



City of Ypsilanti
SUSTAINABILITY COMMISSION MEETING

One South Huron Street
Ypsilanti, Michigan 48197

MONDAY, June 11, 2018
7:00 P.M.

- I. CALL TO ORDER
- II. ROLL CALL

Keith Michalowski	P	A	Brett Zeuner	P	A
Emily Drennen	P	A	Julia Bayha	P	A
Nancy Heine	P	A	Bryan Foley	P	A
Natalie Sampson	P	A	Thomas McKee	P	A
- III. AGENDA APPROVAL
- IV. PRESENTATIONS
 - A. Property Assessed Clean Energy (PACE) presentation
- V. AUDIENCE PARTICIPATION
- VI. CONSENT AGENDA
 - A. Approval of May 14th, 2018 minutes [1](#)
- VII. RESOLUTIONS/MOTIONS/DISCUSSIONS
 - A. YSC 2018 elections
 - B. YSC 2018 goals resolution [1](#)
 - C. Energy Star Portfolio Manager resolution [1](#)
 - D. Recycling program proposal discussion [1](#)
 - E. Penn Dam proposal discussion [1](#)
 - F. YSC Volunteer shirts discussion
- VIII. LIAISON REPORTS
 - A. Sustainability Plan subcommittee (Drennen)
 - B. MGC Challenge subcommittee (Michalowski/Sampson) [1](#)
 - C. Outreach subcommittee (Bayha/Foley)
 - D. Housing Affordability & Access Committee of the Planning Commission (Foley)
- IX. COMMUNICATIONS
 - A. Zero Waste events update (Foley)
- X. AUDIENCE PARTICIPATION
- XI. PROPOSED BUSINESS
 - A. Upcoming HRWC presentation [1](#)
 - B. Sustainability consultant update
- XII. NEXT MEETING DATE

Monday, July 9th, 2018
- XIII. ADJOURNMENT

VI. CONSENT AGENDA

- A. Approval of April 9, 2018 Minutes
(Brief discussion re: correctness of roll call attendance as listed)

Heine (Second Drennen) moved to approve the Consent Agenda which includes the approval of the April 9, 2018 minutes as submitted.

Vote: Unanimous

Motion: Carried

VII. RESOLUTIONS/MOTIONS/DISCUSSIONS

- A. YSC 2018 Goals Discussion

VIII. LIAISON REPORTS

- A. Sustainability Plan Subcommittee
B. MGC Challenge Subcommittee
C. Outreach Subcommittee
D. Housing Affordability & Access Committee of the Planning Commission

IX. COMMUNICATIONS

- A. Zero Waste
B. PACE
C. Recycling Program

X. AUDIENCE PARTICIPATION

XI. PROPOSED BUSINESS

XII. NEXT MEETING DATE: Monday, June 11, 2018

XIII. ADJOURNMENT: 9:08 p.m.

Sampson (second Drennen) moved to adjourn the meeting of the Sustainability Commission.

Vote: Unanimous

Motion: Carried

**CITY OF YPSILANTI SUSTAINABILITY COMMISSION RESOLUTION
FOR THE ADOPTION OF
THE COMMISSION GOALS FOR 2018**

AT A MEETING OF THE SUSTAINABILITY COMMISSION OF THE CITY OF YPSILANTI, MICHIGAN, HELD AT CITY HALL, ON JUNE 11, 2018,

RESOLUTION 2018-06-001 - ADOPTION OF THE COMMISSION GOALS FOR 2018

WHEREAS, the Sustainability Commissioners of the City of Ypsilanti, Michigan, does hereby find the 2018 goals of the Commission as follows:

- Approve a Sustainability Plan framework
- Approve a Sustainability Plan for the city of Ypsilanti
- Achieve Silver or Gold level in the 2019 MGC Challenge
- Host multiple Zero Waste events
- Identify and successfully complete our first grant
- Increase outreach efforts
- Regular educational presentations

NOW, THEREFORE, BE IT HEREBY PROCLAIMED by the Sustainability Commissioners of the City of Ypsilanti, Michigan, that the stated goals be adopted for the year of 2018.

**CITY OF YPSILANTI SUSTAINABILITY COMMISSION RESOLUTION
FOR THE ADOPTION OF
ENERGY STAR PORTOFOLIO MANAGER**

AT A MEETING OF THE SUSTAINABILITY COMMISSION OF THE CITY OF YPSILANTI, MICHIGAN, HELD AT CITY HALL, ON JUNE 11, 2018,

RESOLUTION 2018-06-002 - ADOPTION OF ENERGY STAR PORTOFOLIO MANAGER

WHEREAS, EPA's ENERGY STAR Portfolio Manager is a no-cost, interactive energy management tool that allows users to securely track and assess energy, water consumption, and greenhouse gas production across a building portfolio; and

WHEREAS, 40 percent of U.S. commercial building space is already benchmarked in Portfolio Manager — making it the industry-leading benchmarking tool; and

WHEREAS, using EPA's ENERGY STAR Portfolio Manger would allow the City of Ypsilanti to identify under-performing buildings, verify efficiency improvements, and apply for ENERGY STAR certification for superior energy performance; and

WHEREAS, our participation in the Michigan Green Communities' Challenge requires the City to begin tracking building energy use;

THEREFORE, BE IT RESOLVED that the Sustainability Commission urges City Council to direct staff to begin using EPA's ENERGY STAR Portfolio Manager to benchmark building water use, energy use, and greenhouse gas production.

RECYCLING, DROP OFF SITE REMOVAL AND POOL FUNDING

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI

WHEREAS the City of Ypsilanti is in need of removing the Recycling Drop off Station from the Frog Island location in order to be more competitive for state parks grants, and

WHEREAS the City has in partnership with the Friends of Rutherford Pool submitted an application for a State Parks Grant for improving the Rutherford Pool facility, and

WHEREAS the City is desirous of having a comprehensive recycling program,

NOW THEREFORE, BE IT RESOLVED THAT the the mandatory recycling ordinance for properties subject to the property maintenance code inspections be placed on the next available City Council meeting for first reading, and

FURTHER RESOLVED that the effective date of such ordinance be the first week of September, 2018, and

FURTHER RESOLVED THAT the recycling Drop Off Station cease operation on the first week of September, 2018, and

FURTHER RESOLVED THAT an alternative plan for the collection and recycling of Styrofoam be developed, and be it

FURTHER RESOLVED THAT the expenditure savings from closing the drop-off station be redirected toward rolling out the new apartment recycling program and better informing of the City's recycling program, and be it

FURTHER RESOLVED THAT the .4FTE staffing of the DOS be re-programed from environmental services to parks, and be it

FURTHER RESOLVED That \$25,000 dollars be allocated to the Capital Improvement Fund in FY 2018-19 from the County millage for the removal and clean-up of the Drop Off Station site, and be it

FURTHER RESOLVED that \$25,000 dollars be allocated to the Capital Improvement Fund in FY 2019-20 from the County millage for the City's match for the Rutherford Pool Grant

And I so move

PENINSULAR DAM RESOLUTION

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI

WHEREAS the City of Ypsilanti owns the Peninsular Paper dam, and

WHEREAS the City of Ypsilanti is responsible for the inspection and maintenance of the dam, and

WHEREAS an inspection of the dam in 2014 has outlined over \$600,000 in repair costs, and

WHEREAS the DEQ has set a deadline for the City to come up with a plan to repair the dam, and

WHEREAS the City has partnered with the Huron River Watershed Council and the Friends of Peninsular Park to do a study of the feasibility of removing the dam, and

WHEREAS either repair or removal of the dam will require some resources from the City to execute, even if grants are secured,

THEREFORE BE IT RESOLVED that for FY 2018-19 and FY 2019-20 \$100,000 be allocated each year to the Capital Improvement Fund from the County millage for the purpose of repairing or removing the Peninsular Dam

And I so move

Challenge Form

CONTACT INFORMATION

ACTION ITEMS

REPORTING METRICS

Fields marked with an * are required

Please check the box next to the action items that you have completed. As you complete BRONZE level items, SILVER level items will appear. As you complete SILVER level items, GOLD level items will appear.

Item #1

- BRONZE: Implement a program to encourage local government staff and elected/appointed officials to reduce environmental footprint at work.
- SILVER: Implement an internal revolving loan fund, or similar financing tool, for local government energy projects.

Please provide any details on project/program:

Item #2

- BRONZE: Conduct energy audits on some government facilities and/or begin to track local government energy use and/or water use systematically, using ENERGY STAR Portfolio Manager or another similar tool.
- SILVER: Track local government energy use and/or water use for all local government buildings, using ENERGY STAR Portfolio Manager or another similar tool.

Please provide any details on project/program:

Item #3

- BRONZE:** Establish an internal government sustainability team or a community sustainability team to coordinate sustainability initiatives.
- SILVER:** Adopt a community sustainability plan, climate action plan, climate adaptation plan, or incorporate sustainability targets and indicators into an existing community master plan that has measurable targets.
- GOLD:** Incorporate sustainability, energy, and/or climate metrics into capital improvements planning.

Please provide any details on project/program:

Bronze: Ypsilanti Sustainability Commission
Silver: Climate Action Plan

The Ypsilanti Sustainability Commission was established per city ordinance in November 2016: <https://www.cityofypsilanti.com/DocumentCenter/View/1356/Adopted-Ordinance-Sustainability-Commissionpdf>. The Commission began meeting monthly in April 2017. It's charged with establishing a Sustainability Plan, drawing on several existing plans and efforts in the city, including the existing Climate Action Plan (<https://cityofypsilanti.com/252/Climate-Action-Plan>) completed in 2012. Over the last year, the Commission has established bylaws, heard several community presentations, become a STAR Communities affiliate, held an inaugural Earth Day event (<https://www.facebook.com/events/163450934315027/>), and began preparing a framework for the Sustainability Plan.

Item #4

- BRONZE:** Implement a program to protect natural features, such as wetlands, tree canopy, or water resources.
- SILVER:** Adopt a natural features plan or ordinance to protect natural features, such as wetlands, tree canopy, or water resources.

Please provide any details on project/program:

In 2013, the city established a municipal tree nursery to provide for shade tree planting along public streets and in parks at a fraction of the cost of purchasing mature trees. This work is funded by a Great Lakes Restoration Initiative grant and includes a workforce training component. The city maintains an inventory of parks with accessibility ranking to inform a vision for future projects in the Parks and Recreation Master Plan here: <http://cityofypsilanti.com/DocumentCenter/Home/View/560>.

Item #5

- BRONZE:** Implement a program to encourage recycling and waste reduction.
- SILVER:** Implement communitywide residential and commercial recycling program.
- GOLD:** Implement a communitywide composting program.

Please provide any details on project/program:

Ypsilanti currently has a functional yard waste collection program and a free yard waste compost and wood chip pick-up site. <https://cityofypsilanti.com/315/Yard-Waste>
Recycling is available to homes with 6 units or less. While not a formally adopted program, several businesses participate in the Ypsilanti recycling program.

Item #6

- BRONZE:** Implement a program to encourage low-impact design and/or implement a green infrastructure project.
- SILVER:** Provide incentives for property owners to decrease impervious surface.

Please provide any details on project/program:

Bronze: Green infrastructure - Depot Town Rain Gardens

The Washtenaw County Water Resources Commissioner provides free consultations to households interested in developing or enhancing rain gardens. More information about the program that serves Ypsilanti residents can be found here: http://www.ewashtenaw.org/government/drain_commissioner/dc_webWaterQuality/rain-gardens. They also track the (community) and private (residential) rain gardens and green infrastructure projects in Washtenaw County, where Ypsilanti is located. <https://www.google.com/maps/d/u/0/view/mid=1jAP40B62Es5b3AXZpc-559jalBs&ll=42.265680624605%2C-83.81014138500001&z=11>. There are approximately 20 community or residential rain gardens reported in Ypsilanti currently and likely others not counted in this system.

Further, city code removes barriers to residential rain garden installation, specifically in Section 122-639, city code reads "Rain gardens. Rain gardens installed accessory to one-family uses in the R-1 district or the townhouse, cottage, or house building types in the CN, CN-Mid, CN-SF districts do not require engineering review."
https://library.municode.com/mi/ypsilanti/codes/code_of_ordinances?nodeId=PTIICOOR_CH122ZO_ARTVISIRE_DIV1GE_ST122-601COHEGLFUDUNOET

Item #7

- BRONZE:** Implement a program to encourage renewable energy projects (e.g., renewable energy, zoning overlay districts, and/or solar/wind ordinance).
- SILVER:** Implement at least one local government renewable energy project (e.g., solar thermal, solar photovoltaic, geothermal, wind, district heating and cooling systems, biodigesters, biomass, or energy storage system).
- GOLD:** Implement at least one community renewable energy projects (e.g., solar thermal, solar photovoltaic, geothermal, wind, district heating and cooling systems, biodigesters, biomass, or energy storage system).

Please provide any details on project/program:

Silver: Fire station / city hall / senior center solar

Ypsilanti passed resolution #2013-175, which set a goal of 1,000 roof-top solar installations in Ypsilanti by 2020. Fire Chief Max Anthouard and SolarYpsi worked together to use anonymous donations, reduced cost materials, and volunteer labor to outfit the existing city firehouse with a 50kW rooftop solar installation. <http://www.firehouse.com/article/12326796/building-a-solar-community-at-a-michigan-fire-station>. Ypsilanti also had a 2.5 kW photovoltaic array installed at City Hall in 2009 with help of the Solar Ypsi initiative (<http://www.solarypsi.org>). See: <http://cityofypsilanti.com/340/Solar-Ypsi>. During this project, the Historic District Commission also developed explicit guidelines for appropriate installation of solar panels on historic properties, streamlining future installations.

Ypsilanti has repeatedly gained media attention for its leadership in renewable solar projects initiated by Solar Ypsi with collaboration and support from the city: <https://energynews.us/2018/04/18/midwest/solar-installations-put-ypsilanti-michigan-on-the-map-for-clean-energy/>
<http://www.secondwavemedia.com/concentrate/features/ypsisolar0449.aspx>
http://www.mlive.com/news/ann-arbor/index.ssf/2016/09/city_of_ypsilantis_largest_sol.html

Item #8

- BRONZE: Create an inventory of local government-owned street lighting.
- SILVER: Develop a plan to replace local government traffic signals, street lighting, and/or parking illumination with energy efficient lighting technologies (e.g., LEDs and other technologies of equal or greater efficiency).
- GOLD: Replace the majority of traffic signals, publicly- and utility-owned street lighting, and/or parking illumination with energy efficient lighting technologies (e.g., LEDs and other technologies of equal or greater efficiency).

Please provide any details on project/program:

Bronze:
Silver:
Gold: All changed to LED

Item #9

- BRONZE: Conduct an inventory and efficiency audit of the government vehicle fleet.
- SILVER: Adopt a fuel efficiency target for the government fleet, including an implementation plan for reaching this target.

Please provide any details on project/program:

We have recently began a STAR audit

Item #10

- BRONZE: Implement a program to encourage non-motorized transportation and/or install infrastructure to support non-motorized transportation.
- SILVER: Adopt a non-motorized transportation plan.
- GOLD: Implement non-motorized plan and show measureable results (e.g., added infrastructure, an increase in non-motorized commutes).

Please provide any details on project/program:

Bronze:
Silver: Non-motorized transportation plan

Ypsilanti encourages non-motorized transportation in many ways. On March 17th, 2010, the City of Ypsilanti adopted a non-motorized transportation plan as an amendment to the Master Plan to ensure that businesses, residents, and visitors have an accessible, walkable, and bikeable community. <http://cityofypsilanti.com/256/Non-Motorized-Transportation-Plan-2010>. This is largely work that is guided by the Non-Motorized Advisory Committee within the city's Planning Commission. Ypsilanti has shown a strong commitment to complete streets and non-motorized transportation, including bicycling, and has nearly 11.5 miles on on-road bike lanes and off-road paths. Most recently, the city is partnering with Eastern Michigan University to create a bike-share program and to expand the car-sharing network both on-campus and downtown.

Item #11

- BRONZE:** Promote an energy efficiency program for low-income residents.
- SILVER:** Install a renewable energy project and/or energy efficiency upgrades in government- or privately-owned affordable housing.
- GOLD:** Adopt a plan, policy, or program for energy efficiency or renewable energy in low-income housing.

Please provide any details on project/program:

Ypsilanti centralizes and shares a variety of resources for low-income residents, including county, state, and federal resources, as well as DTE programming.
<http://cityofypsilanti.com/342/Weatherization-and-Energy-Efficiency-Pro>.

Further, the City has supported many local efforts. For example, recent renovations to the city's Senior Center and Parkridge Community Center included energy-saving measures like insulation, more efficient windows and boiler upgrades, in addition to improvements for structural maintenance and better ADA access.

Ypsilanti has also installed solar panels on several of its buildings including the Fire Department, City Hall, Parkridge Community Center, the Ypsilanti Senior Center, the downtown Ypsilanti District Library, Corner Health Center, Washtenaw International High School, and the city's Department of Public Services

Item #12

- BRONZE:** Develop a green purchasing policy.

SAVE

PREVIOUS

NEXT



Laura Rubin to me, Beth

May 31

Hi Keith,
Nice to meet you too! And thanks Beth.

Thanks for the invitation. A presentation to the Sustainability Commission would be great. I currently have a conflict with July 9th but will see if I can move it around or will pencil in August 13th (do you meet in August?). I'll also check with another staff member about her availability on July 9th.

Cheers,
Laura

Laura Rubin | *Executive Director*

[Huron River Watershed Council](#) | 1100 N. Main Street, Ann Arbor, MI 48104

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From: Keith Michalowski [mailto:kmichalowski@gmail.com]

Sent: Wednesday, May 30, 2018 12:00 PM

To: Beth Bashert

Cc: Laura Rubin

Subject: Re: Ypsilanti Sustainability Commission

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