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TO: Mayor and Council

FROM: Milton Dohoney Jr., City Administrator

CC: Ed Ader, Financial Manager, Public Services  
Jacqueline Beaudry, City Clerk  
Derek Delacourt, Community Services Area Administrator  
Brett Lenart, Planning Manager  
Marti Praschan, CFO  
Jordan Roberts, Public Services Area Administrator  
Skye Stewart, Chief of Staff, Public Services  
Mariah Walton, Deputy City Administrator

SUBJECT: April 21, 2025 Council Agenda Response Memo

DATE: April 17, 2025

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**B-2 - An Ordinance to Amend Sections 5.17, 5.27 and 5.28 of Chapter 55 (Unified Development Code) of Title V (Building Design Requirements on Primary and Secondary Streets, Design Review Board, and Design Review) and to Repeal Section 1:239 of Chapter 8 of Title I of the Code of the City of Ann Arbor CPC Recommendation: Approval (7 Yes, 2 No) (ORD-25-09)**

**Question:** How are design review standards currently incorporated into the design review process? How will design review standards be incorporated into the development process if the Design Review Board is eliminated? (Councilmember Disch)

**Response:** Currently, the assigned planner reviews the proposed project for consistency with the adopted [Design Guidelines](#). This review is summarized in a staff report which is presented to the Design Review Board ([example](#)). The Design Review Board considers the proposed building, the staff report, and provides feedback to the applicant. This feedback is documented in the board meeting minutes ([example](#)). The applicant can choose if, and how to incorporate any changes prior to project approval.

If the Design Review Board is eliminated, the assigned planner will review the proposed project for consistency with the adopted Design Guidelines. This review will be

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summarized in a staff report which is presented to the applicant, and the applicable approving entity (e.g. Planning Commission, City Council). The applicant can choose if, and how to incorporate any changes prior to project approval.

**C-2 - An Ordinance to Amend Section 2:63 of Chapter 29 (Water Rates) of Title II of the Code of the City of Ann Arbor**

**Question:** Water rate increase: 1) please calculate the percentage increase over current rate for the average residential customer, annually. 2) will this water rate increase enable the City to meet the annual revenue requirement for operations and capital investments (\$42.6M)? (Councilmember Disch)

**Response:** The table below reflects the changes an average residential customer would see with the proposed rate changes for Water, Sewer, and Stormwater. These changes will help enable the City to meet the annual revenue requirements for the Water, Sewer, and Stormwater funds but future rate adjustments and other revenue sources also play a role.

Quarterly Utility Bill for Average Residential Customer				
	Current Rates	Proposed 7/1/2025 Rates	Change	% Change
Water	\$ 89.71	\$ 95.02	\$ 5.31	6%
Sanitary	\$ 133.80	\$ 137.89	\$ 4.09	3%
Storm	\$ 69.08	\$ 71.11	\$ 2.03	3%
Subtotal	\$ 292.59	\$ 304.02	\$ 11.43	4%
On Time Discount	\$ (29.26)	\$ (30.40)	\$ (1.14)	4%
<b>Total</b>	<b>\$ 263.33</b>	<b>\$ 273.62</b>	<b>\$ 10.29</b>	<b>4%</b>

For comparison, the bill is calculated as a residential customer with a 5/8<sup>th</sup> meter using 18 CCF of water per quarter that is in the second tier of the Stormwater rate structure with impervious surface of more than 2,187 and less than or equal to 4,175 square feet.

**C-3 - An Ordinance to Amend Section 2:69 of Chapter 29 (Stormwater Rates) of Title II of the Code of the City of Ann Arbor**

**Question:** Stormwater rate increase: 1) please calculate the percentage increase over current rate for the average residential customer, annually. 2) will this rate increase enable the City to meet the annual revenue requirement for operations and capital investments (\$17M)? (Councilmember Disch)

**Response:** Please see the above response.

**C-4 - An Ordinance to Amend Section 2:64 of Chapter 29 (Sewer Rates) of Title II of the Code of the City of Ann Arbor**

**Question:** Sewer rate increase: 1) please calculate the percentage increase over current rate for the average residential customer, annually. 2) will this rate increase enable the City to meet the annual revenue requirement for operations and capital investments (\$38.8M)? (Councilmember Disch)

**Response:** Please see the above response.

**E-3 – Updates from the City Election Regarding Precinct Consolidation**

**Question:** Could staff please provide the maps referenced in the consolidation memos? (Councilmember Disch)

**Response:** The map is now attached to the Legistar file and is publicly available via <https://a2gov.legistar.com/LegislationDetail.aspx?ID=7300409&GUID=C541A7AB-5450-48C7-9AFE-FAF786FADFB0&Options=ID%7CText%7C&Search=&FullText=1>