTANCE OF CIVIC EDUCATION, CIVIC ENGAGEMENT, AND COMMUNITY PARTICIPATION, AND DECLARING JUNE 6, 2026, AS CIVIC DUTY EDUCATION DAY IN THE CITY OF YPSILANTI

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

**WHEREAS**, Civic education is the lifelong process of equipping individuals with the knowledge, skills, values, and confidence necessary to understand how government functions, how laws are made, how public systems impact everyday life, and how community members can effectively participate in shaping the future of their neighborhoods, cities, states, and nation; and

**WHEREAS**, Civic education extends beyond the classroom and is essential not only in schools, but also in homes, neighborhoods, community organizations, faith institutions, and public spaces, ensuring that all residents have access to information that empowers them to vote, advocate, organize, speak out, and engage in meaningful dialogue around issues affecting their lives; and

**WHEREAS**, An informed and civically engaged population is foundational to a healthy democracy, strong local leadership, accountable government, and vibrant communities where residents understand both their rights and their responsibilities; and

**WHEREAS**, Far too many individuals, particularly youth, low-income families, communities of color, formerly incarcerated persons, returning citizens, immigrant populations, and other historically disenfranchised communities, have been systematically excluded from civic processes due to educational inequities, economic barriers, distrust in institutions, and a lack of intentional opportunities for civic inclusion; and

**WHEREAS**, Providing equitable access to civic education helps close the gap between community members and decision-makers, fosters confidence in public participation, increases voter awareness, strengthens relationships between elected officials and residents, and encourages collective problem-solving rooted in shared responsibility; and

**WHEREAS**, Communities thrive when residents understand that civic engagement is not limited to elections, but includes attending public meetings, engaging elected leaders, serving on boards and commissions, participating in advocacy efforts, volunteering, organizing neighbors, understanding public policy, and utilizing one's voice to influence systems of change; and

**WHEREAS**, The City of Ypsilanti is widely recognized for its rich history, cultural diversity, grassroots activism, artistic expression, and strong tradition of community members coming together to advocate for equity, justice, and neighborhood progress; and

**WHEREAS**, Ypsilanti has long been a city where resident voices, youth leadership, nonprofit organizations, educators, business owners, and faith communities have played an essential role in shaping conversations around inclusion, civic responsibility, and the future of the community; and

**WHEREAS**, As Ypsilanti continues to build toward a stronger and more equitable future, it remains critically important that all residents, particularly young people and historically

marginalized populations—are empowered with the civic knowledge, confidence, and access necessary to engage local government, understand public systems, and actively contribute to municipal progress; and

**WHEREAS**, Survivors Speak, a nonprofit organization committed to advocacy, education, and community empowerment, has continued to lead impactful civic engagement initiatives designed to bridge the divide between residents and institutions by creating accessible, family-centered, educational spaces where individuals can learn about their civic rights, connect with elected officials, meet community partners, and become inspired to actively participate in the democratic process; and

**WHEREAS**, Survivors Speak, in partnership with local stakeholders and community partners, will host Civic Duty Education Day on Saturday, June 6, 2026, as a day dedicated to educating youth, adults, and families about the importance of civic knowledge, civic voice, and civic responsibility while promoting food, fun, fellowship, and family-centered community engagement; and

**WHEREAS**, The City of Ypsilanti recognizes that strengthening civic education is not simply an educational priority, but a community necessity that contributes to stronger neighborhoods, increased trust in government, more informed residents, and a future generation equipped to lead with purpose, understanding, advocacy, and accountability;

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council of the City of Ypsilanti do hereby affirm the critical importance of Civic Education in our schools, our communities, and in the everyday lives of all residents; and

**BE IT FURTHER RESOLVED**, that the City of Ypsilanti acknowledges the need for expanded civic awareness and civic inclusion opportunities, especially for populations that have historically been underserved, overlooked, or disenfranchised from participating in civic and democratic systems; and

**BE IT FURTHER RESOLVED**, that the City of Ypsilanti proudly stands with Survivors Speak in its mission to educate, activate, and empower communities through civic engagement, public participation, and democratic awareness; and

**BE IT FURTHER RESOLVED**, that the Mayor and City Council encourage Ypsilanti schools, educators, churches, businesses, civic organizations, youth groups, neighborhood associations, and community leaders to continue fostering opportunities that strengthen civic understanding, civic dialogue, and civic responsibility among residents of all ages; and

**BE IT FURTHER RESOLVED**, that in recognition of these efforts, and in celebration of the power of informed citizenship, the Mayor and City Council of the City of Ypsilanti do hereby proclaim Saturday, June 6, 2026, as CIVIC DUTY EDUCATION DAY in the City of Ypsilanti and encourage all residents, families, educators, youth leaders, elected officials, and community stakeholders to participate in activities that uplift civic knowledge, community voice, and public engagement.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:            NO:            ABSENT:            VOTE:



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From: Rheagan Basabica, Finance Director, Andrew Hellenga, City Manager

Subject: Resolution No. 2026-125 Approving Ordinance No. 1464 entitled, "An Ordinance to Amend Budget for 2025-2026 and Adopt Budget for FY 2026-2027 and 2027-2028, upon Second and final Reading.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Budget Resolution and Ordinance 2026
2. 26-27 Budget Reduction Proposal

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



# City of Ypsilanti

City Clerk's Office

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Resolution No. 2026-125

Date: May 19, 2026

## AMENDMENT OF THE 2025–2026 BUDGET AND ADOPTION OF THE 2026–2027 AND 2027–2028 FISCAL YEAR BUDGETS

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That Ordinance No. 1464 entitled, “An Ordinance to Amend Budget for 2025-2026 and Adopt Budget for FY 2026-2027 and 2027-2028, be approved upon Second and final Reading.

Further, that in accordance with Section 19(2) of Public Act 621 of 1978, also known as the Uniform Budgeting and Accounting Act, parameters are hereby given to allow transfers between appropriation accounts and within fund totals and within those activities within the control of each department.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES: \_\_\_\_\_ NO: \_\_\_\_\_ ABSENT: \_\_\_\_\_ VOTE: \_\_\_\_\_



# City of Ypsilanti

City Clerk's Office

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## Ordinance No. 1464

### **AN ORDINANCE TO AMEND BUDGET FOR 2025-2026 AND ADOPT BUDGET FOR FY 2026-2027 AND 2027-2028**

#### **THE CITY OF YPSILANTI ORDAINS**

1. Pursuant to the City Charter Section 5.06 (a), budget appropriation by department and major organizational unit are hereby approved as recommended by the Administration, as approved by City Council
2. Further, that in accordance with Section 19(2) of Public Act 621 of 1978, also known as the Uniform Budgeting and Accounting Act, parameters are hereby given to allow transfers between appropriation accounts and within fund totals and within those activities within the control of each department.
3. 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 business hours.
4. Publication and effective date: The City Clerk shall cause this Ordinance, or a summary of the Ordinance, to be published by printing the same in the Washtenaw Legal News. 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 4th day of June, 2024.

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Nicole Brown, Mayor

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Tracey Boudreau, City Clerk

Type of Acc	Account Number	Amount	Budget year	Running Total	Description
Revenue	101-3730-4607-11	\$10,000	26-27	\$10,000	AHB Revenue Increase
Revenue	101-7210-xxxx-xx	\$50,000	26-27	\$60,000	Redvelopment Ready Community Grant
Revenue	101-3390-4539-09	\$201,333	26-27	\$261,333	Fire Protection Reimbursement
Revenue	101-7470-4574-06	\$100,000	26-27	\$361,333	State Marijuana Revenue Sharing
Trasfer	101-9670-7999-29	\$100,000	26-27	\$461,333	decrease transfer to 514
Transfer	101-9670-7999-63	\$200,000	26-27	\$661,333	Transfer back to General Fund
Expenditur	101-1720-7882-00	\$500	26-27	\$661,833	CM Decrease in printing
Expenditur	101-1720-7864-02	\$2,000	26-27	\$663,833	decrease from professional development CM
Expenditur	101-2650-78xx-xx	\$100,000	26-27	\$763,833	Building Maintainance
Expenditur	101-1720-7818-00	\$5,000	26-27	\$768,833	CM Decrease in Contractual Services
Expenditur	101-8510-7715-XX	\$100,000	26-27	\$868,833	
Transfer	101-9670-7999-66	\$100,000	26-27	\$968,833	Removal of Forestry Transfer
Expenditur	101-2700-7864-04	\$10,000	26-27	\$978,833	Removal of signing bonus
Expenditur	101-7510-7818-00	\$6,000	26-27	\$984,833	
Expenditur	101-7520-77xx-xx	\$25,000	26-27	\$1,009,833	
Expenditur	101-7551-78xx-xx	(\$100,000)	26-27	\$909,833	
Expenditure		\$100,000	26-27	\$1,009,833	
Expenditur	101-4410-7818-00	\$80,000	26-27	\$1,089,833	decrease from DPW admin contracutal services
Expenditur	101-3720-7757-00	\$1,000	26-27	\$1,090,833	Code operating supplies
Expenditur	101-3720-7818-00	\$5,000	26-27	\$1,095,833	code contractual services
Expenditur	101-7210-7900-00	\$2,500	26-27	\$1,098,333	Planning printing and publishing
Expenditur	101-2700-7728-00	\$1,000	26-27	\$1,099,333	HR decrease to office supplies
Expenditur	101-2651-7818-xx	\$10,000	26-27	\$1,109,333	Energy Conservation



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From: Bonnie Wessler, DPS Director

Subject: Resolution No. 2026-126 Approving the request to waive the application, event, and street closure fees totaling \$2,500 for the Ypsilanti Youth Orchestra.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:

1. Voce RFL and Legislation proposal 6.26 PDF
2. Fee Waiver Resolution

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION  
5/13/2026

From: Bubbles DuMouchel, Special Events - DPW

Subject: Voce/Ypsilanti Youth Symphony

**SUMMARY & BACKGROUND:**

The Ypsilanti Youth Orchestra (est. 1999) is a 501(c-3) non-profit that has sustained itself on small gifts from the community and volunteers. They provide tuition free orchestral education and opportunity for youth aged 4-18. Kasia Bielak-Hoops, founder of Voce Velata and current board president of Ypsilanti Youth Orchestra has been a community organizer and put on concerts in the Freighthouse in the past. This year, YYO – now led by Kasia – would like to host their end of year party in the Freighthouse, noting its importance in the community. The event will include a concert/exhibition as well as donated food and time for socializing. The event will be free and open to the public.

	Waiver Amount (USD)	Budget Balance (USD)
Rutherford Pool Kids Triathlon	535	14,465
Joe Dulin Day	535	13,930
YSC Reading in the Park and Rutherford Pool Night	192.5	13,737.50
YSC Back to School Bash	397	13,370
WMWFC Domestic Violence Awareness 5k Fundraiser	542.5	12,827.50
First Friday's All Hallows Eve	1,085	11,742.50
Stop the Gun Violence Community Outreach	1,128.40	10,614.10
Voce/YYO End of Year Event	2,500	8,114.10 (if approved)

RECOMMENDED ACTION: Approval

ATTACHMENTS:

**Parks and Recreation 26-30 Goal Alignment**

- Strategic Goal 1: Park Maintenance and Improvements
- Strategic Goal 2: Assist Partner Groups with Facility Improvements
- Strategic Goal 3: Peninsular Park Renovation

- Strategic Goal 4: Pedestrian and Bicycle Connections to the Parks
  - **Strategic Goal 5: Increase Art Opportunities**
  - Strategic Goal 6: Re-establish the Recreation Department
- 

CITY MANAGER APPROVAL: \_\_\_\_\_ COUNCIL AGENDA DATE: \_\_\_\_\_

CITY MANAGER COMMENTS: \_\_\_\_\_

FISCAL SERVICES DIRECTOR APPROVAL: \_\_\_\_\_



Resolution No. -  
Meeting Date

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

WHEREAS, ordinance §10-270 specifies that the City may choose to waive event fees for good cause shown or for individual case of hardship;

WHEREAS, Ypsilanti Youth Orchestra’s End of year event will take place Saturday, June 13, 2026 at The Ypsilanti Freighthouse; and

WHEREAS, Ypsilanti Youth Orchestra’s event organizer is requesting that the City waive the application and event fees for the 2026 event, due to the benefit provided by the event to the community; and

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves the request to waive the application, event, and street closure fees totaling \$2,500 for the Ypsilanti Youth Orchestra.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:                      NO:                      ABSENT:                      VOTE:



# Special Event Fee Waiver Request

Please complete the form below and submit to the Special Events/Facilities Manager Jennifer Collins at [jcollins@cityofypsilanti.com](mailto:jcollins@cityofypsilanti.com) for submission to and consideration.

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To be eligible to apply for a fee waiver, the following criteria should be met:

1. The event is completely open and free to members of the public, with no entry fee charged.
2. If vendors can sell goods, the cost to participate may not be prohibitive. Priority must be given first to City of Ypsilanti residents and businesses. All opportunities to serve as a vendor must be advertised sufficiently in promotional materials and on the City website. The maximum rate at which vendors may be charged is \$10 per hour, and a financial report must be provided to the City proving what funds were raised and for what purpose specifically from vendor fees collected.
3. A public event shall not engage in hateful or derogatory speech including symbols of racism, homophobia, or violence. Weapons shall not be sold by vendors or any merchandise or goods which depicts these symbols of hate.
4. Religious services are not eligible community events under this policy.

To be eligible to be approved for a fee waiver, the following criteria must be met:

1. If a street closure is requested in the business district, 80% of businesses located on that street must in writing agree to the closure.
2. The application must include a description of why this is a benefit to the whole community.
3. The applicant must provide a reasonable description of why the organization or person is unable to meet the financial requirements.

**Applicant/Event Representative**

Name Kasia Bielak-Hoops, President and Board Chair of the Ypsilanti Youth Orchestra		
Address 13 N. Washington St.		
City Ypsilanti	State Michigan MI	Zip 48197 48197
Phone / Fax 734-657-4926	E-Mail Kasia@ypsiyouthorch.org	

**Event**

Name of Event Ypsilanti Youth Orchestra End of Year Thank You Party	
Proposed Location Ypsilanti Freighthouse	
Start date and time Friday, June 12, 4:00 pm (for set-up)	End date and time Saturday, June 13, 5:00 pm

**Justification**

Describe why this is a benefit to the whole community (may continue on a separate sheet):
The Ypsilanti Youth Orchestra (YYO) serves the Ypsilanti area by providing high quality music education to youth ages 4-18 - with absolutely no charge to families. This includes a pipeline of instrument technique and musicianship classes in all instruments and for all levels. We also provide wrap-around support including parent education and free instrument loans to anyone who cannot afford their own. YCS has not had a comprehensive music program that comes anywhere near what is offered in Ann Arbor and surrounding areas and YYO is bridging the gap.
This program would not be possible without the support of our community. The event that we want to hold will be a public event that serves to thank these supporters - and important piece of building lasting relationships that resonate throughout the community by keeping YYO's door open to our youth.
Describe why the organization/person is unable to pay the fee (may continue on a separate sheet):
The Ypsilanti Youth Orchestra is a small non-profit with only one part-time administrator and operates on a budget that directs all resources towards program delivery. This special event is being planned by a group of volunteer parents who have tasked with making it happen on donated time, space, and goods. We would be extremely grateful to the City of Ypsilanti if we were offered the opportunity to host this event at the Freighthouse.

By typing my name below, I attest that this application represents my intent for the proposed event to the best of my knowledge. I am authorized to submit this application on behalf of the organization.

Kasia Bielak-Hoops		4/23/2026
Applicant Full Name		Date



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

WHEREAS, ordinance §10-270 specifies that the City may choose to waive event fees for good cause shown or for individual case of hardship;

WHEREAS, Ypsilanti Youth Orchestra's End of year event will take place Saturday, June 13, 2026 at The Ypsilanti Freighthouse; and

WHEREAS, Ypsilanti Youth Orchestra's event organizer is requesting that the City waive the application and event fees for the 2026 event, due to the benefit provided by the event to the community; and

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves the request to waive the application, event, and street closure fees totaling \$2,500 for the Ypsilanti Youth Orchestra.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:            NO:            ABSENT:            VOTE:



REQUEST FOR LEGISLATION  
May 19, 2026

For: Mayor and City Council

From: Nicole Brown, Mayor, Amber Fellows, Council Member

Subject: Resolution No. 2026-127 Formally supporting YCUA's 12 month moratorium on the delivery, commitment, reservation, extension, or approval of water and sewer services to hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers pending completion of necessary due diligence investigations.

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SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

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CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: May 19, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



May 1, 2026

Tracey Boudreau  
City Clerk  
City of Ypsilanti  
One South Huron Street  
Ypsilanti, MI 48197

Dear Clerk Boudreau:

We are in receipt of Resolution 2026-096 - a Resolution to Defund ICE and CBP, Halt Deportation Operations and Protect Ypsilanti Residents approved on April 21, 2026. As we share many of your concerns, we have had these questions and concerns analyzed both internally and by multiple outside law firms. All of the legal experts that reviewed the issues agree that as the law currently stands, the reach of our authority is extremely limited at best. We have no contracts with the Immigration Customs and Enforcement Agency, nor can we legally prevent carriers that utilize Willow Run Airport from executing individual contracts with that agency based upon federal law.

Please see our attached Resolution No. 26-31 - Resolution Affirming Constitutional Compliance and Clarifying the Authority's Role in Federal Immigration Enforcement. The terms of this Wayne County Airport Authority Resolution are closely monitored and enforced relative to the actions of Authority personnel. If the law should change in the future, we will revisit these issues and adjust accordingly.

Please know that this Board shares your concerns.

I would ask that this communication and accompanying Resolution be made part of the record relative to your Resolution 2026-096.

Thank you,

*Michael Ajami*  
WCAA Board Chairperson

**Resolution No. 26-31**

**By Board Member Michael Ajami**

**RESOLUTION AFFIRMING CONSTITUTIONAL COMPLIANCE AND  
CLARIFYING THE AUTHORITY'S ROLE IN FEDERAL IMMIGRATION  
ENFORCEMENT**

WHEREAS, the Wayne County Airport Authority, pursuant to the Michigan Public Airport Authority Act, being MCL 259.108 – 259.125c, operates and manages Detroit Metropolitan Wayne County Airport and Willow Run Airport and is vested with the powers and authority to undertake such management and operation pursuant to the Aeronautics Code of the State of Michigan; and

WHEREAS, the Wayne County Airport Authority is a public body corporate established under Michigan law and is governed by the Wayne County Airport Authority Board; and

WHEREAS the Wayne County Airport Authority is committed to upholding the Constitution of the United States, the Constitution of the State of Michigan, and all applicable federal and state statutes; and

WHEREAS, the Wayne County Airport Authority recognizes that all individuals within its facilities and jurisdiction have the right to due process of law, equal protection, and civil rights guaranteed under the constitutions and laws of the United States and the State of Michigan; and

WHEREAS, the Wayne County Airport Authority is aware of ongoing federal immigration and customs enforcement activities throughout the United States, including deportation-flight-related operations conducted by federal agencies out of Willow Run Airport as result of contractual relationships between said agencies and by various airlines or charter operators; and

WHEREAS, the Wayne County Airport Authority has no contractual relationship with any federal enforcement agency or airline or charter company relative to deportation flights operating from Willow Run Airport; and

WHEREAS, the Wayne County Airport Authority affirms that all persons, regardless of immigration status, are entitled to be treated with dignity, respect, and fairness by any law-enforcement agency operating within the Wayne County Airport Authority facilities and jurisdiction; and

WHEREAS, the Wayne County Airport Authority has no express or implied legal authority to conduct, participate in, or support federal immigration enforcement activities, including but not limited to the investigation, arrest, detention, or prosecution of individuals suspected of civil or criminal immigration violations and does not engage in such activity; and

WHEREAS, the Wayne County Airport Authority's statutory powers relate solely to the management, operation, and security of its airport facilities and do not extend to enforcing federal immigration law; and

WHEREAS, the Wayne County Airport Authority seeks to ensure clarity for the public, airport users, tenants, stakeholders, and partner agencies regarding its ethical position and legal authority;

NOW, THEREFORE, BE IT RESOLVED that the Wayne County Airport Authority reaffirms its unwavering commitment to comply with the United States Constitution, the Constitution of the State of Michigan, and all applicable laws and governing authority protecting due process, civil rights, and equal treatment; and

BE IT FURTHER RESOLVED that the Wayne County Airport Authority does not participate in federal immigration enforcement activities, as it lacks any statutory or lawful authority to do so, and as such its personnel shall not engage in or assist with the investigation, arrest, detention, or prosecution of individuals based solely on suspected or actual immigration violations or assist in the deportation of such individuals; and

BE IT FURTHER RESOLVED that nothing in this Resolution shall be construed to prohibit the Wayne County Airport Authority from complying with valid court orders, judicial warrants, or other legal obligations consistent with federal and state laws and constitutional protections; and

BE IT FURTHER RESOLVED that the Wayne County Airport Authority will continue to cooperate with federal, state, and local law enforcement agencies only within the scope of its lawful authority, and in a manner that

safeguards the rights, dignity, and safety of all individuals within its facilities and jurisdiction in accordance with the above; and

BE IT FURTHER RESOLVED that the Chief Executive Officer of the Wayne County Airport Authority shall include in his monthly report to the Board any federal immigration enforcement efforts executed within the Wayne County Airport Authority's facilities or jurisdiction known to him and attest to the adherence of Wayne County Airport Authority's employees to this Resolution; and

BE IT FINALLY RESOLVED that the terms of this Resolution shall be communicated to airport personnel, tenants, stakeholders, and partner agencies to ensure consistent understanding and application.

This Resolution was supported by Board Member Marvin Beatty and carried by the following vote:

AYES: Ajami, Archer, Beatty, Canada, George, Palamara, Papas

NAYES: None

ABSTAINED: None

DATE: February 18, 2026