

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE OCTOBER 4, 2011 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 Scott Martin

Legal Counsel: Wm. Douglas Winters

1. DISCUSS PLACING CAMERAS IN HARRIS ROAD PARK

Supervisor Stumbo said Jeff Allen had supplied a memo concerning this item. It had started because a resident had contacted the Board regarding some of the things that were going on in the park. The recommendation was made to install the cameras to make it safer for the National Little League and the playground area.

Jeff Allen, Residential Services Director, said it appeared we would need at least three cameras, depending on which areas we wanted concentrate on.

Amy Stickler, secretary for Ypsilanti National Little League, explained the main problem areas were the parking lot area and the pavilion area. She said they found condoms, needles, both used and unused, possibly crack pipes, articles of clothing, broken glass and burned picnic tables. On one of the four fields, that was partially hidden, they found a mattress with a butcher knife underneath. Supervisor Stumbo asked if they had called the police. She responded they were under the impression the police were already aware of what was going on there. Ms. Stickler said they always had to do a sweep of the area prior to every game.

Supervisor Stumbo said this had been discussed with the Washtenaw County Police Department and they would begin sending patrols.

Ms. Stickler explained in the area where the street ends, there was an opening that led across the railroad tracks. She said that was where a lot of the foot traffic was coming from. The League had discussed fencing the area but they already had a terrible problem with their fencing being cut down. In addition to the drug and sexual activity, there have been numerous occasions in which things had been stolen for scrap.

Supervisor Stumbo explained that in the future, when things were discovered, to call 911. She and Ms. Stickler discussed the reluctance to call 911 when it was not a life-

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threatening situation. The Supervisor said that discussion had also taken place with Sheriff Jerry Clayton about implementing a 411 number, in the future, for such situations as this one.

Jeff Allen said consideration should be given for additional lighting, or the cameras would not be able to pick up the questionable activity.

Karen Lovejoy Roe supported the idea of working on getting extra lighting.

Supervisor Stumbo asked to move forward and have Jeff Allen bring this back to the next meeting.

Jeff Allen said he would pursue this and have it back by the Nov. 1 meeting.

Supervisor Stumbo mentioned other parks that were discussed that had problems with graffiti and setting fires, such as West Willow and Sugar Brook.

Sandy Andresen, Park Commission Chairperson, mentioned the fires at Sugar Brook but also remembered the problems in the past with late night basketball playing. She was concerned that putting lights in might bring that problem back.

2. CONNECTING COMMUNITIES GRANT

Jeff Allen explained he was trying to get the feeling of the Board on this item. He said the application was due again at the end of December. He had stated at the last meeting it was a highly rated project but it did not get funded. The County Parks Commission had encouraged him to resubmit the application. The Park Commission had prioritized Congress Street from Hewitt to Mansfield. He said a portion of that would require working with the City. He asked the Board if he should resubmit and add Congress Street or just submit the Textile portion again. He said he would eventually need a resolution from the Board in December.

Clerk Lovejoy Roe felt they should do the one that was highly rated and wondered if they could add to the application a list of all the new medical facilities that have gone in. She said she wasn't sure if there was time to get the one for Congress Street ready, but if it could be ready, she asked to have it included.

Jeff Allen said he could get some initial information to see what was needed on that. He mentioned there were still a couple of challenges on Textile.

The Board agreed for Jeff Allen to resubmit the original application for the grant and work on the information to include Congress Street as a separate application..

Jeff Allen asked if everyone had a chance to look at the memo on energy savings he had included.

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Clerk Lovejoy Roe asked if there were any more grants out there for energy. Jeff Allen said he hadn't heard of any more lately. He added that every once in a while he had heard something about funds for a natural gas fueling station.

REVIEW AGENDA

ATTORNEY REPORT

7331 Essex Drive:

Attorney Winters provided a brief overview of the conditions of a house located in Greene Farms Subdivision No. 7. He explained this was a newer house, which was built and purchased in 2005 for \$250,000. The Attorney said it was foreclosed and the mortgage was now held by Wells Fargo. He said neighbors had complained about unsecured doors and when the Sheriff Dept. responded, they contacted our Office of Community Standards. Attorney Winters said they had inspected and found the sump pump had quit working and there was about two feet of standing water in the basement, which had resulted in mold growth. He also stated dead animals had been found inside the house.

Attorney Winters said that pretty soon they hoped to bring back an ordinance that would address recouping the cost of securing vacant homes.

1075 Emerick:

Attorney Winters reminded the Board that Judge Shelton had entered a Demolition Order on September 6 for the K-Mart portion of the building in Gault Village. The owner had sixty days to complete that order, otherwise the Township had the right to demolish that building and then come back and ask the court for reimbursement. This could be accomplished by having the rents in the rest of that complex be assigned to the Township for that reimbursement. Attorney Winters explained that since we didn't know exactly what the plan of action may entail come November, the Board was being asked to allow Ron Fulton and Mike Radzik to seek proposals for the cost for demolition, in the event that the Township does have to bear the cost.

Ron Fulton, Building Director, explained this was only going to demolish a portion of the K-Mart building because Measurement Inc. had moved into a portion of the building. He said the roof had been rebuilt in this section. The portion to be demolished was for the remaining section of K-Mart that is abandoned and on which the roof was collapsing.

Attorney Winters said this portion, which Ron referred to, was also the one, which Chief Copeland indicated that if a fire occurred there, the firefighters would not be allowed in because of the danger of the roof collapsing.

The Board agreed to add this under other business.

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1416 Blossom Avenue:

Attorney Winters said they had just gotten a report today from neighbors complaining of odors, unsightliness and decay from that house. He said he would come back to the Board in two weeks with details for formal authorization to proceed to court.

General Legal Update:

Attorney Winters reported a number of demolitions had been completed. He said the Ramblewood house had been completed. The Wingate property clean-up was coming along.

Michael Radzik, Office of Community Standards Director, said the reimbursement process had been completed for all but one of the demolition projects that were funded through the Federal HUD Grant for Neighborhood Stabilization. There were fifteen projects under that grant totaling over \$150,000. The County said they were in proper form so he anticipated that payment in the near future. The only one remaining was on Bradley street and he said we were working through the Probate Court to get legal authority to complete that demolition. He said some of the bids came in less than what was anticipated and some deficiencies were realized, therefore, he thought about \$20,000 would be left over to then be used for some of the projects the Board just recently authorized. He felt specifically the Holmes Road house owned by Mr. Kircher and possibly the Velvet Touch building, could use some of those funds to offset those costs.

Michael Radzik continued to report on a new public nuisance at 1416 Blossom Street. He said this was previously an occupied rental property until late 2009 or early 2010, when it appeared the landlord lost it to mortgage foreclosure, followed by eviction in March 2010. The Township had been cutting the grass all last year and this year. He said the Township tried to work through the bank that owns the property in Texas but the real estate agent has reported his client won't respond. Mr. Radzik felt there was no recourse but to move forward with legal action.

NEW BUSINESS

1. RECOMMENDATION OF HEALTH CARE COMMITTEE TO UTILIZE MARWIL & ASSOCIATES AS THE AGENT/BROKER OF YPSILANTI TOWNSHIP TO ASSIST WITH THE HEALTH CARE NEEDS PROVIDED BY OUR CURRENT INSURANCE CARRIER AT NO ADDITIONAL COST

Karen Wallin, Human Resources, publicly thanked everyone that was involved in the Health Care Committee. She said there had been five very good presentations. She felt Marwil had the best presentation and it was the unanimous recommendation from the committee. Supervisor Stumbo asked her if the cost was already paid for within our current Blue Cross/Blue Shield premiums and Karen Wallin said that was correct.

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Mike Martin, Trustee, said he found it very interesting that everyone, but Marwil seemed to speak from a scripted presentation. He was impressed with the knowledge, innovative ideas and encouragement that the Marwil representative had presented to the union and non-union employees, as well as the Township. He and Karen explained that Marwil deals with a higher number of municipalities for their health care insurance needs than any of the others companies that gave presentations. He said it was a one year program, so it can be assessed at the end the year to see if we want to continue with them.

Supervisor Stumbo asked what the time frame would be on this if it was authorized. Mike Martin said they needed about seventy days to finalize.

Clerk Lovejoy Roe explained that the time crunch comes into play because of including the retirees. She felt the good news was that all the unions were represented at the committee table, now, and if it were approved tonight, they would start working with our actual figures and then be ready to take to each union for ratification. Clerk Lovejoy Roe thanked Mike Martin, Karen Wallin and Tom Stachlewitz for their work on this project and all the Health Care team members.

Dennis Doelle, Marwil representative, said he felt about 90% of the work had already been completed. He thanked the team he had worked with and said they were excited about the possibility of being part of that team.

Supervisor Stumbo asked how many retirees the Township had. Mr. Doelle responded there were 51 eligible Medicare contracts. Karen Wallin said another 20 or 25 employees were under the age of 65.

2. AATA SERVICE AGREEMENT

Supervisor Stumbo reported the AATA agreement had a \$118.00 increase.

3. BUDGET AMENDMENT #11

Clerk Lovejoy Roe said this was an oversight from the last meeting. She explained this was a budget amendment for the landscaping.

4. MTA ON THE ROAD

Clerk Lovejoy Roe explained this was an educational workshop. She said the cost would be \$109 per board member.

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ADJOURNMENT

The meeting adjourned at approximately 6:52 p.m.

Respectfully submitted,

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti