



THE CITY OF YPSILANTI

ENERGY PLAN 2018



CITY OF
YPSILANTI

Home of Eastern Michigan University

November 2018

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THE CITY OF YPSILANTI

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CITY COUNCIL

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Mayor Pro Tem Lois Richardson
Council Member – Ward 1, Nicole Brown
Council Member – Ward 2, Steve Wilcoxon
Council Member – Ward 2, Jennifer Symanns
Council Member – Ward 3, Peter Murdock
Council Member – Ward 3, Anthony Morgan

SUSTAINABILITY COMMISSION

Chair - Keith Michalowski
Commission Member - Julia Bayha
Commission Member – Christian Cannon
Commission Member - Emily Drennen
Commission Member – Katy Greenwald
Commission Member - Nancy Heine
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PURPOSE OF THE PLAN

This document lays the foundation for a robust energy plan employing six categories to help the City of Ypsilanti achieve its goals of saving energy and reducing costs. This plan is written in a complementary way to be easily added into existing plans such as the city's overall Master Plan. An action plan is located on page 28 and outlines each category by goals, timeframe, and subsequent actions that represent a step-by-step approach to maximizing facility efficiency within the budgetary constraints of the city.

AN ENERGY VISION FOR YPSILANTI

Having established a Sustainability Commission, adopted a Climate Action Plan, and completed numerous clean energy projects including solar photovoltaic installations, the City of Ypsilanti has demonstrated a commitment to reducing emissions and energy consumption in municipal facilities. The following pages represent a pathway for accomplishing the city's vision of becoming a clean, efficient city powered by renewable energy.

Energy production, management, and consumption are inextricably linked to environmental and community health and climate change – impacts that ripple through local economic development and municipal financial situations in ways that are hard to value but are real and significant nonetheless. Therefore, for municipalities and local governments, prioritizing clean energy projects in concert with long-term energy planning efforts can simultaneously promote community sustainability while generating significant financial benefits.

An energy plan is an important tool for cutting costs, reducing risks, and optimizing returns on investment - in other words, improving the bottom line, inescapably a central concern of city leaders. This benefit alone justifies the exercise. The City of Ypsilanti is positioned to benefit to a far greater and fundamental extent from development of an overall energy strategy that grows the top line - economic growth and municipal revenue - by helping the city become its best self.

The vision and goals articulated in the master plan, Climate Action Plan, and economic development and downtown plans, as well as the values widely held among residents, elected officials and city staff, all strongly resonate with an ambitious energy vision. For example, residents are conscious about costs, fossil fuel consumption, and public health; they have pushed for complete streets, lively downtowns and intact neighborhoods – and also have pushed for solar power, energy efficient buildings, modern LED street lighting and other clean-energy investments. These elements are powerful community-building commitments of a population that is confidently investing in their own future in the course of building and improving a strong and healthy city.

SUMMARY OF RECENT ACCOMPLISHMENTS

- During the planning process for this document, the City of Ypsilanti City Council passed a resolution in support of developing a Community Energy Strategic Plan for the City of Ypsilanti. The resolution language can be found in Appendix 1.
- In 2018, the city received the Michigan Green Communities bronze certification.
- The City of Ypsilanti established a Sustainability Commission effective February 2017 under Ordinance No. 1280. The ordinance language can be found in Appendix 2.
- The city is actively working to create a sustainability plan being led by the Sustainability Commission.
- In 2016, the City of Ypsilanti joined SolSmart earning a Gold SolSmart designation. Various variables of the program included: Determining path to designation; reviewing the zoning code, developing a checklist to make the solar permitting process more transparent; and cross-training inspection and permitting staff on solar PV.
- According to the City of Ypsilanti Resolution #2013-175, on April 2nd, 2013, “the City of Ypsilanti officially set its own goal of the City of Ypsilanti and its residents generate 5 MW of electricity from distributed solar, to reach 1,000 solar roofs by 2020.” The resolution language can be found in Appendix 3.
- Through a collaborative effort with Solar Ypsi, the city has invested resources in installing solar PV arrays throughout the city.

The development of a municipal energy vision will tie these efforts, as well as many other existing and future initiatives, into a coherent, prioritized and cost-effective framework that is synergistic with the city’s economic and social development, fiscal, sustainability and other goals.

SUMMARY OF RECOMMENDATIONS

The six sections of the Energy Plan present a wide range of recommended goals and actions to build on Ypsilanti’s strengths and improve its weaknesses related to energy management and sustainability in the city.

Recommendations reflect how Ypsilanti city management and leadership envision Ypsilanti’s energy future and relevant energy goals that the city wishes to achieve in order to advance that vision.

To this end, the opportunities for energy management are presented in six categories:

1. Project selection and implementation
2. Funding
3. Staffing
4. Policies and procedures
5. Data
6. Communications

A comprehensive set of action steps can be found in the Action Plan located at the end of this document.

Disclaimer:

This plan covers energy generation and uses in municipal facilities only and does not cover transportation planning or municipal fleet management. Also, while the plan does not directly address energy management for residents and businesses it is our hope that city officials, residents, and businesses will be encouraged by the success of municipal energy planning to adopt broader-reaching policies, practices, and projects.

1

PROJECT SELECTION & IMPLEMENTATION

The development of this energy plan revealed opportunities for updating how the city manages buildings and selects projects.

GOAL 1: IMPROVE MUNICIPAL BUILDING PERFORMANCE.

GOAL 2: IDENTIFY AND IMPLEMENT CLEAN ENERGY PROJECTS.

The EcoWorks/SEMREO approach to becoming a 100% renewable energy municipality begins with efficiency. Efficient buildings increase the benefits of renewable energy generation while creating comfortable, healthy work environments for municipal employees. The determination of which projects are tackled first is most effective as a data-driven decision guided by an understanding of which buildings are underperforming compared to other buildings of comparable size and use.

Second, a whole-building approach that examines how the various parts of the building work together is strongly recommended. Tackling only the “low-hanging fruit” for example, can lead to oversized HVAC systems, excess lighting, or lost opportunities to couple projects together for more attractive loan terms.

Finally, working across departments and gathering input from facilities maintenance staff and department heads can identify non-energy related building issues (mold, pests, etc.) that can be addressed simultaneously with other upgrades.

Reviewing ongoing planning efforts such as the city’s master plan will help to address priority ar-

eas and round out the final project selection process. A full set of recommended steps can be found in the Action Plan at the end of this document.

The City of Ypsilanti has been a longtime supporter of renewable energy and energy efficiency having completed numerous energy efficiency measures and solar PV projects at city facilities. A summary of implemented energy projects is located in Table B. As the city continues to invest in efficient projects it is recommended to conduct energy audits of municipally owned facilities as to prioritize poorly performing facilities.

It is recommended to incorporate future energy assessments into a larger municipal energy portfolio such as the capital improvement plan. Table A includes a summary of technical assessments and audits previously completed for the City of Ypsilanti.

The city has a strong history of addressing energy efficiency, however to the authors’ knowledge, the City of Ypsilanti has not consistently benchmarked and/or analyzed energy usage. Benchmarking facility energy usage via platforms like the EPA’s Portfolio Manager can empower the

Table A: Summary of Technical Assessments and Audits			
Facility Name	Assessment/Audit Description	Assessment/Audit Administrator	Assessment/Audit Date
Previous Assessments/Audits Over Last Five Years			
All Municipal Facilities	Energy Management Study	Honeywell	3/7/2007

city to best address usage, billing and rate issues independently.

Climate Action Plan Recommendations

In the 2012 City of Ypsilanti Climate Action Plan (CAP), it was recommended that the city implement a variety of direct investments, those most relevant to this energy plan are provided below:

- upgrade lighting fixtures in city buildings as soon as possible;
- install occupancy sensors on lights throughout public buildings;
- upgrade streetlights as quickly as possible, focusing on least efficient fixtures first with the city’s revolving loan fund, working with the DDA, EMU and Regional Energy Office to achieve the best price through bulk upgrades and to identify any grants or other funding opportunities.

Two out of three of the recommendations have been implemented as of 2018. All DTE owned streetlights were converted to LED lights in 2014; all light fixtures in city buildings have been converted to LED as of 2016; these projects are also listed in the summary of implemented clean energy actions located in Table B. It is recommended to fulfill the remaining project of occupancy sensor installations on lights throughout public buildings.

According to the 2012 CAP, 54% of Ypsilanti’s governmental sector emissions come from streetlights and traffic signals. It is recommended to upgrade the city’s greenhouse gas (GHG) inventory to reflect the expected reduction in GHG from LED streetlight conversions.

The three following recommendation from the 2012 CAP are outside the scope of municipal facilities, but are valuable to project implementation and selection, diversifying municipal employee transportation options, and helping to reduce GHG emissions for the city:

- adopt a Green Globes certification requirement for any development project receiving at least \$10,000 in municipal incentives or tax abatements in a single year;
- continue development of bicycle and pedestrian network in coordination with Townships, WCRC, and Border to Border (B2B) trail development;
- partner with Eastern Michigan University bike-sharing program and car-sharing program.

None of the three recommendations listed above have been implemented yet.

With strong support for energy efficient projects from the City Council and Mayor, the city is positioned to continue exploration of creative methods to manage and finance energy efficiency improvements and clean energy projects. It is recommended to establish a process to continuously assess municipal facilities by way of energy audits and assessments. A trusted auditor such as Michigan Energy Options can help identify key opportunities for performance improvements.

An up-to-date summary of implemented clean energy actions is in Table B and a summary of clean energy projects to be completed in the near future is located in Table C.

GOING SOLAR:

“The city of Ypsilanti has partnered with grassroots effort SolarYpsi and independent power producer Chart House Energy to create a local team named Solar Destination Ypsilanti” for “the SunShot Prize: Solar in Your Community Challenge...The team plans to install three PV systems at the New Parkridge housing development, at the Ypsilanti Department of Public Services, and at the site of the old landfill near exit 183 on I-94.”

Source: <http://www.secondwavemedia.com/concentrate/features/ypsisolar0449.aspx>

PROJECT COMMITMENT:

During the planning process of this energy plan, the City of Ypsilanti made a commitment to install a solar array at the Department of Public Service car port by year 2018.



Figure 1. Solar array Installation on City of Ypsilanti Department of Public Service carport. Source: solarypsi.org



Figure 2. Solar array Installation on City of Ypsilanti Fire Station. Source: solarypsi.org



Figure 3. DTE Energy solar array located on land owned by Highland Cemetery. Source: City of Ypsilanti.



Figure 4. Solar array installed on historic property in City of Ypsilanti. Source: City of Ypsilanti.

Table B: Summary of Implemented Clean Energy Actions

Facility Name	Projects Completed								
	Project Description	Date Completed	Fund Source	Retro-Commissioning	Lighting	Building Envelope	Supplemental Loads (Electronic Equipment)	Renewable Energy	HVAC
Fire Station	Photovoltaic solar array expansion (52 SolarWorld 295-watt solar panels on the Ypsilanti Fire Station).	2018	Private funding source					✓	
DPS Carport	Photovoltaic solar array (19 SolarWorld 240-watt and 69 290-watt panels).	2018	Private funding source					✓	
Parkridge Meeting Center	Photovoltaic solar array (68 SolarWorld 290-watt panels).	2017	Lease						
Fire Station	Photovoltaic solar array (176 SolarWorld 285-watt solar panels).	2016	Lease					✓	
All Municipal Facilities	Converted lights to LED	2016	RLF		✓				
North River	844 kW Photovoltaic array on North River St north (collaboration with DTE).	2016	Lease					✓	
Senior Center	Photovoltaic solar array (20 SolarWorld 250-watt solar panels).	2015	Lease					✓	
Ypsilanti Freight house	Photovoltaic solar array (15 Unisolar 128-watt PVI solar panels).	2015	Private funding source					✓	
Parkridge Community Center	Photovoltaic solar array (19 Suniva MVX 270-watt mono solar panels).	2014	Lease					✓	
City Streetlights	All DTE owned streetlights converted to LED	2014	Special assessment		✓				

West Cross St.	Streetscaping on West Cross used LED fixtures in new streetlights	2011	Unknown		✓				
City Hall	2.5 kW photovoltaic solar array with help of Solar Ypsi initiative (12 Sanyo HIT 205 watt). <i>Historic District Commission developed explicit guidelines to streamline appropriate installation of solar panels on historic properties.</i>	2010	Lease					✓	

Table C: Project Action Plan Summary

Facility Name	Expected Implementation Date	Best Practices Opportunity										Preparation		Impact		
		Air Handlers/ RTUs	Boilers	Chillers	Cooking Equipment	DHW Systems	Heating/Cooling Systems	Building Envelope	Lighting	Other	Project Description	Building Drawings	Equipment Drawings, Manuals	Project Quote		Short-term or long-term
														Yes	No	
Former City Landfill	2020									✓	Photovoltaic solar array					L
Public facilities	TBD									✓	Ypsi Housing Commission and Solar Ypsi collaboration to do solar installations and provide job training.					L
Public facilities	TBD								✓		Install occupancy sensors on lights throughout public buildings.					S
City parking lots and city parks	TBD								✓		Upgrade exterior lighting in city owned parking lots and city parks.					L

IMPLEMENTATION STRATEGIES AND ACTIONS

GOAL 1: Improve municipal building performance.	
PSI1.1	Assemble all audit reports from any buildings that have had audits within the last 10 years.
PSI1.2	Review the existing capital improvement plan to identify any equipment that is otherwise due for replacement. Adopt a life cycle costing approach to equipment replacement decisions.
PSI1.3	Interview facilities maintenance staff, department heads, the city manager, the mayor, and other key staff and officials to identify any other energy-related needs or opportunities.
PSI1.4	Use the results of Portfolio Manager accounting to identify buildings that are underperforming and/or experiencing unusual spikes in consumption that may be a sign of gas leaks or malfunctioning electrical equipment.
PSI1.5	Have audits performed on underperforming buildings and/or any buildings that have not had an audit performed in the past 10 years.
PSI1.6	Have retro-commissioning studies performed on any building with equipment that is not due for replacement, but may be showing a steady decline in performance over time.
PSI1.7	Update the city's greenhouse gas (GHG) inventory to reflect the expected reduction in GHG from LED streetlight conversions.
PSI1.8	Prioritize the following unimplemented 2012 Climate Action Plan recommendations: 1. adopt a Green Globes certification requirement for any development project receiving at least \$10,000 in municipal incentives or tax abatements in a single year; 2. continue development of bicycle and pedestrian network in coordination with Townships, WCRC, and Border to Border (B2B) trail development; 3. partner with Eastern Michigan University bike-sharing program and car-sharing program.
PSI1.9	Review ongoing planning efforts including the city's master plan to identify any priority areas that may not be identified through a strictly data-driven approach.
PSI1.10	Assess existing electrical systems at all municipal buildings and ensure that facilities meet the minimum requirements of National Fire Protection Association (NFPA) and National Electrical Code (NEC).
GOAL 2: Identify and implement clean energy projects.	
PSI2.1	Prioritize table C: Project Action Plan Summary.
PSI2.2	Prioritize a list of potential energy assessments and audits to be completed in the next five years.
PSI2.3	Utilize the most efficient equipment available and incorporate renewable energy into the energy portfolio of each building including back-up generation.

PSI2.4

Using the information gathered in the steps above, select a suite of projects to undertake in the short-term. Couple projects with a short return on investment with projects with a long return on investment to improve the terms of longer ROI projects and facilitate their completion.

2

FUNDING

Most energy upgrades save municipalities money in the long term, but the challenges in obtaining upfront capital must be acknowledged. The steps identified in this document are recommendations geared toward avoiding impacts to the general fund and are outlined in the Action Plan located at the end of this document.

GOAL 1: INCREASE ENERGY EFFICIENCY AND RENEWABLE ENERGY FUNDING THROUGH INTERNAL AND EXTERNAL SOURCES.

GOAL 2: SUSTAIN THE CITY'S REVOLVING LOAN FUND.

To enhance current efforts an overview of less well-known funding opportunities is provided in table D to support municipal energy efficiency and/or renewable energy projects.

Revolving energy funds are a promising alternative to external financing where savings can then be used to fund future energy savings projects, capturing additional capital.

According to the city's 2012 Climate Action Plan, the City of Ypsilanti seeded a Revolving Loan

Fund with \$250,000 from past years' budget surpluses during the early 1990s, to finance municipal energy efficiency improvements.

Various project accomplishments like the LED lighting upgrade to all municipal facilities was made possible through the city's Revolving Loan Fund. It is recommended to annually track energy savings from RLF financed projects.

Regarding additional funding options, the city has pursued various grant funded opportunities such as the EcoWorks Municipal Energy Planning program funded by the C.S. Mott Foundation.



Dedicated Revolving Loan Fund Management:

It is recommended to assign dedicated staff to monitor and select projects for the revolving loan fund. Just a few benefits of consistent management include safeguarding funds from being spent on non-energy efficiency projects and increased municipal department and staff awareness of fund monies.

According to the 2012 City of Ypsilanti Climate Action Plan, it was recommended that the city “upgrade as many streetlights as possible with the city’s revolving loan fund, working with the DDA, EMU and Regional Energy Office to achieve the best price through bulk upgrades and to identify any grants or other funding opportunities;”.

Table D: Project Financing Options

Financial Source	Eligible Projects	Available Funding
Loans		
State Revolving Fund	Renewable energy and energy efficiency measures	Varies
Michigan Saves	Energy efficiency and renewable energy projects for the residential, commercial, multifamily, and public sectors	Varies
Grants		
DOE Small Grants and EERE Exchange	Residential, commercial, and municipal building energy efficiency and renewable energy measures	\$1,000-\$100,000; Grant-specific
Private Foundations	Diverse renewable energy initiatives	Varies
Rebates		
DTE Commercial & Industry Energy Efficiency Program	Energy efficiency improvements, equipment replacement, efficient retrofits	Varies by equipment
Alternative Options		
Tax- exempt Lease Purchase (TELP)	Energy conservation improvements	Municipality annual appropriations
Third-party Power Purchase Agreement (PPA)	Renewable energy projects i.e. solar photovoltaic	Varies

IMPLEMENTATION STRATEGIES AND ACTIONS

GOAL 1: Increase energy efficiency and renewable energy funding through internal and external sources.

F1.1	Apply for applicable utility-based energy waste reduction programs.
F1.2	Continue to take advantage of sporadic and time-sensitive grant opportunities like the Mott funded Energy Planning with EcoWorks.
F1.3	Review the table of Project Financing Options located in Table D of this document for financing mechanisms that may be a good fit for a particular project or need.

GOAL 2: Sustain the city's revolving loan fund.

F2.1	Assign dedicated staff to monitor and select projects for the revolving loan fund.
F2.2	Report on the revolving loan fund annually during budget review.
F2.3	Establish and adopt guidelines for revolving loan fund decision criteria.
F2.4	Define scope of the fund (i.e. single building, municipal, community-wide).
F2.5	Return 80% of energy cost savings from all projects to the revolving energy fund to allow for seeding of projects in the following year.

3

STAFFING

For many years, the Mayor, Council and community members have spearheaded energy efficiency projects for the city. Supporting that work have been the City Manager, the Department of Public Services, the Community & Economic Development Department, and the Finance Department. There is currently no one point of contact or responsibility for energy efficiency or other sustainability initiatives; elected officials and staff lead these as the opportunities arise. The planning process associated with this document revealed the need for dedicated staff to lead the ongoing and future energy management and sustainability work.

GOAL 1: ESTABLISH AN ENERGY MANAGER POSITION.

GOAL 2: INCORPORATE THIS ENERGY PLAN INTO THE SCOPE OF WORK FOR THE CITY'S SUSTAINABILITY COMMISSION.

Cities that have successfully managed their energy portfolios have dedicated staff to lead the work. This is typically a staff member who has the technical skills necessary to identify key energy projects, has the authority level to move projects through the approvals process, and the financial know-how to make sure that projects fit within the budgetary constraints of a city.

For larger cities with populations of 100,000 or more, it is recommended to hire a full-time energy manager to serve on the municipal staff. For cities under 100,000 in population, a part-time energy manager is typically sufficient. This person may be on staff or be part of a third-party organization like the members of the Michigan Community Energy Partnership (MI-CEP) which includes EcoWorks, SEMREO, SEEDS, and Michigan Energy Options.

Regardless of the staffing structure for the energy manager, political buy-in from decision

makers including the mayor, city manager, members of city council, and department heads is essential for making productive changes in how a city manages its energy portfolio.

The City of Ypsilanti created a sustainability commission with ordinance No. 1280 (please refer to Appendix 2), effective February 2017. The commission is made up of nine regular members, serving for staggered three-year terms, and two non-voting youth members serving one-year terms. Incorporating this energy plan into the scope of work for the city's sustainability commission is recommended to compliment energy efforts pursued by the city.

In the City of Ypsilanti, the City Manager's Office, the Office of the Mayor, the City Council, and the Department of Economic Development have all been supportive and instrumental in passing significant energy goals. Establishment of at least a part-time Energy Manager is a strong next step toward ensuring that these energy goals are

brought to fruition and sustained. In the meanwhile, it is recommended that the city establish authority of an interim Energy Manager to coordinate energy management activities and identify the individual as a recognized resource for city staff.

The bullets below are recommended components of the job description of an Energy Manager:

- Monitor energy bills and facility performance for all of the city's holdings.
- Manage capital improvement projects related to energy efficiency or renewable energy generation.
- Lead bid processes for large-scale energy efficiency and/or renewable energy projects.

- Promote the energy vision among staff, residents, and businesses.
- Seek grants, loans, special assessments, bonds, PPAs, and/or other external funding mechanisms to implement clean energy projects.
- Support the establishment of policies and procedures that make energy efficiency and/or renewable energy projects easier to undertake in the city.
- Establish and facilitate an energy commission of local government staff and officials as well as residents who will be responsible for enacting the energy vision of the city.



IMPLEMENTATION STRATEGIES AND ACTIONS

GOAL 1: Establish an Energy Manager position.	
S1.1	Continue to support the City Manager's Office as the resource for energy management activities and initiatives.
S1.2	Hire a part-time Energy Manager as an added part of a current employee's job description, as a new position within the government, or as a third-party contract.
GOAL 2: Incorporate this energy plan into the scope of work for the city's Sustainability Commission.	
S2.1	Include implementation of this Action Plan in the Sustainability Commission scope of work.
S2.2	Establish an energy sub-committee within the Sustainability Commission.

4

POLICIES AND PROCEDURES

The City of Ypsilanti Sustainability Commission is committed to establishing a comprehensive sustainability plan within the next couple of years. This commitment is outlined in ordinance 1280 (please refer to Appendix 2). The planning process involved in this document revealed opportunities for the city to take this commitment and continue to institute written energy policy that improves sustainable design and raises awareness within the community.

GOAL 1: PROMOTE AND STRENGTHEN ENERGY MANAGEMENT POLICIES AND PROCEDURES.

GOAL 2: IMPROVE KNOWLEDGE OF ENERGY MANAGEMENT AND SUSTAINABLE DESIGN AMONG CITY STAFF AND APPOINTED AND ELECTED OFFICIALS.

The sections discussed previously including project selection and implementation, funding, and staffing, are all critical to beginning the transition to becoming a clean energy city, but changes in policy and procedures are essential follow ups to build clean energy into city operations and ensure the longevity of efforts regardless of staff turnover or election cycle.



IMPLEMENTATION STRATEGIES AND ACTIONS

GOAL 1: Promote and strengthen energy management policies and procedures.	
PP1.1	Continue to promote “alternative energy” zoning policies permitted as an accessory use in all districts, subject to certain conditions- PV panels have to be building-mounted or, in the case of solar lighting, attached to the light pole; geothermal and solar water heating are also permitted everywhere; wind is only permitted when attached to a building; other methods are also potentially permissible- upon consultation with city planning and Development Department, Planning Commission, and other departments as fit.
PP1.2	Continue to promote installation of “alternative energy” according to the Ypsilanti Historical Preservation ordinance and the Standards for Rehabilitation of Historic Structures set by the U.S. Secretary of the Interior governing the review of any work proposed in the district. The term “alternative energy” covers a variety of technologies including geothermal, wind, and solar power.
PP1.3	Continue to promote “alternative energy” special use permitting policies including solar farms/solar as a primary use permissible with a special use permit in city Parks zoning district and Production, Manufacturing, and Distribution (industrial) zoning district.
PP1.4	Pass a council resolution in support of adopting this Energy Plan.
PP1.5	Examine procurement policies to ensure that the bidding and/or purchasing processes account for the energy efficiency of equipment and do not create a barrier to implementing clean energy projects.
PP1.6	Pass a resolution or policy that requires the city to benchmark energy consumption data annually for all municipal buildings and report the usage to City Council annually.
PP1.7	Continue to promote the goal of the City of Ypsilanti and its residents to generate 5 MW of electricity from distributed solar, to reach 1,000 solar roofs by 2020.
PP1.8	Establish and adopt a municipal energy vision statement.
PP1.9	Create and adopt a Sustainability Plan.
PP1.10	Sign and uphold the commitments of the Paris Climate Agreement.
PP1.11	Sign and uphold the Sierra Club’s Ready for 100 pledge to commit to running your city facilities on 100% renewable energy.
PP1.12	During the city’s next master plan cycle, adopt energy policy guidance as a part of the Master Plan.
PP1.13	Consider development of a clean vehicle fleet plan.
GOAL 2: Improve knowledge of energy management and sustainable design among city staff, appointed and elected officials.	
PP2.1	Include information on the city’s energy vision and energy management strategy in the orientation packets for all appointed and elected members of boards and commissions as well as municipal staff members.

5

DATA

The planning process revealed opportunities to benchmark energy consumption data and in return save money.

GOAL 1: IMPROVE THE DATA-DRIVEN APPROACH TO MANAGING ENERGY USAGE.

GOAL 2: ESTABLISH A PROCESS TO ANALYZE DATA TO DETERMINE ENERGY USE TRENDS AND BILLING ERRORS.

GOAL 3: IMPROVE COMMUNICATIONS WITH FACILITY MANAGERS, UTILITY PROVIDERS, AND RELEVANT CONTRACTORS TO RESOLVE ISSUES QUICKLY.

To help stretch project dollars as far as possible and ensure the “best bang for the buck”, a data-driven approach to decision making should be taken. By assessing Ypsilanti’s current annual energy consumption and dollar expenditure, it becomes possible to identify in quantifiable terms underperforming facilities, gas leaks, and sometimes even faulty equipment causing otherwise unexplained spikes in energy consumption and/or gradual increases in energy consumption that are not explained by other factors.

TIPS!

Gas leaks are an emergency and the appropriate hotline should be called immediately:

- DTE Energy Gas Leak Hotline: 1-800-947-5000

The widespread energy and financial benefits of systematically reporting and analyzing energy

HOW TO BENCHMARK:

Begin benchmarking by gathering all available information on municipal facilities including 12-36 months of energy bills, square footage, occupancy levels, and the year built.

Common places to look for missing information are your facility managers, finance department, and/or your DTE account representative.

The Energy Star Portfolio Manager tool is recommended for tracking. This tool will enable your energy manager to compare, at a glance, each building’s performance against similar buildings in your region as well as with one another.

data with Portfolio Manager are reflected in the findings of a study on benchmarking and energy savings conducted by the U.S. Environmental Protection Agency. With data from over 35,000 facilities using the EPA Portfolio Manager tool

for energy benchmarking, average energy consumption per building was reduced by 7% over the period of 2008-2011.

The Planning and Development Department and the Finance Department are working together

collecting electricity and natural gas bills and establishing a list of facilities and associated addresses, square footage, account numbers, and meter numbers. City Planner, Bonnie Wessler is leading the benchmarking effort with technical assistance from EcoWorks.



IMPLEMENTATION STRATEGIES AND ACTIONS

GOAL 1: Improve the data-driven approach to managing energy use.	
D1.1	Collect copies of the previous 12-36 months of energy (gas, electricity, and steam) consumption data and enter into a spreadsheet format consistent with Portfolio Manager.
D1.2	Create a spreadsheet on the shared drive to organize energy use information including the appropriate level of detail such as facility name, address, account numbers, meter numbers, square footage, year built, number of computers etc.
D1.3	Create a Portfolio Manager account to upload all building and consumption information into the EPA's Portfolio Manager.
D1.4	Establish a process to populate energy consumption data monthly or quarterly into Portfolio Manager.
GOAL 2: Establish a process to analyze data to determine energy use trends and billing errors.	
D2.1	Examine bills from each facility for any errors or rate optimization that may be possible.
D2.2	Set a base year for comparison using the most complete and relevant sets of data and normalize for weather.
D2.3	Audit at least 10% of energy consumption data in Portfolio Manager for quality assurance/quality control.
D2.4	Look at each building's performance noting any energy spikes or gradual increases in energy consumption that may indicate mechanical failures or leaks.
D2.5	Look at how your facilities compare to others in the region. For any buildings that have recently had upgrades, ensure that the expected drops in energy consumption are also represented. The absence of reductions may indicate failing equipment or incorrect installation.
GOAL 3: Improve communications with facility managers, utility providers, and relevant contractors to resolve issues quickly.	
D3.1	Call DTE to request any refunds for billing errors.
D3.2	Ensure that it is part of the energy manager's task load to review building performance quarterly to flag any new issues.

6

COMMUNICATION

The City Manager's office currently uses face to face meetings to communicate with staff. Fully using existing and potential channels of communication across departments and with constituents is key to the implementation of any energy plan.

GOAL 1: IMPROVE ENERGY AND SUSTAINABILITY-RELATED COMMUNICATION RESOURCES.

GOAL 2: PROMOTE AND SHARE ENERGY REDUCTION ACHIEVEMENTS WITH STAFF AND RESIDENTS.

Energy conservation as a municipal-wide strategy will be most successful when it is built into the culture of the organization. Sharing project successes and conservation tips broadly through the communications channels of the City so that there is awareness among staff, officials, and boards is encouraged. Full adoption of the energy vision will ensure that energy conservation cascades throughout the City's various operations in ways that will likely be creative and surprising.



IMPLEMENTATION STRATEGIES AND ACTIONS

GOAL 1: Improve energy and sustainability-related communication resources.	
C1.1	Highlight achievements at the municipal, departmental, and individual level by way of an annual report and submit to the Sustainability Commission and the City Council.
C1.2	Distribute easy to follow tips and reminders about the city’s energy vision on a regular basis (monthly or quarterly).
C 1.3	Publish the final adopted version of this energy plan on the city’s website.
GOAL 2: Promote and share energy reduction achievements and projects with staff and residents.	
C2.1	Promote the city’s energy vision on municipal marketing materials, the city’s website, through regional conferences, and/or other appropriate communication mechanisms.
C2.2	Increase communications and citizen outreach around sustainability, publicizing efforts and providing information on how citizens can get involved or replicate green initiatives.
C2.3	Consider the development of a website dashboard to report on municipal energy management achievements and progress.
C2.4	Continue reporting on energy management progress via the Michigan Green Communities Challenge annually.
C2.5	Work with community stakeholders to initiate an energy competition (the University and city can partner together to challenge another city and university to an energy reduction competition).
C2.6	Provide a discounted AATA pass via the City Treasurer and DDA as an alternative to downtown parking permits (City Hall can lead by example by implementing a parking cash-out alternative benefit option for employees currently eligible for parking permits).

ACTION PLAN

In order for the Energy Plan to be implemented, the city and relevant community stakeholders must carry out the actions needed to achieve the goals and the vision for Ypsilanti's future. The Action Plan should be updated frequently by the energy manager who will serve in an overall project management capacity and advised by the Sustainability Commission. This Action Plan can be used as a checklist to acknowledge accomplishments and identify next steps which the city can consider at critical decision-making points.

Time Frame

ONGOING: Actions that require continuous monitoring or effort.

NOW: Begin work immediately upon plan adoption.

1-2 YEARS: Begin work within 1-2 years.

3-5 YEARS: Begin work within 3-5 years.

Next Master Planning Cycle: Actions recommended for next master plan update.

RECOMMENDED TASK LEADERS INVOLVED

CITY GOVERNMENT:

City Mayor
City Manager (CM)
Department of Public Works (DPW)
Planning and Development
Finance
Energy Manager (EM)*

*Proposed new position

BOARDS AND COMMISSIONS:

City Council
Sustainability Commission (SC)
Downtown Development Authority (DDA)
Planning Commission (PC)
Parks and Recreation (PRC)

PROJECT SELECTION AND IMPLEMENTATION		
ACTION	TIME FRAME	LEAD DEPARTMENT

GOAL 1: Improve municipal building performance.

PSI1.1	Assemble all audit reports from any buildings that have had audits within the last 10 years.	NOW	EM
PSI1.2	Review the existing capital improvement plan to identify any equipment that is otherwise due for replacement. Adopt a life cycle costing approach to equipment replacement decisions.	NOW	EM/Finance
PSI1.3	Interview facilities maintenance staff, department heads, the city manager, the mayor, and other key staff and officials to identify any other energy-related needs or opportunities.	NOW	EM
PSI1.4	Use the results of Portfolio Manager accounting to identify buildings that are underperforming and/or experiencing unusual spikes in consumption that may be a sign of gas leaks or malfunctioning electrical equipment.	1-2 YEARS	EM
PSI1.5	Have audits performed on underperforming buildings and/or any buildings that have not had an audit performed in the past 10 years.	1-2 YEARS	EM
PSI1.6	Have retro-commissioning studies performed on any building with equipment that is not due for replacement, but may be showing a steady decline in performance over time.	1-2 YEARS	EM/CM
PSI1.7	Update the city's greenhouse gas (GHG) inventory to reflect the expected reduction in GHG from LED streetlight conversions.	1-2 YEARS	EM
PSI1.8	Prioritize the following unimplemented 2012 Climate Action Plan recommendations: 1. adopt a Green Globes certification requirement for any development project receiving at least \$10,000 in municipal incentives or tax abatements in a single year; 2. continue development of bicycle and pedestrian network in coordination with Townships, WCRC, and Border to Border (B2B) trail development; 3. partner with Eastern Michigan University bike-sharing program and car-sharing program.	1-2 YEARS	EM/CM
PSI1.9	Review ongoing planning efforts including the city's master plan to identify any priority areas that may not be identified through a strictly data-driven approach.	Next Master Planning cycle	EM/PC/Planning & Development
PSI1.10	Assess existing electrical systems at all municipal buildings and ensure that facilities meet the minimum requirements of National Fire Protection	1-2 YEARS	EM

	Association (NFPA) and National Electrical Code (NEC).		
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GOAL 2: Identify and implement clean energy projects.

PSI2.1	Prioritize table C: Project Action Plan Summary.	NOW	SC/City Council
PSI2.2	Prioritize a list of potential energy assessments and audits to be completed in the next five years.	Now	SC/City Council
PSI2.3	Utilize the most efficient equipment available and incorporate renewable energy into the energy portfolio of each building including back-up generation.	1-2 YEARS	DPW/SC
PSI2.4	Using the information gathered in the steps above, select a suite of projects to undertake in the short-term. Couple projects with a short return on investment with projects with a long return on investment to improve the terms of longer ROI projects and facilitate their completion.	1-2 YEARS	EM/CM

FUNDING		
ACTION	TIME FRAME	LEAD DEPARTMENT

GOAL 1: Increase energy efficiency and renewable energy funding through internal and external sources.

F1.1	Apply for applicable utility-based energy waste reduction programs.	ONGOING	EM
F1.2	Continue to take advantage of sporadic and time-sensitive grant opportunities like the Mott funded Energy Planning with EcoWorks.	ONGOING	EM
F1.3	Review the table of Project Financing Options located in Table D of this document for financing mechanisms that may be a good fit for a particular project or need.	NOW	EM/Finance

GOAL 2: Sustain the city's revolving loan fund.

F2.1	Assign dedicated staff to monitor and select projects for the revolving loan fund.	NOW	EM/Finance
F2.2	Report on the revolving loan fund annually during budget review.	NOW	EM/Finance
F2.3	Establish and adopt guidelines for revolving loan fund decision criteria.	NOW	EM/CM
F2.4	Define scope of the fund (i.e. single building, municipal, community-wide).	NOW	EM/CM
F2.5	Return 80% of energy cost savings from all projects to the revolving energy fund to allow for seeding of projects in the following year.	NOW	Finance

STAFFING		
ACTION	TIME FRAME	LEAD DEPARTMENT

GOAL 1: Establish an Energy Manager position.

S1.1	Continue to support the City Manager’s Office as the resource for energy management activities and initiatives.	NOW	CM
S1.2	Hire a part-time Energy Manager as an added part of a current employee’s job description, as a new position within the government, or as a third-party contract.	NOW	CM

GOAL 2: Incorporate this energy plan into the scope of work for the city’s Sustainability Commission.

S2.1	Include implementation of this Action Plan in the Sustainability Commission scope of work.	NOW	SC
S2.2	Establish an energy sub-committee within the Sustainability Commission.	NOW	SC

POLICIES AND PROCEDURES		
ACTION	TIME FRAME	LEAD DEPARTMENT

GOAL 1: Promote and strengthen energy management policies and procedures.

PP1.1	Continue to promote “alternative energy” zoning policies permitted as an accessory use in all districts, subject to certain conditions- PV panels have to be building-mounted or, in the case of solar lighting, attached to the light pole; geothermal and solar water heating are also permitted everywhere; wind is only permitted when attached to a building; other methods are also potentially permissible- upon consultation with city planning and Development Department, Planning Commission, and other departments as fit.	ONGOING	Planning & Development
PP1.2	Continue to promote installation of “alternative energy” according to the Ypsilanti Historical Preservation ordinance and the Standards for Rehabilitation of Historic Structures set by the U.S. Secretary of the Interior governing the review of any work proposed in the district. The term “alternative energy” covers a variety of technologies including geothermal, wind, and solar power.	ONGOING	Planning & Development
PP1.3	Continue to promote “alternative energy” special use permitting policies including solar farms/solar as a primary use permissible with a special use permit in city Parks zoning district and Production,	ONGOING	Planning & Development

	Manufacturing, and Distribution (industrial) zoning district.		
PP1.4	Pass a council resolution in support of adopting this Energy Plan.	NOW	City Council
PP1.5	Examine procurement policies to ensure that the bidding and/or purchasing processes account for the energy efficiency of equipment and do not create a barrier to implementing clean energy projects.	NOW	CM/City Council
PP1.6	Pass a resolution or policy that requires the city to benchmark energy consumption data annually for all municipal buildings and report the usage to City Council annually.	NOW	City Council
PP1.7	Continue to promote the goal of the City of Ypsilanti and its residents to generate 5 MW of electricity from distributed solar, to reach 1,000 solar roofs by 2020.	1-2 YEARS	EM
PP1.8	Establish and adopt a municipal energy vision statement.	1-2 YEARS	City Council
PP1.9	Create and adopt a Sustainability Plan.	1-2 YEARS	SC
PP1.10	Sign and uphold the commitments of the Paris Climate Agreement.	NOW	City Council
PP1.11	Sign and uphold the Sierra Club's Ready for 100 pledge to commit to running your city facilities on 100% renewable energy.	NOW	City Council
PP1.12	During the city's next master plan cycle, adopt energy policy guidance as a part of the Master Plan.	Next Master Planning cycle	PC
PP1.13	Consider development of a clean vehicle fleet plan.	1-2 YEARS	SC

GOAL 2: Improve knowledge of energy management and sustainable design among city staff, appointed and elected officials.

PP2.1	Include information on the city's energy vision and energy management strategy in the orientation packets for all appointed and elected members of boards and commissions as well as municipal staff members.	1-2 YEARS	EM
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DATA

ACTION	TIME FRAME	LEAD DEPARTMENT
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GOAL 1: Improve the data-driven approach to managing energy use.

D1.1	Collect copies of the previous 12-36 months of energy (gas, electricity, and steam) consumption data and enter into a spreadsheet format consistent with Portfolio Manager.	NOW	EM
D1.2	Create a spreadsheet on the shared drive to organize energy use information including the appropriate level of detail such as facility name, address, account	NOW	EM

	numbers, meter numbers, square footage, year built, number of computers etc.		
D1.3	Create a Portfolio Manager account to upload all building and consumption information into the EPA's Portfolio Manager.	NOW	EM
D1.4	Establish a process to populate energy consumption data monthly or quarterly into Portfolio Manager.	NOW	EM

GOAL 2: Establish a process to analyze data to determine energy use trends and billing errors.

D2.1	Examine bills from each facility for any errors or rate optimization that may be possible.	1-2 YEARS	EM/Finance
D2.2	Set a base year for comparison using the most complete and relevant sets of data and normalize for weather.	1-2 YEARS	EM
D2.3	Audit at least 10% of energy consumption data in Portfolio Manager for quality assurance/quality control.	1-2 YEARS	EM
D2.4	Look at each building's performance noting any energy spikes or gradual increases in energy consumption that may indicate mechanical failures or leaks.	1-2 YEARS	EM
D2.5	Look at how your facilities compare to others in the region. For any buildings that have recently had upgrades, ensure that the expected drops in energy consumption are also represented. The absence of reductions may indicate failing equipment or incorrect installation.	1-2 YEARS	EM

GOAL 3: Improve communications with facility managers, utility providers, and relevant contractors to resolve issues quickly.

D3.1	Call DTE to request any refunds for billing errors.	NOW	Finance
D3.2	Ensure that it is part of the energy manager's task load to review building performance quarterly to flag any new issues.	NOW	CM

COMMUNICATION

ACTION	TIME FRAME	LEAD DEPARTMENT
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GOAL 1: Improve energy and sustainability-related communication resources.

C1.1	Highlight achievements at the municipal, departmental, and individual level by way of an annual report and submit to the Sustainability Commission and the City Council.	NOW	EM
C1.2	Distribute easy to follow tips and reminders about the city's energy vision on a regular basis (monthly or quarterly).	NOW	EM

C 1.3	Publish the final adopted version of this energy plan on the city's website.	NOW	EM
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GOAL 2: Promote and share energy reduction achievements with staff and residents.

C2.1	Promote the city's energy vision on municipal marketing materials, the city's website, through regional conferences, and/or other appropriate communication mechanisms.	NOW	EM/CM
C2.2	Increase communications and citizen outreach around sustainability, publicizing efforts and providing information on how citizens can get involved or replicate green initiatives.	NOW	EM
C2.3	Consider the development of a website dashboard to report on municipal energy management achievements and progress.	3-5 YEARS	EM
C2.4	Continue reporting on energy management progress via the Michigan Green Communities Challenge annually.	ONGOING	EM
C2.5	Work with community stakeholders to initiate an energy competition (the University and city can partner together to challenge another city and university to an energy reduction competition).	3-5 YEARS	SC
C2.6	Provide a discounted AATA pass via the City Treasurer and DDA as an alternative to downtown parking permits (City Hall can lead by example by implementing a parking cash-out alternative benefit option for employees currently eligible for parking permits).	3-5 YEARS	DDA

LIST OF APPENDICES

Appendix 1 – Memorandum of Understanding – Community Energy Management Planning Project, Resolution No. 2017-261

Appendix 2 - Ordinance No. 1280 – Establish Sustainability Commission

Appendix 3 – Resolution for 1,000 Solar Roofs Initiative, Resolution No. 2013-175



SOUTHEAST MICHIGAN  REGIONAL ENERGY OFFICE





REQUEST FOR LEGISLATION

November 14, 2017

To: Honorable Mayor and Ypsilanti City Council
From: Darwin D. P. McClary, City Manager
Subject: **MEMORANDUM OF UNDERSTANDING – COMMUNITY ENERGY MANAGEMENT PLANNING PROJECT**

SUMMARY & BACKGROUND:

City Council is being requested to approve a Memorandum of Understanding (MOU) between the city, EcoWorks, and the Southeast Michigan Regional Energy Office (SEMREO) allowing the three entities to collaborate on the completion of a Community Energy Management Planning project for the city. EcoWorks and SEMREO would provide energy management planning services to the city resulting in the development of a prioritized clean energy management plan. The city would commit to making a good faith effort to launch at least one energy efficiency or renewable energy project totaling at least \$5,000 in value within one year of the completion of the planning project. The city will not incur any cost for completion of the energy management planning work. This project would complement the city's Climate Action Plan and other energy efficiency and sustainability efforts.

PREVIOUS COUNCIL ACTION:

None

FINANCIAL IMPACT:

None to complete the Community Energy Management Planning Project; the city would commit to making a good faith effort to launch at least one energy efficiency or renewable energy project totaling at least \$5,000 within one year of completion of the planning project.

RECOMMENDED ACTION:

Approve the Memorandum of Understanding between EcoWorks, SEMREO, and the city for the Community Energy Management Planning Project and authorize the City Manager to execute the MOU on behalf of the city.

ATTACHMENTS:

Copy of Proposed Memorandum of Understanding for Community Energy Management Planning Project

CITY MANAGER APPROVAL: _____ DDPM

COUNCIL AGENDA DATE: 11/14/2017

CITY MANAGER COMMENTS: Recommend approval of MOU as presented

FISCAL SERVICES DIRECTOR APPROVAL: _____



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti recognizes the importance of undertaking energy efficiency and renewable energy initiatives as part of its efforts to promote community sustainability; and

WHEREAS, the Southeast Michigan Regional Energy Office, EcoWorks, and Mott Foundation work collaboratively to fund and implement the Community Energy Management Planning Program to provide valuable planning assistance to Michigan municipalities to prepare and implement energy efficiency and renewable energy projects at no cost to those municipalities; and

WHEREAS, the Ypsilanti city council seeks to utilize the Community Energy Management Planning Program to help meet the city's own energy efficiency and renewable energy needs;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF YPSILANTI that the city council does hereby approve the Memorandum of Understanding between EcoWorks, Southeast Michigan Regional Energy Office, and the city to permit the collaboration between the three entities on the preparation of a Community Energy Management Plan for the city at no cost to the city; and

BE IT FURTHER RESOLVED that the city council does hereby commit to making a good faith effort to launch an energy efficiency or renewable energy project totaling a minimum value of \$5,000 within one year of completion of the plan; and

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute the Memorandum of Understanding on behalf of the city after approval of the agreement by the City Attorney as to form.

OFFERED BY: Council Member Richardson

SUPPORTED BY: Council Member Bashert

YES: 6 NO: 0 ABSENT: 1 (Edmonds) VOTE: Carried

I do hereby certify that the above resolution is a true and correct copy of Resolution 2017-261 as passed by the Ypsilanti City Council, at their meeting held on November 14, 2017.

Frances McMullan, City Clerk



**CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No. 1280**

An ordinance to establish a Sustainability Commission

1. THE CITY OF YPSILANTI HEREBY ORDAINS That

The Ypsilanti City Code is hereby amended by adding a new Division 5 Sustainability Commission, to Chapter 2 Administration, Article IV Boards and Commissions, as follows:

Division 5. SUSTAINABILITY COMMISSION

Section 2.171 Sustainability Commission Rationale

City Council by resolution 2016-258, dated November 14, 2016 set forth the reasons for a Sustainability Commission, including:

- a. To create a model of sustainability through efforts to advocate, educate and promote the social, economic and environmental health of the community now and into the future.
- b. To broaden the lens and scope of energy and environmental needs in the future such as wind, solar, clean air, water and improving infrastructure.
- c. To recognize natural resources as chief assets of the City of Ypsilanti and encouraging responsible stewardship of these assets.
- d. To collaborate with citizens, employees, employers, service providers and other governmental agencies and educational agencies to share ideas.
- e. To create a Sustainability Plan.
- f. To review the City of Ypsilanti's Climate Action Plan, Alternate Fuel Policy, the Michigan Green Communities Challenge, and other plans and policies and to continue the work of said plans and policies.
- g. To prioritize sustainability policies.

Section 2.172. Created

Pursuant to Ypsilanti City Charter section 9.03, a commission is hereby created known as the Ypsilanti Sustainability Commission,

- a. to consist of nine regular members, serving for staggered three year terms, and two non-voting youth members serving one year terms. two non-voting youth members to serve one year terms.

- b. There shall be a staff person assigned to the commission.
- c. There shall be a Council liaison appointed to the Commission by City Council.
- d. Commissioners shall be city residents, except that not more than three commissioners may be non-residents of the city of Ypsilanti.

Section 2.173 Appointment

Commissioners shall be appointed by the Mayor with the approval and confirmation of a majority of city council. Non-resident commissioners shall require a finding of the best interest of the city and approval and confirmation of not less than five affirmative votes of city council members.

Section 2.174 Duties

Duties of the Ypsilanti Sustainability Commission shall be to:

- a. Establish by-laws, subject to the approval of the City Council.
- b. Elect officers including a Commission chairperson.
- c. Establish a meeting schedule and meet at least quarterly.
- d. Take action to fulfill the reasons and rationale for the Sustainability Commission set out in Section 2.171, above.
- e. To report Commission actions and findings and make recommendations to City Council at least annually.

2. Severability. If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other persons, firms, corporations, legal entities, or circumstances by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the person, firm, corporation, legal entity, or circumstances then and there involved. It is hereby declared to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not have been included in this Ordinance.

3. Repeal. All other Ordinances inconsistent with the provisions of this Ordinance are, to the extent of such inconsistencies, hereby repealed.

4. Savings Clause. The balance of the Code of Ordinances, City of Ypsilanti, Michigan, except as herein or previously amended, shall remain in full force and effect. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

5. 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 office hours. A complete copy of the ordinance is also available for inspection on the City's website, www.cityofypsilanti.com.

6. Publication and Effective Date. The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published by printing the same in the publication of record. 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 24th DAY OF January, 2017.

Andrew Hellenga, Interim City Clerk

Attest

I do hereby confirm that the above Ordinance No. 1280 was published in The Washtenaw Legal News on the 19th day of December, 2016.

Andrew Hellenga, Interim 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 24th day of January, 2017.

Andrew Hellenga, Interim City Clerk

Notice Published: December 19, 2016

First Reading: January 10, 2017

Second Reading: January 24, 2017

Published: January 30, 2017

Effective Date: February 23, 2017

TO: Mayor and City Council

FROM: Virginia Shannon, Environment Michigan

DATE: April 2, 2013

SUBJECT: Resolution for Ypsilanti 1,000 Solar Roofs Initiative

To make Ypsilanti a “solar destination”-- and hasten the day when solar powers our buildings and our economy -- Ypsilanti must set a bold solar goal of 1,000 solar roofs by 2020 and encourage solar on thousands more homes, businesses and public buildings.

In order to achieve a goal of 1,000 solar roofs by 2020, the key policies areas identified below should be put in place to increase municipal solar installations, establish successful partnerships that support solar and give Ypsilanti residents and businesses the tools they need to go solar.

- Lead-by example by continuing to identify sites and seek grants for projects on city buildings along with welcoming solar projects on historic buildings;
- Streamline information on financing options and promote financing programs such as PACE to help residents, businesses and industries go solar;
- Partner with nonprofits, solar companies, and Eastern Michigan University to build public awareness of solar potential in Ypsilanti and a literacy of technology and financing options; and
- Support local, state and federal policies that promote the use of solar energy.

With a bold goal of 1,000 by 2020 in place, Ypsilanti can become a solar destination, attracting attention as a national leader and building a solar economy to repower its city and homes.

Approval of this resolution to set a bold solar goal will demonstrate the City’s commitment to becoming a destination to study, live and work in and moving to more sustainable energy future.



Resolution No. 2013-175
September 3, 2013

RESOLUTION FOR 1,000 SOLAR ROOFS INITIATIVE

WHEREAS, the State of Michigan emits more 81 tons of carbon pollution annually to produce electricity; and

WHEREAS, solar power is a clean source of energy with which Michigan can power its homes, businesses and cars to achieve better air quality and reduce carbon pollution; and

WHEREAS, the State of Michigan has vast solar potential with more sunlight than Germany, the world's leader solar power; and

WHEREAS, the solar industry provides more than 6,000 jobs to Michiganders, and that Michigan is ranked in the top five states for solar manufacturing; and

WHEREAS, if Michigan were to generate 1 GW of electricity from distributed generation solar, an additional 100,000 solar rooftops would be installed; and

WHEREAS, the City of Ypsilanti has demonstrated its national leadership in pursuit of solar power and is well positioned to benefit from a growing clean energy economy to bring jobs and investments to the City; and

WHEREAS, the City of Ypsilanti recognizes the above assets of solar power and desires to further its commitment to this important clean energy solution; and

THEREFORE, BE IT RESOLVED that the City of Ypsilanti officially sets its own goal of the City of Ypsilanti and its residents generate 5 MW of electricity from distributed solar, to reach 1,000 solar roofs by 2020; and

BE IT FURTHER RESOLVED that the City of Ypsilanti hereby acknowledges the policy recommendations from the Environment Michigan Research & Policy Center report as to how the City of Ypsilanti and its residents can meet a goal of 1,000 solar roofs by 2020; and

BE IT FURTHER RESOLVED that the City of Ypsilanti calls on the State of Michigan to follow Ypsilanti's lead in making Michigan a leader in solar power and to set the goal of having 100,000 solar roofs by 2020.

OFFERED BY: Council Member Robb

SUPPORTED BY: Council Member Murdock

YES: 5 NO: 0 ABSENT: 2 (Jefferson, Moeller) VOTE: Carried

I do hereby certify that the above resolution is a true and correct copy of Resolution No. 2013-175 as passed by the Ypsilanti City Council, and their meeting held on September 3, 2013.

Frances McMullan, City Clerk



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, in November of 2017 the City has entered into a Memorandum of Understanding with EcoWorks to complete an Energy Plan that draws from and updates the 2012 Climate Action Plan with specific regard to City facilities; and

WHEREAS, EcoWorks has worked with the City to develop a plan that addresses the energy use of City facilities;

WHEREAS, the Sustainability Commission has been charged with the review and update of the Climate Action Plan; and

WHEREAS, the Sustainability Commission has reviewed this Energy Plan and recommended that City Council adopt it as a policy document;

NOW THEREFORE BE IT RESOLVED that the Ypsilanti City Council adopt the 2018 Energy Plan.

OFFERED BY: Council Member Brown

SUPPORTED BY: Council Member Symanns

YES: 5 NO: 1 (Morgan) ABSENT: 1 (Murdock) VOTE: Carried

I do hereby certify that the above resolution is a true and correct copy of Resolution 2019-048 as passed by the Ypsilanti City Council, at their meeting held on March 5, 2019.

Frances McMullan, City Clerk