



TO: Mayor and Council

FROM: Milton Dohoney Jr., City Administrator

CC: Derek Delacourt, Community Services Area Administrator
John Fournier, Deputy City Administrator
Raymond Hess, Transportation Manager
Brett Lenart, Planning Manager
Marti Praschan, CFO
Marc Thompson, Interim Human Resources & Labor Relations Director

SUBJECT: May 6, 2024 Council Agenda Response Memo

DATE: May 2, 2024

CA-23 - Resolution to Assess Certain Delinquent Municipal Utility Charges as a Tax and Order Collection Thereof

Question: If someone has a fixed income, such as SSI, SSDI, do we have a reduced payment program/discount for municipal water utility bills? (Councilmember Harrison)_

Response: Ann Arbor residents can contribute to the Ann Arbor Assistance Fund, which aids fellow Ann Arbor residents in need. The City of Ann Arbor collaborates with Barrier Busters, overseen by the Washtenaw County Office for Community and Economic Development, to assess and approve applications. Their office has an extensive network of assistance agencies to assist with water utility bills and other living expenses. Additionally, Ann Arbor partners with the Low Income Household Water Assistance Program, administered by the county, offering eligible applicants up to \$1,500 toward outstanding water utility bills. Current Legislation has restrictions that make reduced payment or discount program for municipal utility bills challenging; however, legislation is currently being considered at the State level to establish a water affordability program.

CA-26 – Resolution to Approve a Professional Services Agreement with Gallagher Benefit Services, Inc. for a Non-Union Compensation Study, RFP No. 23-43 (\$183,700.00)

Question: Please provide more detail regarding the need for and the goal of the non-union compensation study than those provided by the Scope of Work. Are these studies conducted periodically by the City? If so, how have previous non-union compensation studies advanced equity and other organizational values? If not, is there a specific motivation for this one? (Councilmember Disch)

Response: On nearly a daily basis, we are finding that our current compensation structure puts the City at a competitive disadvantage when trying to attract and retain quality people. The market for good people has changed dramatically over the last few years with recent increases in inflation and very low unemployment. A key aspect of the study will be to reset our compensation so that our wage and salary structure allows us to be competitive when trying to attract and retain the finest quality members of the Ann Arbor Team.

The proposed compensation study will replace a 2018 comp study. The new study will:

- Provide an objective framework for consistent and equitable compensation decisions
- Be designed to be easily updated thereby lengthening its useful life
- Help the City remain competitive in the marketplace for attracting highly skill and contributing members to the City's workforce
- Be used virtually every day

PH-9 - Resolution to Adopt Ann Arbor City Budget and Related Property Tax Millage Rates for Fiscal Year 2025

Question: Which positions are being created by the 5.20 FTE increase in Community Services, Building? (Councilmember Harrison)

Response: The 5.20 FTE increase in Community Services – Building includes 3.0 FTEs for development services inspectors that will conduct mechanical, electrical, and plumbing permit inspections. There is also 1.0 FTE for a development services inspector that will address dangerous buildings and code enforcement. A 1.0 FTE for a permit coordinator to coordinate projects and assist with building services is also included. The 0.20 FTE is an accounting change related to the Deputy Planning Manager position. This position has duties related to Building and Rental and therefore a portion of their salary lives within the Building and Rental Services unit budget. These 5.20 FTEs are funded from the Construction Fund.

B-1/PH-1 - An Ordinance to Amend Sections 5.28.1.B, 5.29.8.A, 5.29.6 and 5.29.8 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Multimodal Transportation Impact Analysis [MTIA]) CPC Recommendation: Approval (6 yes, 0 no) (ORD-24-06)

Question: Do the proposed changes include mandatory analyses of impacts on accessible transportation options for people with disabilities? (Councilmember Harrison)_

Response: *Multimodal Transportation Impact Analysis for Site Development, A Recommended Practice of the Institute of Transportation Engineers (RP-020G-E)* includes guidance and direction on appropriate levels of accessibility review to be completed as part of the transportation impact analysis. The impact analysis focuses on understanding how existing and predicted travelers move through the study area. The study should focus on links and connections to all modes of travel between the new development and the city's infrastructure.

The MTIA does not supersede design review for Americans with Disabilities Act compliance by the Engineering Department within the public right-of-way and the Building Department on private property.

B-2/PH-2 – An Ordinance to Amend the Zoning Map, Being a Part of Section 5.10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor, Rezoning of 1.06 Acres from R4C (Multiple-Family Residential District) to PUD (Planned Unit Development), 711 Church PUD Zoning and Supplemental Regulations (CPC Recommendation: Denial - 2 Yeas and 5 Nays) (ORD-24-05)

Question: A resident at our last meeting said that the property owner's teardown approval was based on a stated plan to build townhomes. Can you elaborate and provide any information that the City has about this? Please also provide a description of the normal permit process (e.g. what has to be included in this and is there a protocol or penalty for changing plans after the tear down has happened?). (Councilmember Akmon)

Response: The normal permit process for demolition is to submit a permit application to the Building Department. Upon proof that all utilities have been safely disconnected (i.e. water, electricity, gas, etc.), the permit is issued. Demolition permits are not dependent on any proposed redevelopment plan, except in some historic district instances. In the case of 711 Church, a previous 18-unit townhome development was abandoned in favor of the application before the City Council. The demolition permit for this site can be reviewed and issued independent of any development proposal.

B-4/PH-5 - An Ordinance to Amend Section 2:69 of Chapter 29 (Stormwater Rates) of Title II of the Code of the City of Ann Arbor (ORD-24-08)

and

B-5/PH-6 - An Ordinance to Amend Section 2:64 of Chapter 29 (Sewer Rates) of Title II of the Code of the City of Ann Arbor (ORD-24-09)

Question: CA-23 has 11 pages of account holders who did not pay at least 1 bill in 2023. City staff recognized some may have had difficulty paying due to income constraints. What impacts could this increase in fees have on lower-income homeowners and what (if any) plans does the city have in place to mitigate delinquencies after this increase? (Councilmember Harrison)

Response: Ann Arbor residents can contribute to the Ann Arbor Assistance Fund, which aids fellow Ann Arbor residents in need. The City of Ann Arbor collaborates with Barrier Busters, overseen by the Washtenaw County Office for Community and Economic Development, to assess and approve applications. Their office has an extensive network of assistance agencies to assist with water utility bills and other living expenses. Additionally, Ann Arbor partners with the Low Income Household Water Assistance Program, administered by the county, offering eligible applicants up to \$1,500 toward outstanding water utility bills. Current Legislation has restrictions that make reduced payment or discount program for municipal utility bills challenging; however, legislation is currently being considered at the State level to establish a water affordability program.