

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE APRIL 1, 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 Stan Eldridge, Jean Hall Currie, Mike Martin and Scott Martin

**Members Absent:** None

**Legal Counsel:** Wm. Douglas Winters  
Angela B. King

Supervisor Stumbo requested the following items to be added under Other Business at the following Board Meeting.

**REQUEST BY LARRY DOE, TREASURER TO ADD 2014 GREEN OAKS GOLF COURSE RATE SCHEDULE**

**REQUEST BY RON FULTON, BUILDING DIRECTOR TO ADD AUTHORIZATION FOR LEGAL ACTION TO ABATE PUBLIC NUISANCE AT 1625, 1635, 1645 AND 1655 PARKWOOD (BAIRD APARTMENTS) AND FIRST CLASS IMPORT AUTO SALES AT 827 E. MICHIGAN AVENUE.**

**REVIEW BOARD MEETING AGENDA**

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

**PUBLIC HEARING**

**A. REQUEST OF JAMES V. DIRKES TO APPROVE A PRIVATE ROAD VARIANCE FOR PROPERTY LOCATED AT 5389 BON TERRE**

**PUBLIC COMMENTS**

Larry Krieg, Township Resident, member of the Planning Commission and AAATA Board, requested each Board member sign a pledge of support for the May 6, 2014, Special Election regarding the AAATA millage. He cited jobs as being a three-fold reason the millage needed to be approved and provided a brief explanation.

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Arloa Kaiser, Township Resident asked how many top-paying jobs would be created to run the AAATA organization.

**ATTORNEY REPORT**

**Clark East Towers**

Attorney Winters provided a brief update regarding the issues raised at Clark East Towers. He said a meeting had taken place with representatives from NCR, (National Church Residences) to discuss the changes needed to correct items that HUD had approved that are unacceptable to the Township. Mr. Winters explained Mike Radzik, OCS Director, Ron Fulton, Building Director and Bill Elling, Ordinance Officer continued to closely monitor the situation along with the Sheriff's Department.

**Firefighter Negotiations**

Attorney Winters reported on the status of labor negotiations with the Firefighters Union that would enter mediation April 2 and 3, 2014.

Trustee Eldridge asked how the Township could protect itself against the same issues that had come forward with Clark East Towers in regard to the proposed Ware Court Veterans Project PILOT (Payment In Lieu of Taxes).

Attorney Winters responded that the Board had not approved the Veterans complex at this time and went on to list certain requirements that would need to be met for a new PILOT. Discussion followed on some of the issues challenging the Ware Court project.

**OLD BUSINESS**

- 1. 2nd READING RESOLUTION NO. 2014-8, ORDINANCE NO. 2014-435, REQUIRING REGISTRATION OF VACANT SINGLE-FAMILY AND DUPLEX RESIDENTIAL PROPERTIES (1st Reading held at the March 4, 2014 Regular Meeting)**

Supervisor Stumbo stated a lot of discussion had taken place in meetings with the Building and Zoning Departments, as well as Attorney Angela King.

Trustee Eldridge stated he was looking ahead at the Budget Amendment and asked if any benchmarks or performance standards were in place for evaluation at the end of the year.

Attorney Winters added data had been accumulated over the last seven years regarding nuisance properties the Township had dealt with. He said it had been determined that

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two-thirds had been rentals, non-owner occupied, abandoned or foreclosed properties. Attorney Winters also stated all this work had been done with minimal staffing.

Trustee Eldridge asked if it would be more prudent to hire two seasonal people for the task at hand and stated he would be willing to make a motion to that effect.

Clerk Lovejoy Roe stated that less than ten percent of properties in the Township that were destroying communities were owned by people that lived in other communities and even other countries. She applauded the leadership of Supervisor Stumbo and the work done by Doug Winters and Angela King and their team; as well as the support from the Board to save our community. Clerk Lovejoy Roe said everyone involved in this effort was going to continue to take a stand to reclaim our community and thanked Trustee Eldridge for his suggestion to hire two seasonal people instead of one.

Mike Radzik, OCS added his thanks, on behalf of his staff, to the legal staff, the Board of Trustees and specifically Trustee Eldridge for his suggestion to hire an extra person for the task at hand.

Supervisor Stumbo stated all of this was done for the protection of homeowners in the Township for the value of their homes and she indicated the Board was willing to do more.

Arloa Kaiser voiced her appreciation to the Community Standards Department for the job they have done and the time they take to listen to concerns of the residents, especially regarding neighborhood stabilization.

**NEW BUSINESS**

**1. BUDGET AMENDMENT #4**

Javonna Neel, Accounting Director asked if the Board would like her to revise the Budget Amendment to include two positions. The Board agreed.

**3. REQUEST TO AUTHORIZE SIGNING OF THE QUALIFIED VOTER FILED (QVF) ORACLE/EQUIPMENT UPGRADE PROJECT GRANT BETWEEN THE MICHIGAN DEPARTMENT OF STATE AND YPSILANTI TOWNSHIP**

Clerk Lovejoy Roe provided a brief explanation of the grant for updating the servers and software for QVF.

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**4. REQUEST OF BECKETT & RAEDER, INC. TO AMEND CURRENT SERVICE AGREEMENT FOR LAKESIDE PARK, SIGNED AUGUST 26, 2011, IN THE AMOUNT OF \$6,000 IF NEEDED**

Trustee Eldridge stated that he didn't understand the purpose of this request.

Discussion followed and it was suggested the item be tabled until such time as Art Serafinski could be available for questions.

**5. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO AUTHORIZE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE OF FIRE-DAMAGED HOUSE LOCATED AT 589 CALDER AVENUE, BUDGETED IN LINE ITEM #101.950.000.801.023**

Mike Radzik provided a brief overview of this property that was an occupied rental property. He stated the property owner had allowed the insurance to lapse a couple of years prior and did not have a current mortgage and therefore little incentive to take any further action to remediate the badly damaged property since the initial pulling of an electrical permit over thirty days ago.

Attorney Winters stated this property further illustrated the need for continued diligence to protect our community.

Trustee Eldridge stated we should take a zero tolerance stance.

Supervisor Stumbo voiced agreement with zero tolerance and stated the Township's goal was compliance before taking anyone to court.

Trustee Mike Martin stated it was one thing to let the community in which the offending property was located, know who the property owner was, but he felt we should make the information public in the community in which the property owner lived and he was willing to do just that.

**6. REQUEST OF MICHAEL SARANEN, HYDRO OPERATOR TO APPROVE PROFESSIONAL SERVICES PROPOSAL OF STANTEC OF ANN ARBOR FOR TYLER DAM PROJECT PHASE 2 IN AN AMOUNT NOT TO EXCEED \$28,000, BUDGETED IN LINE ITEM #252.252.000.801.250**

Michael Saranen, Hydro Station Operator provided a brief overview of the concept for the project.

Trustee Mike Martin felt this was one more step toward a long term solution.

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Supervisor Stumbo explained the ownership of the dam had been determined to be the Township and the Township had two choices, to repair it or allow it to return as a natural waterway.

**OTHER BUSINESS**

**1. GREEN OAKS GOLF COURSE RATE SCHEDULE**

Treasurer Doe provided a brief overview of the rate schedule.

Trustee Scott Martin suggested uniforms for the Golf Course employees.

**2. BAIRD APARTMENTS AND FIRST CLASS IMPORT AUTO SALES**

Ron Fulton, Building Director explained his request for legal action to abate the public nuisance at 1625, 1635, 1645 and 1655 Parkwood. He provided an overview with photos of the deplorable conditions and the Notice of Violation. Mr. Fulton requested a Temporary Restraining Order prohibiting occupancy of the apartments. He reported the tenants had been relocated.

Ron Fulton informed the Board that a fire had broken out this afternoon at 2220 E. Michigan Avenue, the former Abcat Recycling that had just been purchased by Ferris Recycling.

Ron Fulton presented an overview of the violations at 827 E. Michigan Avenue, First Class Import Auto Sales.

**ADJOURNMENT**

The meeting adjourned at approximately 6:42 P.M.

Respectfully submitted,  
Karen Lovejoy Roe, Clerk