

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE MARCH 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 and Mike Martin

Members Absent: Trustees Stan Eldridge and Dee Sizemore

Legal Counsel: Wm. Douglas Winters

REVIEW AGENDA

The following agenda items were reviewed:

PUBLIC HEARING

A. LAKESIDE PARK IMPROVEMENTS GRANT APPLICATION

Art Serafinski, Recreation Director explained the public hearing was a requirement of the grant application that would be submitted to the Department of Natural Resources Trust Fund. He provided an overview of the Lakeside Park improvements, as well as the grant application process and requirements. The presentation included maps, conceptual plans and cost estimates. Mr. Serafinski stated the grant application was in collaboration with Eastern Michigan University, Washtenaw County Parks and Recreation, Saline Rowing Club and Ypsilanti Township. He introduced Brian Barrick, planner with Beckett and Raeder, hired by Eastern Michigan University to make the grant application. Mr. Serafinski explained the grant included a boathouse and park renovations with fishing docks, path development, a shelter and other amenities. He said the Township had a verbal commitment from Eastern Michigan University for \$450,000, Washtenaw County Parks and Recreation (WCPR) for \$250,000 and the Saline Rowing Club for \$50,000. WCPR had an interest because the park tied into the County's Border-to-Border Trails Plan and it would bring recreational rowing opportunities to our community. Mr. Serafinski explained the funding agencies were not scheduled to meeting until after the April 1, 2010 deadline and approval should be contingent upon receiving formal commitments. The public hearing was a grant application requirement and it would be necessary for the Board to approve a resolution prior to the deadline. Mr. Serafinski explained that Ypsilanti Township was required to apply for the grant because the Township was the only entity that had a Master Plan for Lakeside Park. He made it clear that all legal agreements would be in place to assure

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the Township was not responsible for possible cost overruns or any other unexpected financial obligations. He further explained the only Township obligation would be the land lease and general park maintenance. EMU would be responsible for the dock maintenance, rowing facilities and boathouse. He stressed adjustments could be made to the grant between April 1, 2010 and the end of the year. The grant would not be awarded until after January 1, 2011.

Brian Barrick explained the different concepts of the boathouse and the financial charts. He reviewed two different scopes for the grant and the risk of not being awarded the grant if a smaller project was submitted.

Trustee Martin asked about the project phasing, if all expenses were covered and the Township's financial commitment.

Mr. Serafinski explained the grant process and how the project would be rated. He explained there was time in the grant process to secure financial obligations and the Township could withdraw if commitments were not received.

Supervisor Stumbo and Treasurer Doe both indicated they learned the Township would not be penalized on future grant projects if the grant was not received.

Trustee Currie asked about hidden costs.

Mr. Serafinski stressed there were no hidden costs. There would be an agreement with EMU to insure the Township was not obligated to maintain the boathouse or rowing facilities.

Supervisor Stumbo explained the agreement would be similar to the Township agreement with Eastern Michigan University regarding our property where the Eagle Crest Golf Course and the Marriott were located.

Clerk Lovejoy Roe stated a special meeting would need to be scheduled before April 1, 2010 to approve the resolution. She also stated all legal agreements protecting the Township would be in place prior to accepting the grant.

Ms. Kaiser, Township Resident was concerned about the Township being pulled into a project before being assured the Township would not be left solely responsible for the cost.

Supervisor Stumbo stated the partnership could work the same as it did for the Golf Course project at Eagle Crest. She stated they would make sure the Township was protected before the grant was accepted.

Larry Johnson, Park Commissioner commented that projects had been coming in under projected cost because of the economic environment.

Supervisor Stumbo questioned if the design of the building was conceptual or actual.

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Mr. Serafinski stressed this plan was only conceptual and could be changed. He reiterated the focus was on applying for the grant.

ADDITIONAL AGENDA ITEM - OTHER BUSINESS

Clerk Lovejoy Roe said she received a last minute request to place 724 N. Ford Blvd. on the agenda under Other Business due to the deplorable conditions of the property. Copies of the report and photos were distributed to Board Members.

Bill Elling, Ordinance Officer explained a call from Washtenaw County Community Mental Health to inspect the home at 724 N. Ford Blvd. prompted the request. He reported the foundation was cracked, there were no toilet facilities and the floors were rotted. Mr. Elling asked the Board to review the photos and authorize Circuit Court action to demolish the home.

Mike Radzik, Office of Community Standards Director said the demolition should be eligible for NSP funds.

The Board agreed to add this item under other business.

OLD BUSINESS

- 2. 2nd READING RESOLUTION NO. 2010-03, PROPOSED ORDINANCE NO. 2010-403 AMENDING ORDINANCE NO. 2009-391 – WAIVING, FOR A LIMITED TIME, THE CHARGES REQUIRED PURSUANT TO ARTICLES II AND III OF CHAPTER 62 “UTILITIES” OF THE CHARTER TOWNSHIP OF YPSILANTI CODE OF ORDINANCES, AS AMENDED, IN ORDER TO PROVIDE ECONOMIC STIMULUS, ENCOURAGE DEVELOPMENT AND CREATE JOB OPPORTUNITIES WITHIN THE CHARTER TOWNSHIP OF YPSILANTI**

Supervisor Stumbo stated the Township would like to continue waiving the charges to help with economic development for another year.

Clerk Lovejoy Roe asked if the Township parks were eligible under the ordinance.

Supervisor Stumbo said the ordinance required a building permit and the intent of the ordinance was to encourage new development, not provide the services to vacant land.

Mr. Serafinski asked if a building permit was pulled for one of the parks, would the benefit charge be waived under this ordinance.

Supervisor Stumbo replied that was the intent of the ordinance.

NEW BUSINESS

1. REQUEST AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH DTE TO TRACK AND MONITOR YPSILANTI TOWNSHIP'S REMAINING 2009 RENEWABLE ENERGY CREDITS FOR UP TO FIVE YEARS AND AUTHORIZE SIGNING OF THE AGREEMENT

Trustee Martin said it was his understanding that DTE would pay more for the energy credits than was customary.

Jeff Allen, Residential Services Director stated that was correct but clarified the agenda item was to allow DTE to track and monitor the energy credits for the next five years. This required process would allow the Township to sell the credits later.

Trustee Martin questioned if the energy credits were not sold to DTE, would there be a charge for tracking and monitoring the credits.

Mr. Allen replied there would be a charge and the cost would be calculated at the time of the sale.

2. REQUEST AUTHORIZATION TO ENTER INTO QUALIFIED VOTER FILE'S ELECTRONIC POLL BOOK PROJECT GRANT AGREEMENT WITH MICHIGAN DEPARTMENT OF STATE

Clerk Lovejoy Roe explained the Electronic Poll Book Project Grant would provide laptops and all necessary equipment for all twenty precincts, at no cost to the Township. She stated the Clerk's that piloted the project were very happy with the results and highly recommended their use. If the approved, the Clerk's office staff would attend an informational training in Lansing.

3. REQUEST AUTHORIZATION TO INITIATE LEGAL ACTION IF NECESSARY, IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR THE PROPERTY LOCATED AT 7281 TEXTILE ROAD

Michael Radzik, Director of Community Standards Department provided a brief overview of the property and said it was necessary to seek court action to abate the nuisance.

ADJOURNMENT

The meeting adjourned at approximately 6:56 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti