

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE MARCH 4, 2014 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:00 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, Mike Martin and Scott Martin

Members Absent: Trustee Stan Eldridge

Legal Counsel: Wm. Douglas Winters

TEAMSTERS, LOCAL 214 BARGAINING UNIT AGREEMENT (This item will be discussed in Executive Session)

A motion was made by Clerk Lovejoy Roe , supported by Trustee Scot Martin to go into Executive Session to discuss the Teamsters, Local 214 Bargaining Unit Agreement. The motion carried as follows:

Eldridge:	Yes	S. Martin:	Yes	Hall Currie:	Yes	Stumbo:	Yes
Lovejoy Roe:	Yes	Doe:	Yes	M. Martin:	Yes		

The Board went into Executive Session at approximately 5:01 p.m. and returned to the Work Session at approximately 5:30 p.m.

OHM PRESENTATION REGARDING CIVIC CENTER IMPROVEMENTS

Matt Parks, OHM Representative presented a brief overview of the recommendations regarding Civic Center Improvements. Mr. Parks requested direction from the Board regarding the addition of work on the bathroom, courtyard and the ADA Survey.

Brandon Kritzman, OHM Architect briefly explained the Opinion of Cost, included in the Board packet was based on cost-appropriate, potential solutions. He said OHM was recommending this Opinion of Cost to the Board with the drawings being 85% completed, not including the bathrooms.

Supervisor Stumbo stated the Board's direction was to return with a recommendation and an amendment to the original proposal in order to bid the project with what OHM independently recommended for the improvements.

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Supervisor Stumbo explained the Civic Center was 40 years old and it was time to do maintenance and the Trustees had requested a recommendation. She questioned if should there be an independent review for the ADA Survey versus having it done in-house.

REVIEW BOARD MEETING AGENDA

Supervisor Stumbo briefly reviewed the board meeting agenda with additional comments on the follow agenda items:

ATTORNEY REPORT

Attorney Winters stated AT&T had submitted plans to construct a cell tower behind the maintenance building located at the Civic Center. He said their offer was to pay the same annual amount as the current tenant, but they would be required to pay the current rate of approximately \$21,000 annually with 3% increases if the cell tower was approved by the Planning Commission.

Attorney Winters provided at brief update on public nuisance properties located at 1431 Andrea and 322 Devonshire.

Attorney Winters asked for clarification on how to handle the Honeywell contract. He said he received a proposed contract and there were some issues he wanted addressed, particularity the article about sub-contractors. Attorney Winters said he also wanted to be provided proof of insurance for the project and to make sure the price was a definite not to exceed amount.

After a lengthy discussion regarding clarification of the motion pertaining to the Honeywell Contract on the February 18, 2014 agenda, Supervisor Stumbo suggested Trustees Scott Martin, Mike Martin and Attorney Winters form a committee to move the Honeywell contract forward.

NEW BUSINESS

3. 1ST READING RESOLUTION NO. 2014-8, PROPOSED ORDINANCE NO. 2014-435, REQUIRING REGISTRATION OF VACANT RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROPERTIES

Supervisor Stumbo shared that Attorney King prepared this ordinance and would be at the Board meeting for discussion. She said the reason this had come forward was because of all the tax and mortgage foreclosures resulting in vacant properties in the Township. Supervisor Stumbo gave a brief summary regarding the proposed ordinance.

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Mike Radzik, OCS Director briefly presented statistics regarding this subject and highlighted the benefits of such an ordinance. He explained that since the Ordinance officers had been performing the audit of zero PRE's in neighborhoods, they had found many unregistered rentals. He said 150-200 vacant properties had been documented in the first seven neighborhoods. Mr. Radzik said the 2010 Census data had estimated 1900 vacant homes in the Township, at the height of the foreclosures. He explained the ordinance would entail an annual inspection, certification and fee to be paid for by the owners of the vacant properties.

Supervisor Stumbo provided some background information and stated the ordinance would provide health and safety benefits as well as contributing to community stabilization.

Wilma Gold-Jones, Township Resident had a question regarding people who had to leave the area due to the economy that were renting their homes. Supervisor Stumbo stated people were allowed to do that, it just had to be registered first, according to the Township rental ordinance already in existence.

OTHER DISCUSSION

Karen Wallin, Human Resource Department requested the Teamsters, Local 214 Bargaining Unit Agreement Extension through 2017 discussed in Executive Session be added to the agenda under Other Business. The Board agreed to add the item under Other Business.

AUTHORIZATIONS & BIDS

- 1. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO ACCEPT QUOTE FROM PADNOS-LEITELT FOR REPLACEMENT OF GENERATOR #2 WICKET GATES AND HARDWARE IN THE AMOUNT OF \$139,725, ALSO, SAFETY PERSONNEL FOR CONFINED SPACE IN THE AMOUNT OF \$44,320 AND A 10% CONTINGENCY IN THE AMOUNT OF \$20,000 FOR THE TOTAL AMOUNT OF \$204,045, BUDGETED IN LINE ITEM #252.252.000.930.000**

Michael Saranen, Hydro Operator provided a brief overview of the needed repairs and information regarding the companies that had bid on the job.

- 2. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE GRAPHIC SCIENCES, INC. AGREEMENT TO DIGITIZE MICROFILM RECORDS FOR BUILDING AND PLANNING DEPARTMENTS IN THE AMOUNT OF \$10, 370, BUDGETED IN LINE ITEM #249.249.000.801.000**

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ADJOURNMENT

The meeting adjourned at approximately 6:52 P.M.

Respectfully submitted,
Karen Lovejoy Roe, Clerk