



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda - Final-revised City Council

Monday, May 5, 2025

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and
online at a2gov.org/watchCTN

To sign up for public comment, call the City Clerk's Office between 8am - 5pm at
734-794-6140 on the day of the meeting.

Public commentary can be made in person or by calling Zoom at:
877-853-5247 or 888-788-0099

Enter Meeting ID 942 1273 2148 or online at a2gov.org/CouncilZoom

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL OF COUNCIL

APPROVAL OF AGENDA

AC COMMUNICATIONS FROM THE CITY ADMINISTRATOR

AC-1 [25-0924](#) Agenda Response Memo and eComments - May 5, 2025
(City Administrator - Milton Dohoney Jr., City Administrator)
Attachments: 250505 Agenda Response Memo.pdf, ecomments_export.pdf
(Added 5/5/25)

AC-2 [25-0941](#) City Administrator's Report - May 5, 2025
(City Administrator - Milton Dohoney Jr., City Administrator)
Attachments: 250505 City Administrator's ReportFinal.pdf
(Added 5/5/25)

INT INTRODUCTIONS

INT-1 [25-0896](#) Independent Community Police Oversight Commission (ICPOC)
(City Administrator - Milton Dohoney J., City Administrator)

INT-2 [25-0939](#) Shirley Beckley Tribute
(Housing Commission)
(Added 5/2/25)

PUBLIC COMMENTARY (3 MINUTES PER SPEAKER, 45 MINUTES TOTAL)

*** (SPEAKERS ARE NOT PERMITTED TO GRANT THEIR RESERVED TIME TO AN ALTERNATE SPEAKER)**

*** ACCOMMODATIONS CAN BE MADE FOR PERSONS NEEDING ASSISTANCE WHILE ADDRESSING COUNCIL**

**TO PARTICIPATE ONLINE, CALL ZOOM AT: 877 853 5247 or 888 788 0099
ENTER MEETING ID 942 1273 2148**

PHONE CALLERS CAN PRESS *9 TO RAISE HANDS AND *6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.

1. Amy Conley - Green Rental Housing Ordinance (C-6) (in person)
2. Morgan Detvay - Green Rental Housing Ordinance (C-6) (in person)
3. Judy McDonald - Green Rental Housing Ordinance (C-6) (in person)
4. Lissa Spitz - Green Rental Housing Ordinance (C-6) (in person)
5. Angela Rasmussen - Green Rental Housing Ordinance (C-6) (in person)
6. Jordan Else - Green Rental Housing Ordinance (C-6) (in person)
7. Nancy Bowerback - Green Rental Housing Ordinance (C-6) (in person)
8. Alex Lowe - Downtown Library Rezoning Ordinance (C-4); City Administrator's Change to the Work From Home Policy (Zoom)
9. Cathy Johnson - Green Rental Housing Ordinance (C-6) (in person)
10. Mark Scerbo - Downtown Library Rezoning Ordinance (C-4); PUD Modification Ordinance (C-5) (in person)

11. Ken Garber - Green Rental Housing Ordinance (C-6) (in person)
12. Peter Houk - Pedestrian and Vehicle Crash at Huron and Division (in person)
13. Eileen Spring - Food Security (in person)
14. Theodore Poling - Request for Expedition for Affordable Housing Permit (phone)
15. Sarah Lorenz - Comprehensive Plan of Housing (in person)
16. Alan Haber - The Commons (in person)
17. Stephan A. Trendov - The Commons (in person)
18. Jeremy Haley - Arbor South Project (in person)

CC COMMUNICATIONS FROM COUNCIL

- CC-1 [25-0877](#) Resolution to Reappoint Rosanne Bloomer, Kate Laramie, and Deaver Armstrong to the Greenbelt Advisory Commission **(7 Votes Required)**
(City Council)
Sponsors: Mallek
- CC-2 [25-0928](#) Resolution to Reappoint Stephen Brown to the Environmental Commission
(City Council)
Sponsors: Cornell
(Added 5/1/25)
- CC-3 [25-0944](#) Resolution to Reappoint Erica Liu and Randy Milgrom to the Independent Community Police Oversight Commission
(City Council)
Sponsors: Harrison, Watson and Eyer
(Added 5/5/25)

MC COMMUNICATIONS FROM THE MAYOR

- MC-1 [25-0931](#) Nominations and Reappointments for May 5, 2025
(Mayor's Office)
(Added 5/1/25)

