

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE JANUARY 18, 2011 REGULAR MEETING**

The meeting was called to order by Supervisor Brenda L. Stumbo at approximately 6:30 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited and a moment of silent prayer was observed.

**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

**PUBLIC COMMENTS**

Sheriff Jerry Clayton stated there had been a rash of shootings in the eastern part of the county over the last few weeks and an increase in violence over the last 30-45 days. He explained this had caused his office, Township officials and residents some concern and he wanted to make everyone aware of the department's effort to address the issue. Sheriff Clayton said the department thought there was some relationship in the shootings that had occurred and they were in the process of investigating those leads. He said this was top priority for the Sheriff's Department and a significant number of investigators had been allocated to address the issue, as well as additional patrol staff. He stressed that any success law enforcement had in terms of arresting people was based on the relationship with the community. Residents needed to be willing to communicate what was going on in their neighborhood. Sheriff Clayton stated there had been witnesses to some of the crimes and the challenge was getting them to be comfortable with coming forward with the information. He said they were affiliated with Crime Stoppers at 1-800-SPEAK UP and he encouraged residents to call this anonymous tip line to report anything they saw. Sheriff Clayton stated they were reaching out to the community to come forward with anything pertaining to the rash of shootings.

Detective Raisanen stated Sheriff Clayton had requested that he speak to the Township Board regarding the shootings in the Ypsilanti Township area, as well as Superior Township over the last 2-3 weeks. He said the department thought the recent rash of shootings was related to an ongoing feud between two different groups. Detective Raisanen stressed he could not be too specific with the investigative details but he wanted to let the community know they believed many of the shootings were related. It was not thought to be related to any gang activity or that narcotics were the motive. He said other shootings appeared to be isolated incidents and they were being handled accordingly. Detective Raisanen encouraged residents to come forward with any information so cases could be adequately investigated and have a favorable result in the criminal justice process. He stressed that all resources had been dedicated to solving these crimes.

George Madison, owner of the Daytona property stated he had cleaned up his property but he received a notice that he still needed to do more. He asked that someone look into it because he left a utility trailer and a couple of tires he wanted to keep.

Attorney Winters stated Attorney McLain was handling the case known as the Daytona Junkyard. He said there was a clean-up order entered and he thought there were more items there than just a utility trailer. Attorney Winters explained there was still a lot of junk that was covered by the clean-up order that had yet to be cleaned up.

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Supervisor Stumbo said the Board had received a legal update. She told Mr. Mathis that she knew he was making progress but she was not aware of the exact status.

Mike Radzik, OCS Director stated this was a major junkyard operation and he thought that it was at least 90% abated but not completely. He said a tremendous job had been done on the clean up and his department would continue to work with Mr. Madison toward completion.

**MINUTES**

**A. DECEMBER 21, 2010 WORK SESSION AND REGULAR MEETING**

**A motion was made by Treasurer Doe, supported by Trustee Eldridge to approve the minutes of the December 21, 2010 Work Session and Regular Meeting. The motion carried unanimously.**

**SUPERVISOR REPORT**

Supervisor Stumbo gave an update on meeting she had attended as follows:

Supervisor Stumbo stated there was a pre-construction meeting for Holmes Road Phase III on February 8, 2011 at 9:00 a.m. at the Washtenaw County Road Commission. She said Jeff Allen, RSD Director would attend and the Clerk's office had coordinated the attendance of DTE.

Supervisor Stumbo said the three full-time officials met to discuss Township issues and some of the items on the agenda had actually come out of that meeting.

Supervisor Stumbo stated the three full-time officials attended the weekly police meeting on January 4, 2011 with the Lieutenant where they were provided a written update. She said animal control was an action item that was scheduled to begin as a pilot program and letters would be sent to three streets requesting compliance with the licensing and sterilization ordinance. She explained the letter would be on Sheriff Clayton's letterhead but the Township would pay for the mailing. Supervisor Stumbo stated that the Board was not only adopting the ordinance but would start to enforce it.

Supervisor Stumbo said she and Trustee Eldridge attended the Oaklawn Neighborhood Watch meeting.

Supervisor Stumbo stated the three full-time officials met with the County Commissioners and they planned to meet with them monthly to discuss county issues and ways to bring money to Ypsilanti Township through county dollars.

Supervisor Stumbo said she met with Linda Gosselin, Assessor regarding the need to hire an appraiser for the Insite tax appeal. She explained it was a large tax appeal.

Supervisor Stumbo stated the three full-time officials attended the January 6, 2011 CED meeting, which included Habitat for Humanity, Urban County, Kirk Profit and an aide from Rebecca Warren's office to discuss a potential land bank process, foreclosure challenges and the over-concentration of public housing entering our community. She said they were trying to identify and make sure there was equal distribution.

Supervisor Stumbo stated the three full-time officials and Attorney Winters participated in a conference call with the Mayor's Auto Coalition regarding the

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GM facility. She said there were approximately \$36 million in federal dollars available for clean up, marketing, etc. Supervisor Stumbo explained they were not yet sure exactly what the money could be used for and that was the reason this firm had suggested the Township/City retain their services. She further explained the Township and City could jointly pay the professional services. Supervisor Stumbo stated the Mayor would be discussing the potential collaboration in retaining the lobby firm with City Council.

Supervisor Stumbo stated she, Carly Willis and Tammie Keen met with Mike Mason from Genesis Printing regarding the brochure. She said it was on track to be mailed by the end of January and a sample would be sent to the Board before mailing. Supervisor Stumbo stressed this was a great opportunity to provide more information to our residents. She expressed her appreciation for the excellent job done by Carly Willis in putting the brochure together.

Supervisor Stumbo stated she interviewed with Ben Oliver of Car Magazine regarding the GM plant closure. She said it was an international magazine and she said she told him the goal of the Township Board was to get jobs in the facility. Supervisor Stumbo stated if one lead resulted from the interview, they would be very thankful.

Supervisor Stumbo stated on January 12, 2011, she and Joe Lawson, Planning and Development Coordinator attended the Re-Imaging Washtenaw meeting.

Supervisor Stumbo stated she, Treasurer Doe, Attorney Winters, Mr. Radzik, Mr. Fulton and Bill Elling attended the Ypsi Mobile Village court hearing. She explained it was a very successful outcome and an update would be provided by the Township Attorney.

Supervisor Stumbo stated ITC presented Ypsilanti Township with a check for \$5,000 to be used for tree planting in common spaces and neighborhood parks, stump grinding or landscaping of the roundabout. She explained that ITC was a company retained by DTE to clear the high power lines in the easements and the check was given, in exchange for disrupting the community.

Supervisor Stumbo stated the three full-time officials attended the Eastern Leaders Group Executive Committee meeting at SPARK East. She said copies of the final report would be given to the Board Members.

Supervisor Stumbo stated the three full-time officials met with Attorney Winters and Mr. Radzik on January 14, 2011 to discuss updates on the Police Services lawsuit and as a result, the Board would be going into Executive Session after the meeting.

Supervisor Stumbo stated she and Karen Wallin, Human Resources met with Attorney Hancock regarding an arbitration case scheduled for February 3, 2011 with the firefighters union. She said the firefighters were challenging how to fund their OPEB obligation through our budget process.

Supervisor Stumbo stated she, Mr. Lawson, MEDC and Ann Arbor SPARK did a retention visit to Bosal. She said Bosal had gone from 50 to 150 employees within the last year and they were looking to add two additional lines to their manufacturing facility.

Supervisor Stumbo stated Bosal would be requesting an additional tax abatement. She said this was a good sign for the auto industry, the community and the creation of taxes and jobs.

Supervisor Stumbo stated on January 17, 2011, the three full-time officials and Trustee Currie attended the Martin Luther King luncheon hosted by EMU. She said Greg Peoples of Ypsilanti Township was recognized and he and

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Congressman Dingell were given the Humanitarian Award. Supervisor Stumbo stated the quote she picked up was "the means we use must be as pure as the ends we seek". She said it was a wonderful event.

Supervisor Stumbo stated she and Attorney Winters did an onsite visit to Ypsi Mobile Village. She said four trailers were moved but it was a dangerous public nuisance and once it was cleaned up, it would change the corridor for the future.

Supervisor Stumbo stated she had a conference call with Congressman Dingell regarding the concerns about foreclosures, high percentage of rentals, addressed the potential over-concentration of public assistance housing and the MPRI locating in our area.

Supervisor Stumbo stated she received a fax at 5:27 p.m. stating that Trustee Sizemore was resigning from the Board. She said the Board would formally accept her resignation at the February 1, 2011 meeting, which was required by law.

**TREASURER REPORT**

**A. DECEMBER 2010**

Treasurer Doe stated the beginning balance was \$23,643,519.71, cash receipts were \$11,942,272.38, cash disbursements were \$5,008,169.84 and the ending balance was \$30,577,622.25.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to receive and file the December 2010 Treasurer's report (see attached). The motion carried unanimously.**

**TRUSTEE REPORT**

Trustee Eldridge stated the next Police Service meeting was scheduled for January 31, 2011 and they should have their first meeting with the consultant at that meeting. He said he hoped he would have an update for the Board at the next meeting.

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

Attorney Winters provided an extensive overview of the Ypsi Mobile Village lawsuit. He explained that just prior to going before Judge Shelton, the attorney for Ypsi Mobile Village filed for bankruptcy, asserting that Judge Shelton no longer had jurisdiction. Attorney Winters said an emergency hearing was held with the bankruptcy court judge, who entered an order that stated the automatic stay provisions did not apply to this situation and the Township could go forward with enforcement of the motion against Cormello, LLC. He said the show cause hearing was held on January 12, 2011 and the Judge Shelton ordered Dominic D'Mello to be added to the case as an independent party defendant. Judge Shelton provided a specific timeline of 30 days for removal of the mobile homes. Attorney Winters stated they would be attending a hearing with the Michigan LLC regarding the Dairy Mart on Grove Road. The hearing stemmed from the sale of alcohol to minors on three separate occasions within an 18-month period.

Attorney Winters stated the Bunton Road properties and the Tuscan Creek buildings had finally been demolished.

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Attorney Winters stated there had been no response from the insurance company regarding the demolition of the Bottle-n-Basket and it was now necessary to seek legal action as authorized by the Board. He stated a complaint was received from one of the neighboring businesses that there were young males entering the building looking for liquor that was not destroyed by the fire.

Attorney Winters stated there were 107 cases on the blight list last year that had been handled by some type of court action. He said it seemed when one case was completed, two more were added.

Attorney Winters stressed that all the real credit should go to the Township Board for providing approval to go after these homes and to address the public nuisance issues.

**NEW BUSINESS**

**1. REQUEST OF GROVE ROAD, L.L.C., A SHERMAN FARBER DEVELOPMENT COMPANY, FOR A ONE-YEAR EXTENSION OF THE PRELIMINARY SITE PLAN APPROVAL FOR WEST GROVE SITE CONDOMINIUM DUE TO EXPIRE ON MAY 17, 2011**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve a one-year extension of the preliminary site plan approval for West Grove Site condominium. The motion carried unanimously.**

Clerk Lovejoy Roe read a memo from Joe Lawson, Planning Coordinator regarding the extension request.

**A friendly amendment was made by Clerk Lovejoy Roe to make approval subject to the original conditions of approval attached to the preliminary plan as shown on the site plan drawings prepared by Atwell-Hicks, Inc. with a revision date of 4-12-05, and as recorded in the minutes of the Board meeting of May 17, 2005. The friendly amendment was accepted. The motion carried unanimously.**

Trustee Eldridge questioned if the developer had any idea when building would occur.

Mr. Lawson explained part of the problem was the developer had been in negotiations with YCUA regarding who would pay for the relocation on the water main that crossed the property, coupled with the current economic crisis. He stated a specific time to begin building had not been given.

Trustee Eldridge stated he would reluctantly agree to one more extension but at some point, it will be necessary for the development to move forward.

Mr. Lawson stated he had no issue with the extension because there were no ordinance changes that would affect the property. He agreed with Trustee Eldridge and added this would be the fourth extension approval.

Supervisor Stumbo asked Mr. Lawson to inform the developer this would be the last extension granted. She said the property had been cleaned up but something needed to be done with the property. Supervisor Stumbo stated the developer should be invited to a development meeting to discuss plans for the property.

**2. REQUEST OF DANIEL DZIERBICKI TO PURCHASE 1.5 YEARS OF GENERIC SERVICE CREDITS THROUGH MICHIGAN EMPLOYEE RETIREMENT SYSTEM (MERS)**

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**A motion was made by Treasurer Doe, supported by Trustee Eldridge to approve the request of Daniel Dzierbicki to purchase 1.5 years of generic service credits through Michigan Employee Retirement System. The motion carried unanimously.**

Supervisor Stumbo stated this was an opportunity to purchase generic service credits, which was available to Township employees and Board Members. She explained Mr. Dzierbicki would pay for the credits and it would allow him to retire sooner. Supervisor Stumbo said the reorganization of the Assessing Department was discussed during the budget process and a new job description would come back to the Board for consideration.

Trustee Martin said it appeared that the amount he would contribute was extrapolated out by the actuarial to cover the cost of that retirement and the Township was not absorbing the cost.

Supervisor Stumbo said he was correct.

**3. 1<sup>st</sup> READING RESOLUTION NO. 2011-1, PROPOSED ORDINANCE NO. 2011-411 AMENDING THE ONE AND TWO UNIT RENTAL INSPECTION ORDINANCE IN THE CODE OF ORDINANCES FOR THE CHARTER TOWNSHIP OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve the 1<sup>st</sup> reading Resolution No. 2011-1, proposed Ordinance No. 2011-411 amending the one and two unit rental inspection ordinance (see attached).**

Clerk Lovejoy Roe read the resolution into the record.

Supervisor Stumbo explained this issue was discussed during the budget process and the Board decided to move forward with all the rental properties in the Township. She stated the next resolution would provide the fees.

Trustee Eldridge inquired if there was information that indicated what homes would be inspected.

Mike Radzik, OCS Director reviewed the Rental Inspection Program Status Update (see attached) that was distributed to the Board. He stated there were still many rental properties not registered with the Township and the OCS staff was working to locate additional properties. Mr. Radzik stressed the program had been valuable and he felt lives had been saved because of the program. He said the Board was being asked to open the rental inspection program township-wide and to amend the fee schedule and inspection cycle. Mr. Radzik explained that currently inspections were on a 30-month cycle for a \$100 initial fee and the request was to make it a 24-month cycle and to reduce the fee to \$75. He said the request to change the cycle was being made because of the number of serious violations that had been found and because some of the some of the rental properties turn over quickly. Mr. Radzik stated the two-year cycle was consistent with neighboring jurisdictions.

Trustee Martin raised a questions about the 533 homes that passed with no violations, based upon 2,284 inspections.

Mr. Radzik said as part of the initial program, landlords were offered the opportunity to earn an extra six months on their certificate if there was substantial compliance the first time through. He said landlords were trained before the inspections began so they were prepared to correct violations at the time of the inspection and there were some landlords with no violations.

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Mr. Radzik explained that some homes required two to five inspections to obtain compliance.

Trustee Martin stated that part of his question was that some of the rental homes would not have been brought up to code without the rental inspection program.

Mr. Radzik stated Trustee Martin was correct and he reminded the Board that many of the landlords offer safe, compliant properties but there were others that required a constant fight to obtain compliance.

Trustee Martin asked what was the maximum number of rental properties landlords were allowed to own.

Mr. Radzik stated there were no restrictions. He said there were some partnerships that owned 40, 50 or more rental units and each one was a different Limited Liability Corporation (LLC).

Trustee Eldridge asked of the 1,760 currently registered, were they aware of what percentage was owned by the same landlords or corporations. He questioned if the Township was dealing with an entity that was a consistent problem or a consistent good landlord.

Mr. Radzik stated they did not have the time to do that type of research but it could be done.

Trustee Eldridge stated there were a number of homes throughout the Township that were not properly registered. He said the reduction in the certificate amount was a signal that the program was not intended to be a revenue generator but rather an improvement for quality of life. Trustee Eldridge asked how they get the message out to Township residents that rental property issues could be reported anonymously and he suggested that information be included in the mailing and posted on the website.

Mr. Radzik said the same question was raised at the weekly police meetings whenever there were briefings on shootings and burglaries. He said Deputy Supervisor/NHW Coordinator Keen made residents aware at the Neighborhood Watch meetings, the website had an email address and an anonymous form and residents could call the OCS office. Mr. Radzik said on a quarterly basis, the list from the Assessor's office of the zero homestead properties was compared with the rental list. He said the owners are contacted by letter, phone call and if necessary, inspectors knock on the door.

Trustee Eldridge stressed his appreciation for work done by Attorney Winters, Attorney King on the Rental Inspection Ordinance and everyone that was involved but he said in particular, Attorney Winters because he received emails from him 24-7, even around Christmas when everyone else was off work.

Supervisor Stumbo said normally the resolution stated the ordinance would be effective upon publishing after the second reading but the text read, six months. She said that was not the normal procedure and asked if there was a strategy behind it.

Attorney King stated it was an error based on the original ordinance and she said it should read, "shall become effective after publication in a newspaper of general circulation as required by law".

Supervisor Stumbo explained that was why there were first and second readings of ordinances, to discuss this type of issue. She stated the second reading would be at the February 15, 2011 meeting.

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The motion carried as follows:

**Martin: Yes Eldridge: Yes Currie: Yes Sizemore: Absent  
Stumbo: Yes Roe: Yes Doe: Yes**

**4. RESOLUTION NO. 2011-2, AMENDING THE FEE SCHEDULE FOR RESIDENTIAL RENTAL INSPECTIONS**

Clerk Lovejoy Roe read the resolution into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve Resolution No. 2011-2, amending the fee schedule for residential rental inspections (see attached). The motion carried unanimously.**

**5. REQUEST OF DAWN FARM TO CLOSE STONY CREEK ROAD TO TEXTILE ROAD, TO HITCHINGHAM, TO MERRITT ROAD AND BACK TO STONY CREEK ROAD FOR THE "RIDE TO RECOVERY" FUND RAISER ON SUNDAY, MAY 1, 2011**

**A motion was made by Trustee Martin, supported by Trustee Eldridge to approve Dawn Farm road closure request for the "Ride to Recovery" fundraiser. The motion carried unanimously.**

Supervisor Stumbo stated this was an annual fundraiser by Dawn Farm and the roads would be closed for two hours on May 1, 2011. She explained the Township Board was required to approve the closure and to notify the Road Commission of the approval as part of the process.

Bob Moore, Township Resident asked if Hitchingham Road would be closed to through traffic.

Supervisor Stumbo stated the Road Commission actually approved road closures and this fundraiser was done in the past. She explained the participants would be on bicycles and maybe the bike lane would be used.

**6. BUDGET AMENDMENT #1**

Clerk Lovejoy Roe read the budget amendment into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budget Amendment #1 (see attached). The motion carried unanimously.**

Supervisor Stumbo stated one of the amendments was for the mailing of the brochure but if it could be kept under 3.5 ounces, the mailing cost would be less, due to a special rate. She said they were working with the post office to try to reduce the cost.

**7. AUTHORIZATION TO INSTALL STREETLIGHT AT SWEET ROAD AND HOLMES ROAD IN THE AMOUNT OF \$812.94, BUDGETED IN LINE ITEM #101.956.000.926.000**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve streetlight installation at Sweet and Holmes Road intersection, in the amount of \$812.94 and to authorize signing of the agreement. The motion carried unanimously.**

Supervisor Stumbo said the streetlight was at the request of a resident that was unable to identify the street when driving down Holmes Road. She inquired if the light would be the Cobra overhead.

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Clerk Lovejoy Roe stated the agenda item was for the cost for the Cobra overhead. She said this style was selected because of cheaper installation costs and it would provide better illumination at the intersection.

Trustee Martin questioned if there was an option between the two lights and if the pole light was the one Clerk Lovejoy Roe had referred to as providing more light.

Supervisor Stumbo stated from an illumination standpoint, the Cobra light covered the area much better than the decorative style. She said normally the Board tried to match the lights but with the intersection, the pole light would be better.

**8. REQUEST OF THE ADMINISTRATORS OF THE MARION HART TRUST TO DONATE VACANT PARCEL NO. K-11-14-484-014 TO YPSILANTI TOWNSHIP**

Clerk Lovejoy Roe explained Mr. Azar, who represented the Marion Hart Trust had originally contacted the building department and Mr. Radzik referred him to the Clerk's office. She said the Assessing office provided the location of the property and Attorney Winters said if the Board chose to accept the donation, it should be contingent upon his review.

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the request of the Marion Hart Trust to donate vacant parcel #K-11-14-484-014 to Ypsilanti Township, contingent upon Attorney review and a clean title. The motion carried unanimously.**

Supervisor Stumbo said the property was located on Lakeview Street, next to a house. She stated in some instances, Township land was sold to neighboring property owners and some Township property was used for garden leases. Supervisor Stumbo said the lot looked buildable, so there could be several uses for the property. She said the only cost to the Township would be to maintain the property.

**9. REQUEST TO CANCEL MAY 3, 2011 REGULAR BOARD MEETING DUE TO WASHTENAW INTERMEDIATE SCHOOL DISTRICT (WISD) MILLAGE ELECTION**

**A motion was made by Treasurer Doe, supported by Trustee Eldridge to cancel the May 3, 2011 Regular Board meeting due to the Washtenaw Intermediate School District millage election. The motion carried unanimously.**

**10. SET PUBLIC HEARING DATE OF MARCH 1, 2011 AT APPROXIMATELY 6:30 P.M. FOR THE ESTABLISHMENT OF THE WASHTENAW CORRIDOR IMPROVEMENT AUTHORITY**

**A motion was made by Trustee Currie, supported by Clerk Lovejoy Roe to set public hearing date of March 1, 2011 at approximately 6:30 p.m. for the establishment of the Washtenaw Corridor Improvement Authority. The motion carried unanimously.**

Clerk Lovejoy Roe stated the public hearing was pertaining to the presentation done by Joe Lawson, Planning and Development Coordinator at a prior board meeting and law required the public hearing. She stated the authority would be in conjunction with the City of Ypsilanti, City of Ann Arbor, Ypsilanti Township and Pittsfield Township to do improvements to the Washtenaw Avenue corridor.

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**11. SET PUBLIC HEARING DATE OF MARCH 1, 2011 AT APPROXIMATELY 6:45 P.M. TO EXEMPT HABITAT FOR HUMANITY, A NON-PROFIT HOUSING PROVIDER FROM THE COLLECTION OF PROPERTY TAXES FOR UP TO TWO YEARS**

**A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to set public hearing date of March 1, 2011 at approximately 6:45 p.m. to consider exempting Habitat for Humanity, a non-profit housing provider from the collection of property taxes for up to two years. The motion carried unanimously.**

Clerk Lovejoy Roe said the exemption was brought to the Township's attention through CDBG and it had been implemented in the City of Ann Arbor. She said Habitat for Humanity had asked Ypsilanti Township to consider the exemption. Clerk Lovejoy Roe stated Board Members would be provided backup information. She said State law required a public hearing and notification of all taxing agents.

Supervisor Stumbo said Habitat for Humanity required potential owners to have income and to attend training classes in preparation of purchasing their first home. She said this would help stop the enclave of rental communities. Supervisor Stumbo stated the homes would be owner occupied, with residents that needed help with the down payment. She explained that bank financing was difficult and Habitat actually did the financing. Supervisor Stumbo said this was a first step for Ypsilanti Township and the Board had the ability to decide the amount of the exemption that would be treated like a tax abatement. She expressed her respect for Habitat and their presence in the community.

**OTHER BUSINESS**

Supervisor Stumbo announced the Planning Commission would hold a public hearing on January 25, 2011 at 6:30 p.m. on a proposed charter school to be located at Hitchingham and Merritt Road. She said the proposed school was for K-8 and 9-12 and there were over 1,000 students on the waiting list. She said notices were mailed to approximately 2,000 residents and she encouraged attendance. Supervisor Stumbo explained the Township had no formal approval of the process surrounding school, only the Fire Department and the Road Commission had input.

Trustee Eldridge suggested a request be made to the road commission to attend the Planning Commission meeting.

**STATEMENTS AND CHECKS**

**A motion was made by Treasurer Doe, supported by Trustee Currie to approve Statements and Checks, in the amount of \$251,013.39 The motion carried unanimously.**

**EXECUTIVE SESSION**

**A. DISCUSS CHARTER TOWNSHIP OF YPSILANTI, ET AL V WASHTENAW COUNTY ET AL WASHTENAW COUNTY CIRCUIT COURT NO. 06-056-CK (THIS ITEM WILL BE DISCUSSED IN EXECUTIVE SESSION)**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to go into Executive Session to discuss Charter Township of Ypsilanti, et al v Washtenaw County et al Washtenaw County Circuit Court No. 06-056-CK.**

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**The motion carried as follows:**

<b>Martin:</b>	<b>Yes</b>	<b>Eldridge:</b>	<b>Yes</b>	<b>Currie:</b>	<b>Yes</b>	<b>Sizemore:</b>	<b>Absent</b>
<b>Stumbo:</b>	<b>Yes</b>	<b>Roe:</b>	<b>Yes</b>	<b>Doe:</b>	<b>Yes</b>		

The Board went into Executive Session at approximately 7:54 p.m. and returned to the board meeting at approximately 8:30 p.m.

**ADJOURNMENT**

**A motion was made by Treasurer Doe, supported by Trustee Eldridge to adjourn the meeting. The motion carried unanimously.**

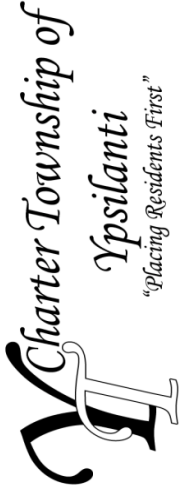
The meeting adjourned at approximately 8:31 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor  
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**OFFICE OF THE TREASURER  
LARRY J. DOE**



**MONTHLY TREASURER'S REPORT  
DECEMBER 1, 2010 THROUGH DECEMBER 31, 2010**

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Cash Receipts</u>	<u>Cash Disbursements</u>	<u>Ending Balance</u>
ABN AMRO Series "B" Debt Red. Cap.Int.	94,918.34	1.74	9,619.74	85,300.34
Bicycle Path/211 & 212	770,763.19	412.21	114,554.93	656,620.47
Bonds & Escrow/GreenTop	690,397.44	7,538.71	32,500.03	665,436.12
Building Department Fund	261,664.20	17,511.23	22,612.22	256,563.21
Capital Improvement 2006 Bond Fund	347,904.77	73.81	845.00	347,133.58
Comerica Series B Bond	2,141.83	0.27	25.00	2,117.10
Compost Site	1,107,526.20	43,238.10	18,664.15	1,132,100.15
Current Tax Collections	656,664.07	10,450,175.52	674,004.22	10,432,835.37
Economic Development	66,978.01	14.22	0.00	66,992.23
Environmental Clean-up	442,997.11	94.06	0.00	443,091.17
Environmental Services	4,129,054.66	555.79	412,201.27	3,717,409.18
Fire Department	3,488,224.14	1,073.58	496,191.30	2,993,106.42
Fire Withholding Bonds	135,942.80	9,129.29	15,672.00	129,400.09
General Fund	5,627,842.97	505,190.87	1240951.33	4,892,082.51
General Obligation	472,140.80	75.63	0.00	472,216.43
General Tax Collection	9,394.88	13,432.01	9,975.76	12,851.13
Green Oaks Golf Course	168,188.57	3,093.14	28,257.07	143,024.64
Hydro Station Fund	530,804.22	5,366.30	64,283.12	471,887.40
Law Enforcement Fund	3,154,279.82	942.55	929,202.48	2,226,019.89
L DFA 2006 Bonds	76,296.17	16.19	112.50	76,199.86
L DFA Tax	304.29	0.06	0.00	304.35
Motor Pool	428,120.37	8,113.81	6,012.39	430,221.79
Neighborhood Stabilization	25,339.40	3.60	10,418.00	14,925.00
Nuisance Abatement Fund	96,989.66	163.41	6,848.97	90,304.10
Parks Fund	24,604.71	5.18	310.73	24,299.16
Payroll	80,641.07	750,121.94	747,172.72	83,590.29
Public Improvement	421,175.47	89.43	0.00	421,264.90
Recreation	158,018.27	119,293.16	159,455.69	117,855.74
Rental Inspections	6,454.97	6,510.95	8,279.22	4,686.70
Series "A" Bond Payments	1,608.34	0.34	0.00	1,608.68
Series "B" Cap. Cost of Funds	6,667.11	1.42	0.00	6,668.53
State Grants	18,328.63	3.89	0.00	18,332.52
Willow Run Escrow	141,143.23	29.97	0.00	141,173.20
<b>GRAND TOTAL</b>	<b>23,643,519.71</b>	<b>11,942,272.38</b>	<b>5,008,169.84</b>	<b>\$ 30,577,622.25</b>

## **RESOLUTION 2011-1**

**Whereas**, in 2007 the Charter Township of Ypsilanti Board approved Resolution 2007-18 adopting a residential rental inspection Ordinance 2007-373, as amended, requiring periodic inspections of all single and duplex rental dwelling units within the Township; and

**Whereas**, resolution 2007-18 provided that Ordinance 2007-373, as amended, “will, at this time, only be used as a basis to implement a pilot rental code inspection program in the West Willow and Sugarbrook neighborhoods using CDBG funds;” and

**Whereas**, the Township Board has determined that the rental code inspection program should be expanded Township wide to include all single and duplex rental residential units in Ypsilanti Township, and

**Whereas**, the Township Board has determined that the period between the issuance of certificates of compliance and renewal certificates should be changed from 30 months to 24 months.

**Now therefore, be it resolved**, that Ypsilanti township Residential Rental Inspection Ordinance, sections 48-42 and 48-45 shall be amended to require renewal of inspection certificates every 24 months;

**Be it further resolved** that Ordinance 2011-411 attached hereto which requires renewal of inspection certificates every 24 months is adopted by reference;

**Be it further resolved** that the Township Office of Community Standards is directed to implement and commence inspections of residential rental units in accordance with Section 48-42 as amended throughout the Township.

**PROPOSED  
ORDINANCE NO. 2011-411**

*An ordinance amending the One and Two Unit Rental Inspection Ordinance in the Code of Ordinances for the Charter Township of Ypsilanti, Washtenaw County, Michigan*

The Charter Township of Ypsilanti hereby ordains that Charter Township Code of Ordinances be amended as follows:

**1. Delete section 48-42 entitled Certificate of Compliance required in its entirety and add the following new language in section 48-42:**

(a) The Department shall provide for the systematic inspection of all single and duplex dwelling units which are subject to rental agreements in the Township for the purposes of determining whether such units are in compliance with the code and this chapter. Those units that are in compliance shall be issued a Certificate of Compliance.

(b) The Department shall schedule initial inspections, at its discretion, of single and duplex dwelling units which are subject to rental agreements to determine if the units qualify for a Certificate of Compliance. The owner of the property shall receive not less than 30 days' prior notice of the Departments' intent to inspect the property. The owner shall provide to the tenant a minimum of 72 hours written notice of the Township's intent to inspect the property. After the initial phase-in period, all single and duplex rental dwelling units which are subject to rental agreements shall be required to be inspected at not less than 24 month intervals, or at the reasonable discretion of the building official.

(c) No person, either the owner or the owner's agent, shall rent or lease single or duplex dwelling units after the initial inspection, to any tenant, unless that owner or agent has first obtained a valid Certificate of Compliance from the Department covering the unit. For new construction the original Certificate of Occupancy shall serve as the Certificate of Compliance for a period of 24 months.

(d) The Department shall advise the landlord and tenant that either has the right to refuse entry for purposes of inspection unless a search warrant is first obtained. If entry is refused, the Department shall apply to the appropriate judicial officer for a search warrant and shall not inspect until a valid search warrant is obtained. Inspections shall be limited to only the areas necessary to ascertain compliance with the Code.

(e) An owner or owner's agent who is provided, during an inspection of a single or duplex dwelling unit, with written notice of a Code violation or violations, shall correct the code violations within the period specified in the notice of violations.

**2. Delete in its entirety section 48-45 entitled Expiration of Certificate of Compliance and add the following new language in section 48-45.**

Certificates of compliance shall be valid for 24 months after the date of issuance unless suspended by the Department. The date of issuance and expiration shall be recorded on the Certificate. It is the duty of the owner of the property to arrange for the inspection necessary for the renewal of the Certificate at least 30 days prior to its expiration.

**Severability**

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidate.

**Publication**

This Ordinance shall be published in a newspaper of general circulation as required by law.

**Effective date**

This Ordinance shall become effective six months after publication in a newspaper of general circulation as required by law.

# Rental Inspection Program

## Status Update

### Total Registered Rental Properties

- 1,760 single family & duplex
  - 12% of all single-family & duplex (15,348)

### Pilot Area Certified Rental Properties

- 331 36-month certificates (40% passed inspection on first appointment)
- 533 30-month certificates (60% required two or more appointments )
- 864 total properties certified
  - 48% of all registered rental properties

### Non-Certified Pilot Area Rental Properties

- 13 under review

### Non-Pilot Registered Rental Properties

- 960 certificates “on hold” waiting to be scheduled for inspection
  - 52% of all registered rental properties

### 0% P.R.E. Affidavit Filed for Non-Rental Property

- 94 affidavits filed for permitted exemptions

### Inspection Outcomes

- 2,284 inspections completed
- 12,679 code violations cited and corrected
- In homes where violations were found, we cited an average of 6.5 code violations per inspection
- 533 inspections found no violations

**RESOLUTION 2011-2**

***Amending the fee schedule for Residential Rental Inspections***

**Whereas**, the Charter Township of Ypsilanti in 2007 adopted Residential Rental Unit Inspection Ordinance (2007-373), as amended; and

**Whereas**, the Residential Rental Inspection Ordinance was implemented in 2007 as a pilot program in the West Willow and Sugarbrook neighborhoods; and

**Whereas**, the Township Board has adopted Resolution 2011-1 directing the Office of Community Standards to implement Township wide the Residential Rental Inspection Ordinance; and

**Whereas**, the Township Board has determined that the residential Rental Inspection Fee Schedule adopted by resolution 2007-19 should be revised.

**Now therefore, be it resolved**, that the Charter Township of Ypsilanti hereby adopts the following revised residential rental inspection fee schedule which replaces the 2007 schedule and is effective immediately:

**Residential Rental Inspection Fee Schedule**

**Registration**

Registration 1 <sup>st</sup> Property	\$10.00	Property Owner
Registration Additional Properties	\$5.00	Same Owner
Failure to Register	\$100.00	Property Owner

**Inspections**

Initial/Renewal Inspection	\$75.00	Property Owner
Re-inspections	\$25.00	Including No Show/No-Access/No Proper Notice
Broken Appointment	\$50.00	Property Owner

**Certificate of Compliance**

Certificate of Compliance	No Charge	Included in Fees
Expired Certificate of Compliance	\$50.00	Property Owner

**Complaints**

Tenant	No Charge	Written request authorization lessee
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**Miscellaneous**

Search Warrant	\$50.00	Fee in addition to appropriate inspection fees
Appeals	\$100.00	Construction Board of Appeals