

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE FEBRUARY 16, 2010 WORK SESSION**

Supervisor Brenda L. Stumbo called the meeting to order at approximately 6:00 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

**Members Present:** Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees Jean Hall Currie, Stan Eldridge and Mike Martin

**Members Absent:** Trustee Dee Sizemore

**Legal Counsel:** Wm. Douglas Winters

**CANCELLATION OF WORK SESSION AND REGULAR TOWNSHIP BOARD MEETINGS ON MARCH 2, 2010 AND APRIL 6, 2010**

Supervisor Stumbo explained the reason for cancelling the meetings was due to lack of agenda items and the request of the Washtenaw County Sheriff to jointly host three community meetings in the township during these months. The community meetings would be held at the Ypsilanti District Library, the Community Center and at Ypsilanti High School. She thought it would be better to notify the public in advance instead of canceling at the last minute due to a lack of agenda items.

Treasurer Doe stated if agreed, it would be necessary to authorize the payment of statements and checks, with formal approval at the next regular meeting.

Trustee Eldridge stated he was concerned about canceling the meetings because he would not be in attendance at the March 16, 2010 meeting. He requested Judge Pope and John Hancock, Labor Attorney attend a meeting to discuss the 14-B Contract because he had a lot of questions and concerns about it. Trustee Eldridge said he would agree to cancel the meetings but requested a special meeting to discuss the contract. The Board agreed to add the meeting cancellation under Other Business. The Board also agreed to a special meeting to discuss the contract, with the meeting being held early in the day.

**REVIEW AGENDA**

Supervisor Stumbo reviewed agenda with additional information provided on the following items:

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**CLERK REPORT**

Clerk Lovejoy Roe announced Lincoln School District planned to place a bond proposal on the May ballot.

**ATTORNEY REPORT**

Attorney Winters stated the "Ice House" at 2727 Southlawn Street was on the agenda to authorize legal action if necessary, in Washtenaw County Circuit Court to abate the public nuisance. He asked Michael Radzik, Community Standards Director to provide an overview of the issue.

Mr. Radzik stated neighbors of the property called to report a frozen waterfall on the outside wall. After research, it appeared the homeowner was out of the country when the water problems occurred. He said although the owner had prepaid his water bill, YCUA went out in December 2009 due to a lack of activity on the water bill but reported no problems. When YCUA went back in January 2010 because of excessive high water usage, the YCUA service representative reported water was coming out of the basement windows. YCUA thought they shut the water off but did not realize that stop box valve was not working properly. Mr. Radzik explained the gas and electric had been turned off in September 2009 for nonpayment and sometime between December and January, the pipes froze and burst. He estimated the water flowed from the second floor to the first floor and into the basement for approximately four to five weeks, eventually filling up the basement. Mr. Radzik said once the home was ticketed and stickered, his office received a call from a relative/friend stating the owner was out of country. He stressed the importance of moving forward to ensure the home did not become a problem with mold as the weather became warmer.

**A. AUTHORIZATION FOR OHIO CASUALTY INSURANCE COMPANY TO  
RELEASE PROCEEDS IN THE AMOUNT OF \$40,700 TO YPSILANTI  
TOWNSHIP PURSUANT TO TERMS AND CONDITIONS OF BOND #3 494 511  
POSTED FOR REDEVELOPMENT PROJECT LOCATED AT 2997  
WASHTENAW AVENUE, COMMONLY REFERRED TO AS "ZEER SECURITY"**

Attorney Winters provided background information on the property at 2997 Washtenaw. He said he was notified by Joe Lawson, Planning Coordinator that the bond company would not be renewing the bond. The bond covered the sidewalks, grading and landscaping of which, none had been completed. Attorney Winters felt the building could not be salvaged and should be demolished. He said if the Board approved, he would make a claim on behalf of the township to have the bond released and the township would have the improvements to the property completed.

**B. General Legal Update**

Attorney Winters stressed he had never seen the number of fire and public nuisance cases the Township had seen over the last 14-15 months. He believed the Township was working hard to stabilize property values and neighborhoods. Attorney Winters said he was informed by some of the title companies that many communities did not know how to deal with problem properties and most did not go after the 25% proceeds that ensure demolition or repair of blighted properties. He stressed the importance of having the support of the Board and a proactive Circuit Court bench.

Attorney Winters informed the Board of his upcoming Aerotropolis meeting.

**NEW BUSINESS**

**4. POLICY FOR AUTOMATED CLEARING HOUSE (ACH) ARRANGEMENTS AND ELECTRONIC TRANSACTIONS OF FUNDS**

Treasurer Doe explained policy was required because of the change to Huntington Bank.

Trustee Martin asked what type general ledger software the Township utilized.

Chris Olshelke, Accounting Director explained that electronic transfers were automatically uploaded to the general ledger account and the software for both was Fund Balance.

**6. 1<sup>st</sup> READING OF RESOLUTION NO. 2010-02, PROPOSED ORDINANCE NO. 2010-402 WIND GENERATORS**

Joe Lawson, Planning and Development Coordinator provided a brief overview of the ordinance and stated the Planning Commission had recommended approval. He said the ordinance was based on a state model.

Trustee Martin asked questions related to energy production and windmills. He asked about the return on investment.

**7. WASTE MANAGEMENT CONTRACT – 2<sup>ND</sup> ADDENDUM**

Jeff Allen, Residential Services Director introduced Carey Weihmiller, Community and Municipal Relations Representative for Waste Management. Mr. Allen stated the proposed rate was much lower than surrounding communities and he referenced the comparison document in board packet. He explained Waste Management had proposed a 1% increase the first year and he felt it was a great contract.

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Supervisor Stumbo stated residents were very pleased with the service they received from Waste Management and the community survey results indicated the residents rated these services very high.

Ms. Weihmiller stated customer service was very important to them and they were the safest company in the industry. She stated research had been done, along with Mr. Allen to ensure their prices were very competitive. Waste Management had recently extended contracts with several other municipalities in the area.

Supervisor Stumbo stated if there was a reduction in the revenue stream, the Township could renegotiate with Waste Management and if an agreement could not be reached, the Township could go out to bid.

Ms Weihmiller said they had looked at several ways to keep quality services and still save the township dollars.

Trustee Martin noted there was over \$150,000 in savings over the life of the contract. He question how fuel pricing was calculated.

Ms. Weihmiller explained the calculations for fuel costs.

Attorney Winters said the addendum was in proper form for consideration by the Board.

Clerk Lovejoy Roe stated residents were excited about the expanded items for recycling that included pizza boxes and plastic bags. She said residents also liked the single source, which allowed for co-mingling of recyclables.

**AUTHORIZATIONS AND BIDS**

- 1. REQUEST OF MICHAEL SARANEN, HYDRO OPERATOR TO UTILIZE PROFESSIONAL SERVICES OF BARR ENGINEERING COMPANY FOR PART-12 SAFETY INSPECTION, PENDING ATTORNEY REVIEW AND FINAL FERC APPROVAL OF TOR HANSEN, ENGINEER WITH BARR ENGINEERING COMPANY , IN THE AMOUNT OF \$12,750.00, BUDGETED IN LINE ITEM #252-252-000-801-000.**

Clerk Lovejoy Roe explained Mr. Saranen;s request was for the safety inspection at the Hydro Station.

Attorney Winters stated the contract was in proper form for consideration by the Board.

**OTHER DISCUSSION**

1. Ms. Kaiser, Township Resident asked for update on Firefighter negotiations.

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Supervisor Stumbo reported the township was waiting on an actuarial study.

2. Ms. Katima Dickerson, Township Resident and Lake Shore Frozen Ford Lake Leap Coordinator thanked everyone who came out and supported the event. She said \$6,000 was raised for the American Heart Association, which was \$2,000 more than last year. Ms. Dickerson said they were really looking forward to the Fireworks on July 1-4, 2010 at LakeShore Apartments and hoped everyone could attend. She also announced the Marshmallow Drop and Easter Egg Hunt at Frog Island on March 23, 2010.
3. Trustee Eldridge asked to have more information provided in the minutes.

Clerk Lovejoy Roe responded that during training at the MTA Conference, it was stressed that less in the minutes was best. It was recommended from a legal stand point, that minutes should contain only motions and supports. Clerk Lovejoy Roe said it was a board decision.

Trustee Currie stated she supported Trustee Eldridge.

4. Supervisor Stumbo stated the Islamic Association on Ford Blvd. had contacted the Township and a meeting to resolve the issues surrounding the paving of the parking lot was scheduled for Friday.

She also reported Rev. S.L. Roberson was having a 90<sup>th</sup> birthday celebration the weekend of Friday, March 12-Sunday, March 14, 2010.

**ADJOURNMENT**

The meeting adjourned at approximately 6:47 p.m.

Respectfully submitted,

Brenda L. Stumbo  
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti