

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JANUARY 20, 2015 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 Doe, Trustees Stan Eldridge and Mike Martin (arrived at 6:35 p.m.)

Members Absent: Trustees Jean Hall Currie

Legal Counsel: Wm. Douglas Winters (arrived at 5:15 p.m.)

Supervisor Stumbo reported the presenters were not here for Agenda Items #1 and #2. She proceeded to review the Regular Board Meeting Agenda Items:

SUPERVISOR REPORT

Supervisor Stumbo stated she would present her report at the Regular Meeting.

CLERK REPORT

Clerk Lovejoy Roe reported on:

- **CLERKS FILE ORGANIZATION MONDAY, JANUARY 5, 2015** - Clerk Lovejoy Roe and Ruby Walker, Document Management Clerk worked together most of the day on Monday, January 5, 2015 sorting through and organizing files in preparation for Accu Shred and scanning. More files will be reviewed and prepared for scanning in the future.
- **TUESDAY, MAY 5, 2015 STATEWIDE BALLOT PROPOSAL ELECTION** - Prior to the Christmas holiday period the state legislature approved legislation establishing a state wide election seeking voter approval for a 1% sales tax increase. The Clerk's office is preparing for the upcoming May election. It is necessary to have the township board authorize cancellation of the Tuesday, May 5, 2015 township board meeting because the board room is a precinct location and polling place for township elections. The request to cancel the May 5, 2015 board meeting will be on the January 20, 2015 board meeting agenda. The Clerk's budget will need to be amended as the costs of conducting a May 5, 2015 election were not included in the Clerk's budget approved by the township board for 2015.

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- **MONDAY, JANUARY 12, 2015 DTE MEETING** - Supervisor Stumbo, Treasurer Doe, Clerk Lovejoy Roe and Residential Services Director Jeff Allen met with Lance Alley of DTE to discuss another LED Conversion project in Ypsilanti Township for 2015. DTE presented the rebates and reduced labor costs available in regards to some of the LED conversion projects. Mr. Alley also informed the township that the rates and costs of conversion may be going up due to a recent presentation by DTE to the Public Service Commission. If the rate adjustments are approved implementation of the rate increases may take as long as a year. Ypsilanti Township is eligible to convert another 200 lights to LED in 2015. A request for approval of a LED conversion project in Ypsilanti Township will be presented to the township board at the February 3, 2015 meeting.
- **MICHIGAN MUNICIPAL LEAGUE/MEADOWBROOK PREMIUM RENEWAL** - Tuesday, January 13, 2015 there was a meeting with Judith Thomson-Torosian from Meadowbrook Insurance Group, servicing the Michigan Municipal League and the township regarding the property and liability insurance renewal effective February 1, 2015 – 2016. She shared the MML Pool Premium for 2015-2016 is \$179,054 compared to \$171,731 for 2014-2015. The reason for the increase in the premium costs are: 1) Increase of 2.5% in payroll, 2) 6.24% increase in township property, 3) 12% increase in township vehicles and 4) overall increase in the property and liability rates. She reported the township would receive another dividend in 2015 of \$23,703 for renewing the premium after the premium is paid.
- **WEDNESDAY, JANUARY 14, 2015 EASTERN LEADERS GROUP EXECUTIVE COMMITTEE MEETING** - Meeting was held to review the Eastern Leaders Group 2009-2014 Annual Report and to discuss 2015 Priorities. Member updates were provided and the meeting was followed by a reception hosted by Eastern Michigan University.
- **RE-IMAGINE WASHTENAW JOINT TECHNICAL COMMITTEE MEETING** - On Wednesday, January 14, 2015 the Re-Imagine Washtenaw JTC met at the LRC. A presentation was made on the Golfside/Washtenaw Avenue Charrette results by Nathan Voght from Washtenaw County and C. Zuellig of the Smithgroup JJR. A review of the 2 year ReImagine Work Plan was reviewed. A report from planners regarding the Form Code progress was given.
- **PERFECT SCORE ON PASSPORT AUDIT BY THE U.S. DEPARTMENT OF STATE OF THE CLERK'S OFFICE** - The Clerk's staff and department was audited by the Passport Department of State on Monday, December 8, 2014. On January 7, 2015 the Clerk's office received the results of the audit by the U.S. Department of State and received a perfect score. The Clerk's office is an agency site for the application of passports. The State Department reviewed all the practices of processing Passport applications at the Clerk's Department. The audits occur in four year cycles.

Supervisor Stumbo acknowledged County Commissioner Ruth Ann Jamnick in the audience.

TREASURER REPORT

Treasurer Doe stated his report was included under the Consent Agenda..

TRUSTEE REPORT

None

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters provided a brief overview on the addresses for which authorization to initiate legal action was being requested. He stated some progress was being made in holding banks, mortgage companies and property owners accountable for vacant and abandoned properties, to help in neighborhood stabilization.

Attorney Winters stated the Township Board had met with Congresswoman Dingell this past week regarding obtaining help on these issues from a federal level.

OLD BUSINESS

- 1. 2ND READING RESOLUTION NO. 2014-33, ORDINANCE NO. 2014-440, AMENDING THE CODE OF ORDINANCES, CHAPTER 46 ENTITLED PARKS AND RECREATION, ARTICLE III GENERAL CONDUCT, WEAPONS AND EXPLOSIVES IN TOWNSHIP PARKS (1ST READING HELD AT THE DECEMBER 16, 2014 REGULAR MEETING)**

Supervisor Stumbo briefly reviewed the reasons for the change in the ordinance. Attorney Angela King provided a brief explanation regarding the changes.

- 2. 2ND READING OF ORDINANCE NO. 2014-442, AMENDING CODE OF ORDINANCES, CHAPTER 42, ARTICLE VIII, OFFENSES CONCERNING UNDERAGE PERSONS (1ST READING HELD AT THE DECEMBER 16, 2014 REGULAR MEETING)**

Supervisor Stumbo and Attorney King explained the amendment was to address outdated technology.

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- 3. 1st READING RESOLUTION NO. 2014-34, PROPOSED ORDINANCE NO. 2014-441, AMENDING THE CODE OF ORDINANCES, CHAPTER 48 ENTITLED PROPERTY MAINTENANCE, TO ESTABLISH MINIMUM STANDARDS FOR BOARDED WINDOW AND DOOR OPENINGS (TABLED AT THE DECEMBER 16, 2014 REGULAR MEETING)**

Attorney King stated her recommendation was to disapprove this ordinance based on the fact that most of the board-ups were done by the Township so there was really no need to regulate it at this time.

Clerk Lovejoy Roe clarified that the Township could use the board-up material discussed at the last meeting, if needed without adopting an ordinance.

The presenters for Agenda Items #1 and #2 arrived and Supervisor Stumbo asked for the first presentation:

AFFORDABLE HOUSING NEEDS ASSESSMENT UPDATE

Mary Jo Callan, Director of the Office of Community and Economic Development for Washtenaw County introduced a presentation regarding housing needs along the Urban Corridor. She stated they would be recommending nearby communities, along with Ypsilanti Township to adopt their report which included specific goals and supported the formation of a regional work group to look at housing affordability and balancing equity goals along the Urban Core.

Brett Lenart, from the Washtenaw County Office of Community and Economic Development stated the report that was being handed out was completed in January by czb Associates from Alexandria, Virginia. He reported they had done a combination of quantitative and qualitative analysis of our community and housing market. Mr. Lenart provided an overview of the data and presented goals for the next 20 years to help communities along the Urban Core to move along a positive trajectory to make them viable contributors by balancing the housing markets and stabilizing neighborhoods. Mr. Lenart stated the goals for Ypsilanti Township would be more about market demands, quality of life amenities and job creation. He stated the fundamental notion was to have an equal share of household income across communities, developing strategies with the potential for high and moderate impact by putting our resources into all solutions available and monitoring our progress over the near, moderate and long term.

Supervisor Stumbo recognized Ruth Ann Jamnick, County Commissioner.

Ruth Ann Jamnick, County Commissioner stated she would like to go through the report again and was interested in the Board's reaction and comments to the presentation. She stated the report could help, in a positive manner, to create a cohesive relationship between the four communities. She stated this was an opportunity to find some solutions that would work for everyone and make our community stronger.

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Supervisor Stumbo said she felt a sense of urgency based on the report.

Ruth Ann Jamnick agreed there was a sense of urgency but she explained as we have learned over the years, sometimes it has to be slowed down so everyone understands where we want to go, where we need to go and where we can go. She said it would help to get the questions and thoughts out that we have. She felt some would be positive and some challenging. But she shared that as we move forward it is an opportunity to look at where we can go, and the time to break down some of those barriers between the four communities. She said that we should take a look at us being the larger communities in Washtenaw County and demonstrate how we can be leaders.

Supervisor Stumbo said she would like to see more information regarding decentralizing poverty in the County. She stated that the concentration of poverty really wasn't specifically listed out in the report and she felt that could be an action item. She reported that Ypsilanti Township was working with HUD and Ypsilanti Township and Washtenaw County needed to decentralize poverty like other communities have in Michigan.

Ruth Ann Jamnick stated that there is poor and low income in every community and that there was a large population here that we don't need to add to, and we needed to assist and help other communities understand the challenges of what it takes to help that population become strong and a stable part of the community.

Mary Jo Callen, Washtenaw County Office of Community and Economic Development added to Commissioner Jamnick's sentiment and addressed the issue of the concentration of poverty by stating that she thought the whole premise of adding income diversity is really about de-concentrating poverty. She explained that it wasn't called out, certainly in the slides with those words but the report really recognized and partly, looked at it from not just affordable housing but also through an equity lens. She shared that we discovered what; she thought everyone already knew, but really with robust data underpinnings, that we do have much higher proportions of poverty in these two eastside communities. She thought that a few things needed to be kept in mind and felt that the township officials already knew this, but she mentioned and explained that certainly we're looking, and reaffirmed what Brett Lenart had already said, to throw the book at this. She asked how do we rebalance this and answered by stating that we must use every strategy, big and small, high impact and modest impact that is available to us and said that certainly we're looking at how do you look at housing policy, how do you work with HUD to make sure that they're not exacerbating the challenges that some of the neighborhoods on the east side are experiencing and the premise of the report really, the reason we want to add middle class, middle income households to Ypsilanti and Ypsilanti Township is to add a diversity of income, to de-concentrate the proportion of folks who are significantly economically challenged, concentrated in certain neighborhoods. The other piece of it she explained was about, the Township's goal or a goal outlined in the study, that she hoped the township would adopt, to grow demand by 2,700 households in Ypsilanti Township. She shared that Ypsilanti Township has about 21,000 households and explained that the goal was dramatic, to add 2,700 over twenty years was important, but this was a pretty big context, but she explained that by adding households with more resources, not just financial resources,

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but the resources that often come with education and some of the other sort of social supports that come with choice and being more stable, bring opportunity to everyone. Mary Jo stated, that she knew the township shared with her in the thinking that it's not about let's get rid of the folks who are poor, she said that's not at all what we're talking about. She further explained that what we're talking about is let's add real diversity. She said real diversity in Ann Arbor would bring folks who might need more access to opportunity and more housing affordability, and more diversity on the east side by bringing folks who are middle and higher income earners to really balance out neighborhoods, and to balance out the community. She asked if she had answered the question regarding decentralizing poverty.

Supervisor Stumbo added that job creation, of course, would be a huge part of lifting people up and she stated that's what we need to do. She said that we just can't continue to locate people here through the County and through the State. She said we need to help lift up what we have, but at some point she said there needs to be a policy about Ypsilanti Township, Ypsilanti City and that we have enough. She stated that statistically the report shows that. She stated that we've talked about it for a long time, the concentration, and she shared that she felt job creation would lift people up. She explained that the closing of our plants had a huge impact on Ypsilanti Township and everyone. She shared that everyone's parents that worked at a plant had the opportunity for their children to go to college, which they never had that opportunity so now that the plants have closed we really need to focus on economic development which will help. She stated you can't continue to add to the issues that we have challenging us. She expressed that was what she was concerned about.

Mary Jo Callen stated that she thought the report certainly recommended that we look at how we add amenities to attract folks who could choose to live anywhere in the County, or in the region, frankly. She said we need to examine how we attract folks to live in Ypsilanti and Ypsilanti Township. She said that she thought that everyone would agree with Supervisor Stumbo and that it was about jobs and education. She said that with the Township Board there were certain things the board could influence. She explained that at a minimum she wanted the board to focus on the things the board could control and then weigh in on the things the board could influence. She stated the things the board could control, like zoning and the board's investments; she and the county definitely wanted to provide the township with a strategic framework in which to do that. She said that some of these things we would agree with and we can make it happen. She also said that some things we agree with it, we don't know if we can make it happen and some things you may not agree with. She expressed a desire to have that dialog with the township board so that at least there would be an understanding where she was coming from. She said that we need to invest in economic development, but economic development is a complex and nuanced endeavor and it's about how attractive are our communities. She stated that she was an east sider, and that the township and city were her communities. She asked how attractive, how educated and skilled and prepared are our workers along with what kind of schools do we have? She expressed and questioned that certainly, what kind of infrastructure, what kind of housing stock we have, so that businesses can grow and or relocate here. She said that she totally agreed and said that the township knew that she and the county was very committed to working with Ypsilanti Township.

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Ruth Ann Jamnick added that the township has struggled and that we've been very wealthy, as far as people coming in. She said that she could remember the days when people were coming from Oakland County and Macomb County here to live because the housing, the same house they could buy there, they could buy cheaper here, less costly here. She said that she thought that we have a lot of work to do. She said it was not going to be quick, and it's not going to be simple but she did think there is an opportunity for us to be able to generate across the County, especially into the Ann Arbor community, a respect again for our community, so that they see us as an opportunity for housing, for jobs, for all of those things. She said it's not, this is a piece of paper and some of it we can do, as you said and some of it we can't do, but the one thing she said that she was going to keep saying to the County, is that you have to understand our history. She said you have to understand how we got to where we are, what we were, what we became and what we continue to be and she explained the challenge is what to do from the closing of the plants and the loss of jobs. She said that she thought we have an opportunity, that we have a County now that is a little bit stronger in what they want to see and how they want to help and what they want to do. She said that she thought that everyone knew her well enough to know that she was going to be pushing the county and moving them along to make sure we get to where we need to go. She said that she thought the county had already figured that out, but she thought it was important for us to be able to say, we are who we are, we understand who we are, and we understand our challenges. She stated that we all know that people have moved over here for years from Ann Arbor, from all over the County to be close to the plants and because they could buy homes, the same home here at a lesser cost than the communities they were in. Ms. Jamnick said that she thought that the county had some responsibility in making us as strong as we ever were and better. She said that was her goal.

Clerk Lovejoy Roe stated one thing that stood out about the study was that 30% of the renters in Ypsilanti Township had only a high school or below, education. She felt one way to help would be through training programs. Clerk Lovejoy Roe also emphasized a change was needed to help Section 8 clients utilize vouchers throughout Washtenaw County.

Attorney Winters addressed the role of financial institutions on a local level and their impact regarding the high rate of foreclosures in Ypsilanti Township the study referenced.

Mary Jo Callan agreed Ypsilanti Township had been the epicenter of the foreclosure crisis and the Ypsilanti Township Board had been tenacious and creative in their approach to deal with that issue. She stated conversations needed to be conducted with HUD, Fannie Mae and others to get all hands on deck. She hoped the County would adopt the report and stated the report along with a resolution to adopt would be presented to the Washtenaw County Ways and Means at their meeting January 21, 2015.