- MC-2 [25-0935](#) Appointments and Nominations for May 5, 2025
(Mayor's Office)
(Added 5/1/25)
- MC-3 [25-0932](#) Resolution to Reappoint Non-registered Electors to Ann Arbor Boards and Commissions **(7 Votes Required)**
(Mayor's Office)
(Added 5/1/25)
- MC-4 [25-0933](#) Resolution to Appoint Sarah Fuller to the Ann Arbor Public Art Commission as a Non-registered Elector **(7 Votes Required)**
(Mayor's Office)
(Added 5/1/25)

CA CONSENT AGENDA

- CA-1 [25-0669](#) Resolution to Approve 1209 South University Avenue Development Agreement, 1209 South University Avenue (CPC Recommendation: Approval - 8 Yes, 0 No)
(Community Services - Derek Delacourt, Community Services Area Administrator)

 Attachments: 1209 S University Chapter Ann Arbor Development Agreement v2.pdf, S University Chapter Ann Arbor Development Agreement v2.pdf, 2025-03-04 Staff Report SP24-0020.pdf, 03042025 Planning Commission Minutes.pdf, 1209 S University Ave Site Plan.pdf
- CA-2 [25-0771](#) Resolution to Dissolve the Housing and Human Services Advisory Board and Amend the Ann Arbor Affordable Housing Fund Guidelines
(Community Services - Derek Delacourt, Community Services Area Administrator)

 Attachments: AAAHF Guidelines - 5-5-25 clean.pdf, AAAHF Guidelines - 5-5-25 redline.pdf
- CA-3 [25-0854](#) Resolution to Authorize an Agreement with Washtenaw County for Rain Garden Maintenance in City Parks (\$300,000.00)
(Community Services - Derek Delacourt, Community Services Area Administrator)

- CA-4 [25-0509](#) Resolution to Approve a Two (2) Year General Services Agreement with Ann Arbor Door Systems, Inc. for Overhead and Roll-up Door Preventative Maintenance, Assessment and Repair, ITB 4765 (Not-to-Exceed \$125,000.00)
- (Public Works - Jordan Roberts, Public Services Area Administrator)
- Attachments:** ITB_4765_Document.pdf, Ann Arbor Door bid.pdf, ANN ARBOR DOOR SYSTEMS INC - General Services Agreement (GSA).pdf
- CA-5 [25-0734](#) Resolution to Approve a One-Year Extension of the Contract with Washtenaw County for Police Dispatch Services (\$1,103,662.00)
- (Police Services - Andre Anderson, Police Chief)
- Attachments:** Ann Arbor Dispatch Services CV 41866.7 July 2025-June 2026.pdf
- CA-6 [25-0782](#) Resolution to Approve the Collective Bargaining Agreement between the City of Ann Arbor, the 15th District Court and Technical, Professional, & Officeworkers Association of Michigan effective May 18, 2025 - June 30, 2028
- (Human Resources - Monica Boote, Human Resources & Labor Relations Director)
- Attachments:** TPOAM District Court CBA Final 5.2.25.pdf
(Attachment Added 5/2/25)
- CA-7 [25-0787](#) Resolution Levying Certain Delinquent Municipal Solid Waste, Board Up, Clean Up, Vacant Property Inspection Fees, False Alarm Fees, and Fire Inspection Fees as Special Assessments and Ordering Collection Thereof
- (Treasury Services - Michael J. Pettigrew, Treasurer)
- Attachments:** Fire Schedule A.pdf, Police Schedule A.pdf, Solid Waste Schedule A.pdf
- CA-8 [25-0788](#) Resolution to Assess Certain Delinquent Municipal Utility Charges as a Tax and Ordering Collection Thereof
- (Treasury Services - Michael J. Pettigrew, Treasurer)
- Attachments:** Water Schedule A.pdf
- CA-9 [25-0848](#) Resolution to Approve the Marijuana Excise Tax Rebate Fund Grant Agreement Between the City of Ann Arbor and the Home of New Vision and Appropriate Funding (\$85,000.00) **(8 Votes Required)**
- (Financial and Administrative Services - Marti Praschan, CFO)
- Attachments:** HOME OF NEW VISION - MARIJUANA EXCISE TAX FUNDS GRANT AGREEMENT.pdf

- CA-10 [25-0842](#) Resolution to Approve a Revised Professional Services Agreement with Regents of the University of Michigan for the Evaluation Services of Dr. Lesli Hoey Related to Bryant Neighborhood Decarbonization Work (\$80,000.00)
(Sustainability and Innovations Unit - Missy Stults, Sustainability & Innovations Director)
Attachments: PSA__UNIVERSITY_OF_MICHIGAN_ 4.15.25.pdf, Hoey_Bryant_Draft SOW.pdf
- CA-11 [25-0884](#) Resolution to Accept a Sanitary Sewer Easement at 1400 S. Maple Road from Midtown Ann Arbor LLC (**8 Votes Required**)
(City Attorney Services - Atleen Kaur, City Attorney)
Attachments: Midtown Sanitary Sewer Easement Drawing.pdf
- CA-12 [25-0885](#) Resolution to Accept a Water Main Easement at 1400 S. Maple Road from Midtown Ann Arbor LLC (**8 Votes Required**)
(City Attorney Services - Atleen Kaur, City Attorney)
Attachments: Midtown Watermain Easement Drawing.pdf
- CA-13 [25-0835](#) Resolution to Increase Sole Source Purchasing Authority with Veolia Water Technologies - Treatment Solutions USA, Inc. (formerly SUEZ Treatment Solutions, Inc.) for Power Supply Units (\$953,000.00 increase, total purchase value \$1,728,552.60)
(Water Treatment Plant Services - Molly Maciejewski, Water Treatment Services Manager)
Attachments: SOLE_SOURCE-BEST_SOURCE_JUSTIFICATION_2020_noSignatures.pdf, Purchase Order_Veolia_April 2025.pdf, PROP631418-002_PSU 3&4 Replacement_rev2.pdf

PH PUBLIC HEARINGS (3 MINUTES PER SPEAKER)

FOR ZOOM MEETINGS, PHONE CALLERS CAN PRESS *9 TO RAISE HANDS AND *6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.

- PH-1 [25-0701](#) An Ordinance to Amend Chapter 93 (Alarm Systems) of Title VII of the Code of the City of Ann Arbor (ORD-25-11)
(Police Services - Andre Anderson, Police Chief)
Attachments: ORD-25-11 Briefed.pdf, ORDINANCE AMENDMENT CHAPTER 93 ALARM SYSTEMS REDLINE.pdf
(See B-1)

- PH-2 [25-0718](#) An Ordinance to Amend Section 2:63 of Chapter 29 (Water Rates) of Title II of the Code of the City of Ann Arbor (ORD-25-12)
(Public Services - Jordan Roberts, Public Services Area Administrator)
Attachments: ORD-25-12 Briefed.pdf, Water Ordinance Change FY26.pdf
(See B-2)
- PH-3 [25-0723](#) 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-25-13)
(Public Services - Jordan Roberts, Public Services Area Administrator)
Attachments: ORD-25-13 Briefed.pdf, Stormwater Ordinance Change FY26.pdf
(See B-3)
- PH-4 [25-0725](#) 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-25-14)
(Public Services - Jordan Roberts, Public Services Area Administrator)
Attachments: ORD-25-14 Briefed.pdf, Sewer Ordinance Change FY26.pdf
(See B-4)
- PH-5 [25-0702](#) Resolution to Approve Fiscal Year 2026 Fee Adjustments for the Ann Arbor Fire Department
(Fire Services - Mike Kennedy, Fire Chief)
(Public Hearing Only)
- PH-6 [25-0726](#) Resolution to Approve Fiscal Year 2026 Fee Adjustments for the Ann Arbor Police Department
(Police Services - Andre Anderson, Police Chief)
(Public Hearing Only)
- PH-7 [25-0749](#) Resolution to Approve Fiscal Year 2026 Fee Adjustments for the Public Services Area - Engineering, Systems Planning, Public Works, Water Treatment Units and the Fleet and Facilities - Airport Unit of the City Administrator's Office
(Public Services - Jordan Roberts, Public Services Area Administrator)
Attachments: PublicServicesandAirportFeesFY26.pdf
(Public Hearing Only)

- PH-8 [25-0750](#) Resolution to Approve Fiscal Year 2026 Fee Adjustments for the Community Services Area
(Community Services - Derek Delacourt, Community Services Area Administrator)
Attachments: Parks Fee Comparables FY2627.pdf, Parks Fee Increases Proposal FY2627 resolution.pdf, FY 26 Budget Planning Fees - Attachment.pdf
(Public Hearing Only)

- PH-9 [25-0757](#) Resolution to Adopt Ann Arbor City Budget and Related Property Tax Millage Rates for Fiscal Year 2026
(Financial and Administrative Services - Marti Praschan, CFO)
Attachments: FY26 Budget Reso.pdf
(Public Hearing Only)

A APPROVAL OF COUNCIL MINUTES

- A-1 [25-0893](#) Regular Meeting of April 21 and Work Session Minutes of April 17, 2025
(City Clerk - Jacqueline Beaudry)
Attachments: 04-17-25 Work Session Draft Minutes.pdf, 04-21-25 Draft Minutes.pdf, CC Emails 4.21_Redacted.pdf
(Attachment Added 5/1/25 and Updated 5/3/25)

B ORDINANCES - SECOND READING

- B-1 [25-0701](#) An Ordinance to Amend Chapter 93 (Alarm Systems) of Title VII of the Code of the City of Ann Arbor (ORD-25-11)
(Police Services - Andre Anderson, Police Chief)
Attachments: ORD-25-11 Briefed.pdf, ORDINANCE AMENDMENT CHAPTER 93 ALARM SYSTEMS REDLINE.pdf
(See PH-1)
- B-2 [25-0718](#) An Ordinance to Amend Section 2:63 of Chapter 29 (Water Rates) of Title II of the Code of the City of Ann Arbor (ORD-25-12)
(Public Services - Jordan Roberts, Public Services Area Administrator)
Attachments: ORD-25-12 Briefed.pdf, Water Ordinance Change FY26.pdf
(See PH-2)
- B-3 [25-0723](#) 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-25-13)
(Public Services - Jordan Roberts, Public Services Area Administrator)
Attachments: ORD-25-13 Briefed.pdf, Stormwater Ordinance Change FY26.pdf
(See PH-3)

- B-4 [25-0725](#) 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-25-14)

(Public Services - Jordan Roberts, Public Services Area Administrator)

Attachments: ORD-25-14 Briefed.pdf, Sewer Ordinance Change FY26.pdf
(See PH-4)

C ORDINANCES - FIRST READING

C New Business - Staff:

- C-1 [25-0590](#) An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 3 Acres from TWP (Township District) to PL (Public Land District), Ann Arbor Public Schools Property, 3801 Stone School Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

(City Planning Commission - Derek Delacourt, Community Services Area Administrator)

Attachments: 3801 Stone School Rezoning Ordinance v2.pdf, 05212024 Planning Commission Minutes.pdf, 05212024 Annexation and Zoning Staff Report 3801 Stone School.pdf

- C-2 [25-0595](#) An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 2.65 Acres from TWP (Township District) to PL (Public Land District), 2862 Stone School Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

(City Planning Commission - Derek Delacourt, Community Services Area Administrator)

Attachments: Ordinance (2862 Stone School).pdf, 2862 Stone School A & Z Staff Report.pdf, 5-21-24 City Planning Commission Meeting Minutes.pdf

- C-3 [25-0636](#) An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 9.859 Acres from R4A (Multiple-Family Dwelling District) to PL (Public Land District), Hickory Nature Area Expansion Rezoning, 2325 Crystal Way (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

(City Planning Commission - Derek Delacourt, Community Services Area Administrator)

Attachments: Ordinance (Hickory Nature Area Expansion RZ).pdf, 2325 Crystal Way RZ Staff Report.pdf, 3-4-25 City Planning Commission Meeting Minutes.pdf

- C-4 [25-0637](#) An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.21 Acres from PL (Public Land District) to D1 (Downtown Core District), Downtown Library Rezoning, 343 S Fifth Avenue (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

(City Planning Commission - Derek Delacourt, Community Services Area Administrator)

Attachments: Ordinance (343 S Fifth RZ).pdf, 343 S Fifth RZ Staff Report.pdf, 3-4-25 City Planning Commission Meeting Minutes.pdf

- C-5 [25-0764](#) An Ordinance to Amend Section 5.30 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (PUD Modifications)
CPC Recommendation: Approval (7 Yes, 0 No)

(City Planning Commission - Derek Delacourt, Community Services Area Administrator)

Attachments: Ordinance 2025-03-18 (PUD Modifications).pdf, Staff Report CPC
2025-03-18 (PUD Modifications).pdf, Planning Commission Minutes
3-18-25.pdf

- C-6 [25-0731](#) An Ordinance to Add Sections 8:533 Through 8:540 to Chapter 105
(Housing Code) Of Title VIII (Building Regulations) of the Code of the City
of Ann Arbor (Green Rental Housing)

(Sustainability and Innovations Unit - Missy Stults, Director)

Attachments: PROPOSED AMENDMENTS - Green Rental Housing ordinance.pdf,
Green Rental Housing_Ordinance_Final.pdf, Green Rental
Housing_Regulations_Final Version.pdf, Green Rental Housing
Checklist.pdf, Green Rental Checklist Methodology.pdf, Green Rental
Housing Attestation Form.pdf

(Attachment Added 5/5/25)

D MOTIONS AND RESOLUTIONS

DC Unfinished Business - Council:

- DC-1 [25-0736](#) Resolution to Appoint Members to the Ann Arbor Building Authority Board
(7 Votes Required)

(Mayor's Office)

(Referred from 4/21/25)

DC New Business - Council:

DB New Business - Boards and Commissions:

DS New Business - Staff:

CLOSED SESSION UNDER THE MICHIGAN OPEN MEETINGS ACT, INCLUDING BUT NOT LIMITED TO, LABOR NEGOTIATIONS STRATEGY, PURCHASE OR LEASE OF REAL PROPERTY, PENDING LITIGATION AND ATTORNEY/CLIENT PRIVILEGED COMMUNICATIONS SET FORTH OR INCORPORATED IN MCL 15.268 (1) (C), (D) (E), AND (H).

E & F CLERK'S REPORT OF COMMUNICATIONS

E The following communications were referred as indicated:

- E-1 [25-0834](#) March 2025 Quarterly Investment Report
(Treasury Services - Michael J. Pettigrew, Treasurer)
Attachments: 03-31-2025 City of Ann Arbor.pdf
- E-2 [25-0923](#) Communications from the State of Michigan Regarding Completed
Annexation from Pittsfield Charter Township for Robertson Homes
Property - 255, 315, 371 Scio Church Rd and 2180 Ann Arbor-Saline Rd
(City Clerk - Jacqueline Beaudry)
Attachments: Robertson Homes Annexation - State Receipt of Filing.pdf
(Added 5/1/25)

F The following minutes were received for filing:

- F-1 [25-0267](#) January 22, 2025 ZBA Meeting Minutes
(Zoning Board of Appeals)
Attachments: January 22, 2025 ZBA Meeting Minutes.pdf
- F-2 [25-0377](#) February 19, 2025 City Planning Commission Meeting Minutes
(City Planning Commission)
Attachments: February 19, 2025 City Planning Commission Meeting Minutes.pdf
- F-3 [25-0603](#) Minutes of the February 20, 2025 Renters Commission Meeting
(Renters Commission)
Attachments: 2-20-2025 Renters Commission Minutes 2.pdf
- F-4 [25-0717](#) ICPOC March 2025 Meeting Minutes
(Independent Community Police Oversight Commission)
Attachments: ICPOC March 2025 Meeting Minutes.pdf
- F-5 [25-0811](#) Park Advisory Commission Meeting Minutes - March 18, 2025
(Park Advisory Commission)
Attachments: PAC MINUTES 3_18_25.pdf
- F-6 [25-0878](#) Board of Review March 2025 Meeting Minutes
(Board of Review)
Attachments: 2025 March Board of Review-Minutes.pdf

- F-7 [25-0898](#) The City of Ann Arbor Employees' Retirement System Board Meeting Minutes of March 20, 2025

(Employees' Retirement System Board of Trustees)

Attachments: B BDMTG March 2025.pdf

- F-8 [25-0899](#) The City of Ann Arbor Retiree Health Care Benefit Plan & Trust Board Meeting Minutes of March 20, 2025

(Employees' Retirement System Board of Trustees)

Attachments: B VEBA BD March 2025.pdf

G COMMUNICATIONS FROM THE CITY ATTORNEY

PUBLIC COMMENT - CONTINUED (3 MINUTES EACH - IF NECESSARY)

***THIS SECTION IS FOR SPEAKERS WHO SIGNED UP FOR PUBLIC COMMENTARY BUT WERE UNABLE TO SPEAK AT THE BEGINNING OF THE MEETING DUE TO THE 45-MINUTE TIME LIMIT.**

FOR ZOOM MEETINGS, PHONE CALLERS CAN PRESS *9 TO RAISE HANDS AND *6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.

ADJOURNMENT

COMMUNITY TELEVISION NETWORK (CTN) COMCAST CHANNEL 16, AT&T CHANNEL 99:

LIVE: MONDAY, MAY 5, 2025 @ 7:00 P.M.

REPLAY: FRIDAY, MAY 9, 2025 @ 8:00 P.M.

REPLAYS SUBJECT TO CHANGE WITHOUT NOTICE

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Cable: Comcast Cable channel 16 or AT&T UVerse Channel 99

Videos are also available for a nominal fee by contacting CTN at (734) 794-6150.

All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to:

City Clerk's Office
301 E. Huron St.
Ann Arbor, MI 48104

Requests made with less than two business days' notice may not be able to be accommodated.

A hard copy of this Council packet can be made available upon request during regular business hours.