Supervisor Stumbo voiced her appreciation to Ms. Callan for her work and support.

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Ruth Ann Jamnick stated she was new to the County Commissioner Board and was just now getting this information and looked forward to working toward creating a plan to get Ypsilanti Township back to a place of vibrancy.

Supervisor Stumbo asked about a local land bank being included and Ms. Callan stated it was one of the tools that some communities had utilized effectively and could potentially be utilized again. Supervisor Stumbo stated public safety was another big issue.

Attorney Winters addressed the statement in the Executive Summary of the report that “Ypsilanti Township is at risk of entering a point of no return in its downward spiral as the domino effect of foreclosures roots ever more deeply, turning this around will require expensive cost gaps to be closed and most likely a claw back process relying on rental households in the short run to achieve stability before a future homeownership strategy can work, this will require patience and financing.” He stated he could not understand how rental households could bring about stability after dealing with the properties that have gone to court and Police Calls for Service which correlate to the rental properties already existing in Ypsilanti Township.

Mary Joe Callen reported these goals were both urgent and at the same time, would take a long time to implement and hoped all four communities would adopt the report within 30 to 45 days. She stated she looked forward to working with Ypsilanti Township. Ms. Callen said she was hoping the County Ways and Means would adopt the report, the goals and identify a regional work group in order to move forward. She reported the draft resolution was on the County’s website.

NORTH HYDRO PARK PORTAGE PROJECT

Andrea Kline, Construction Manager for Huron River Watershed Council briefly presented a proposal to improve portage at North Hydro Park Ford Lake Dam. She stated the Watershed Council was launching its River Up program which was designed to promote the Huron River. Ms. Kline provided an overview of the unsafe conditions that existed at the current portage and the new portage area on the north side of the dam that would provide a smoother landing, safer road crossing and downstream launch site in calmer waters. She stated once HRWC had received approval from the Ypsilanti Township Board of Trustees, then they would proceed with submitting a permit application to the Michigan Department of Environmental Quality and corresponding with the State Historic Preservation Office, U. S. Fish and Wildlife Service and Michigan Department of Natural Resources Fisheries Division which was necessary for a clearance from the Federal Energy Regulatory Commission.

Supervisor Stumbo stated the Park Commission had recommended this proposal for Board approval and it would be placed on the next agenda for Board approval. Trustee Scott Martin stated the proposal made good sense.

Supervisor Stumbo stated the Board would return to review the Regular Board Meeting Agenda:

NEW BUSINESS

BUDGET AMENDMENT #1

Clerk Lovejoy Roe stated the Budget Amendment would cover the upcoming Special Election in May and was reimbursable through the State of Michigan.

REQUEST OF ERIC COPELAND, FIRE CHIEF TO APPROVE MUTUAL AID AGREEMENT BETWEEN YPSILANTI TOWNSHIP AND VAN BUREN TOWNSHIP

Supervisor Stumbo conferred with a firefighter in attendance, stating it was considered an automatic agreement if it was a confirmed fire and would cover six miles into Ypsilanti Township and six miles into Van Buren.

REQUEST FOR AUTHORIZATION TO SIGN PURCHASE AGREEMENT WITH DTE FOR ONE (1) OVERHEAD 130 WATT BLACK LED STREETLIGHT IN THE AMOUNT OF \$3,214.75 TO BE LOCATED AT THE HEWITT AND BURNS CROSSWALK, BUDGETED IN LINE ITEM #101.446.000.818.022

Supervisor Stumbo stated this was one of the projects that were tied to a Federal Grant. She reported the request for this streetlight came from a Neighborhood Watch meeting; however one resident had voiced opposition.

REQUEST TO CANCEL YPSILANTI TOWNSHIP BOARD MEETING SCHEDULED FOR TUESDAY, MAY 5, 2015 DUE TO STATEWIDE SPECIAL ELECTION

Supervisor Stumbo stated confirmation had been received the special election would be held May 5, 2015.

REQUEST TO APPROVE RIGHT OF WAY PERMIT APPLICATION FILED BY KEPS TECHNOLOGIES, INC. (DBA ACD.NET AND ACD TELECOM, INC.) PURSUANT TO THE METRO ACT, PUBLIC ACTS 2002 ACT #48 APPROVAL SUBJECT TO APPLICANT POSTING A BOND IN THE AMOUNT OF \$5,000.00 AND PROVIDING A CERTIFICATE OF LIABILITY INSURANCE WITH PROPER LANGUAGE

Clerk Lovejoy Roe stated the application was in proper form and had been reviewed by the Attorney's office with recommendations.

REQUEST OF MICHIGAN ALLSTARS FOR LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSE

Clerk Lovejoy Roe stated this was a group trying to raise money for Youth Sports. She said the State required a resolution from the Township Board supporting the applicant's request.

REQUEST FOR APPROVAL TO AMEND PD STAGE II FINAL SITE PLAN OF BURNING BUSH CHURCH OF GOD IN CHRIST DATED SEPTEMBER 26, 2014 PROPOSING THE CONSTRUCTION OF A 22,100 SQUARE-FOOT NONRESIDENTIAL ADDITION IN RELATION TO THE EXISTING 26,000 SQUARE-FOOT CHURCH FACILITY LOCATED AT 770 JAMES L. HART PARKWAY PARCEL K-11-17-361-005 AND K-11-17-361-021 WITH CONDITIONS SET FORTH BY THE PLANNING COMMISSION AT THEIR MEETING NOVEMBER 25, 2014

Joe Lawson, Planning Director provided an overview regarding the addition that had been approved by the Planning Commission. He reported the Burning Bush Church would be constructing a new 1,100 capacity sanctuary on the west side of the building and would be adding a new façade for the front, along with making some minor drainage improvements to meet the new County Drain Standards.

REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTIES LOCATED AT 2817 APPLERIDGE, 2436 BURNS, 96 DEVONSHIRE, 859 ECORSE, 2215 HARMON, 2572 HEARTHSIDE, 1018 MAPLEWOOD, 1917 OUTER LANE, 2320 SHELLY AND 1274 RIDGE IN THE AMOUNT OF \$50,000.00 BUDGETED IN LINE ITEM #101.950.000.801.023

Mike Radzik, OCS Director provided a brief overview of the vacant and/or abandoned properties that were in various states of dilapidation and seriously impacting the neighborhoods where they are located. Mr. Radzik reported each of these properties had been inspected under Administrative Search Warrants and provided information regarding current property owners and actions taken by the Township. Mr. Radzik stated the first eight properties had been ready for Board approval on Jan.12, 2015 but the last two properties had been added due to police action which resulted in OCS Staff being called for assistance and the request for Administrative Authorization from the full-time officials.

AUTHORIZATIONS AND BIDS

- 1. REQUEST OF ANGELA VERGES, RECREATION SERVICES MANAGER TO AWARD LOW BID FOR PRINTING OF THE "DISCOVER" YPSILANTI GUIDE RECREATION BROCHURE TO ADVANTAGE MARKETING SOLUTIONS NOT TO EXCEED \$11,000.00 PER ISSUE BUDGETED IN LINE ITEM #230.751.000.880.000 AND TO AWARD LOW BID FOR PRINTING OF SEASONAL PARK AND BOAT STICKERS AND DAILY PARK AND BOAT STICKERS TO ADVANCE PRINT AND GRAPHICS IN THE AMOUNT OF \$1,007.02 BUDGETED IN LINE ITEM #230.751.000.757.775**

ADJOURNMENT

The meeting adjourned at approximately 6:25 p.m.

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Respectfully submitted,
Karen Lovejoy Roe, Clerk