

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE APRIL 21, 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 5:23 p.m.)

Members Absent: Trustees Jean Hall Currie and Scott Martin

Legal Counsel: Wm. Douglas Winters

FACILITY USAGE AGREEMENT WITH YNLL

Trustee Eldridge briefly reviewed the changes made in the contract with Ypsilanti National Little League. He provided an update on the extension of the terms: beginning on April 1, 2015 and expiring August 30, 2020. Trustee Eldridge reported he had met with Jeff Allen, Residential Services Director; Carl Girbach, Public Services Director and Jeff French, representative from Little League to review the current documents. Trustee Eldridge stated they did request a yearly financial report be provided to the Clerk's Office. He reported the most notable change was in regard to the Township being responsible for the maintenance and replacement of the lights. Trustee Eldridge stated he had received an email from YNLL today expressing their satisfaction with the work being done on the contract, but they had a question regarding a 50/50 split regarding maintenance on the fence. Trustee Eldridge reported another change was that the YNLL would meet with a Township Representative annually in September rather than waiting until January to discuss any needs or concerns.

Jeff Allen, Residential Services Director stated he did remember talking about the fence, and thought it had been agreed that the YNLL would be responsible, since they used the fence. He reported the Township had fixed the fence and upgraded the fields a few years ago. Mr. Allen inquired regarding the status of Trustee Scott Martin contacting the Road Commission about grading the road and voiced that he did not want the burden of opening and closing a gate, if installed, to fall to Township Staff.

Trustee Eldridge reported Trustee Scott Martin had spoken with Roy Townsend from the Road Commission, who had expressed the possibility of abandoning the road and had not committed to putting a gate up.

Jeff Allen stated that would mean that the Township would be responsible for the maintenance of that road. Mr. Allen reported there had been discussion on YNLL paying on a monthly basis.

**CHARTER TOWNSHIP OF YPSILANTI
APRIL 21, 2015 WORK SESSION MINUTES
PAGE 2**

Supervisor Stumbo voiced the need to secure, in writing, the Road Commission's plan of action. Supervisor Stumbo stated a schedule would still be required in case anyone else needed to use the field and asked if the Certificate of Insurance had been received. She reported the bleachers had been replaced and painted, trash cans were added, and bathrooms had been winterized which made things look nice and fresh.

Treasurer Doe stated everything did look nice after the work was finished on Saturday.

Attorney Winters stated he had received the Certificate of Insurance and clarified it would need to be renewed every January.

REVIEW AGENDA

PUBLIC COMMENTS

Supervisor Stumbo reported State Representative David Rutledge, District 54 would provide a presentation regarding Proposal 1 under the Public Comments section.

CONSENT AGENDA

No discussion

SUPERVISOR REPORT

Supervisor Stumbo stated she would give her report at the Regular Meeting

CLERK REPORT

Supervisor Stumbo reported the Clerk Report was in the packet and asked Clerk Lovejoy Roe if she had anything to add. Clerk Lovejoy Roe added the two Neighborhood Watch meetings she attended were on the same day.

TREASURER REPORT

Treasurer Doe stated there was no report.

ATTORNEY REPORT

Attorney Winters provided a brief overview regarding the condition of the property at 196 Fairhills Drive.

Attorney Winters briefly reported other cities around the State were finally getting on board by beginning to abate public nuisances. He spoke to the reluctance of banks and mortgage companies to get involved. Attorney Winters reported on the success the

**CHARTER TOWNSHIP OF YPSILANTI
APRIL 21, 2015 WORK SESSION MINUTES
PAGE 3**

Township had regarding several properties being remediated or demolished and stated he would continue to work with the Office of Community Standards in their quest for neighborhood stabilization. He stated he had spoken with Linda Gosselin, Township Assessor who verified Township property values had gone up and she had attributed a lot to the neighborhood stabilization efforts.

Attorney Winters acknowledged the importance of Senator Rutledge speaking to the priority of the roads but other issues had affected the Township regarding the ineptness of banks and mortgage companies to meet their responsibilities to the communities regarding properties they owned.

Attorney Winters asked for feedback regarding conducting a Forum with other municipalities to discuss strategies for handling neglected and abandoned properties.

Clerk Lovejoy Roe expressed her support, for having the Director of HUD, Congressman Dingell and other elected officials to attend so they could hear directly from residents and local elected officials across the area and state that are frustrated with the lack of action by the banks and mortgage companies in handling their vacant properties and the lack of assistance from federal and state officials in handling the vacant housing crises. She stated the two biggest issues the Township currently faces are vacant/abandoned and rental properties.

Trustee Eldridge stated he agreed with the idea of getting more municipalities together in order to make a bigger impact.

Attorney Winters stated, at this point in time, it would do no good to ask the State or Federal entities for help, but if other communities would join we could be more aggressive and possibly gain a response.

NEW BUSINESS

BUDGET AMENDMENT #6

Supervisor Stumbo provided a brief explanation of Budget Amendment #6.

There were no questions.

**RESOLUTION NO. 2015-8, APPROVING SRF CONTRACT FOR YCUA
WASTEWATER SYSTEM BONDS (SRF – PROJECT NO. 5617-01) FOR
WASTEWATER SYSTEM IMPROVEMENTS CONSISTING OF A NEW BRIDGE
OVER TYLER POND AND REPLACEMENT OF PUMPS AND PIPING IN AN
AMOUNT NOT TO EXCEED \$1,800,000.00**

REQUEST FOR YPSILANTI TOWNSHIP BOARD SUPPORT FOR SINGLE CONSTRUCTION CONTRACT FOR TYLER POND TRESTLE REPLACEMENT AND TYLER DAM MODIFICATIONS TO BE ADMINISTERED BY THE YPSILANTI COMMUNITY UTILITY AUTHORITY TO INCLUDE SRF ELIGIBLE (YCUA FUNDED) AND INELIGIBLE (TOWNSHIP FUNDED) CATEGORIES OF WORK TO BE BUDGETED IN 2016

Supervisor Stumbo provided a brief explanation of the two previous agenda items. She stated Jeff Allen and Michael Saranen would be available for questions.

1ST READING OF RESOLUTION NO. 2015-9, PROPOSED ORDINANCE NO. 2015-444, AN ORDINANCE TO AMEND ORDINANCE NO. 74, IN REFERENCE TO PARCEL K-11-12-100-007 LOCATED AT 1 LIBERATOR WAY FOR THE PD STAGE 1 PRELIMINARY SITE PLAN AND REZONING FROM I-C INDUSTRIAL COMMERCIAL TO PD PLANNED DEVELOPMENT TO PERMIT THE ESTABLISHMENT OF THE YANKEE AIR MUSEUM WITHIN A 147,395 SQUARE FOOT PORTION OF THE FORMER GM POWER TRAIN/WILLOW RUN BOMBER PLANT WITH CONDITIONS SET FORTH BY THE PLANNING COMMISSION AT THEIR MARCH 24, 2015 MEETING

Supervisor Stumbo reported this was discussed at length at the April 7, 2015 Work Session and had been approved by the Planning Commission. She stated Dennis Norton from the Yankee Air Museum was present.

Joe Lawson, Planning Director provided a brief explanation regarding the placement of the Stormwater Management System. He stated RACER Trust would continue to take steps to resolve the groundwater issues.

1ST READING OF RESOLUTION NO. 2015-10, PROPOSED ORDINANCE NO. 2015-445, AN ORDINANCE TO AMEND ORDINANCE NO. 74, TO REZONE PARCEL K-11-02-275-022 LOCATED AT 1735 HOLMES RD FROM B-3, GENERAL BUSINESS TO IRO, INDUSTRIAL, RESEARCH AND OFFICE AND ALSO TO REZONE PARCELS K-11-02-275-009, K-11-02-275-010, K-11-02-275-011 AND K-11-02-275-016 FROM RM-2 MULTI FAMILY RESIDENTIAL TO IRO, INDUSTRIAL, RESEARCH AND OFFICE

Joe Lawson provided a brief overview of the rezoning application that had gone through a public hearing process before the Planning Commission on March 24, 2015. At that time it was discovered the owner of 1735 Holmes, Sensitile, was in negotiations and had a purchase agreement with Mr. Dunn, the owner of the remaining portions of the properties included in this rezoning petition. He stated, if approved, Sensitile's plan was to add a 24,000 square foot addition to their existing facility.

**CHARTER TOWNSHIP OF YPSILANTI
APRIL 21, 2015 WORK SESSION MINUTES
PAGE 5**

Mr. Lawson reported one resident had issues regarding traffic and steps that had been taken by Sensitile to address some of the rezoning issues.

1st READING OF RESOLUTION NO. 2015-11, PROPOSED ORDINANCE NO. 2015-446, AN ORDINANCE TO AMEND ORDINANCE NO. 74 SO AS TO REPEAL CURRENT EXISTING SECTION 2109 "SIGNS" IN ITS ENTIRETY AND REPLACE WITH A NEW SECTION 2109 "SIGNS"

Joe Lawson explained the current ordinance permitted 20 billboard sign faces throughout the Township, currently there were 26 billboard faces. He stated the draft ordinance that went before the Planning Commission increased the number of permitted faces to 28, so it was up to the discretion of the Board to decide the number.

Clerk Lovejoy Roe stated she would like to keep it at 20 faces and had talked with the former Planner for the City of Ypsilanti regarding keeping the number down and still meet our legal obligations to the sign owners.

Supervisor Stumbo asked how the number could be kept at 20 if the Township currently had 26.

Joe Lawson explained the use of non-conforming action to limit the number of billboard faces in the Township. Discussion followed on ways to control the number of billboard faces and ways to research this issue.

Attorney Winters questioned how, if the current Ordinance stated 20 sign faces were permitted, how did the Township arrive at 26 sign faces and what were the dates they were allowed.

Clerk Lovejoy Roe stated the Ordinance might have limited the number to 20, even though 26 already existed, knowing that several were non-conforming and that would eventually bring the actual number down.

Joe Lawson said he did not know how the last six had come into being but all of the 26 billboards had a state licensing number.

Supervisor Stumbo reported there was also a change in the new ordinance regarding political signs.

Dennis McLain, Township Attorney stated Attorney Angela King requested that Section Five regarding political signs be deleted. Mr. Lawson stated that change could take effect between the 1st and 2nd reading.

The Board requested the number of billboard sign faces remain at 20.

Supervisor Stumbo stated she did not like signs in windows at all and discussion followed on how they could be limited.

**CHARTER TOWNSHIP OF YPSILANTI
APRIL 21, 2015 WORK SESSION MINUTES
PAGE 6**

Joe Lawson stated he would research ways to limit window signs to only advertise the actual business on site and hours of operation and not advertise products.

Mike Radzik, OCS Director stated the issue with coolers against the windows did not have anything to do with signage so that would have to be addressed another way.

**RESOLUTION NO. 2015-12, CALVARY CHRISTIAN ACADEMY ROAD CLOSURE
REQUEST**

Supervisor Stumbo reported Calvary Christian Academy was closing at the end of this school year.

Clerk Lovejoy Roe stated this was an annual event held by Calvary Christian Academy and they expected it to be larger in scope since it was to be the last one held.

Supervisor Stumbo reported the Road Closure for June 4, 2015.

**REQUEST OF THE WASHTENAW AREA TRANSPORTATION STUDY (WATS) FOR
SUPPORT OF A TRANSPORTATION ALTERNATIVES GRANT (TAP) FOR THE
CONSTRUCTION OF A NON-MOTORIZED CONNECTION ON THE HURON STREET
BRIDGE OVER I-94 BETWEEN THE CHARTER TOWNSHIP OF YPSILANTI AND
THE CITY OF YPSILANTI AND A COMMITMENT OF LOCAL MATCHING FUNDS IN
THE AMOUNT OF \$15,000.00 TO BE BUDGETED WHEN GRANT IS RECEIVED**

Supervisor Stumbo explained the project would be done next year.

**REQUEST OF NEXUS GAS TRANSMISSION TO HAVE GEOTECHNICAL AND
GEOPHYSICAL ACCESS AND TESTING PERMISSION FOR PARCEL #K-11-24-300-
001**

Supervisor Stumbo stated the Township Board had already granted access, but now they were requesting to test the soil.

Clerk Lovejoy Roe explained there were two areas on this parcel by the Hydro Dam that Nexus needed permission to test the soil.

**REQUEST FOR APPROVAL OF FACILITY USAGE AGREEMENT DATED APRIL 1,
2015 TO AUGUST 30, 2020 BETWEEN THE YPSILANTI NATIONAL LITTLE
LEAGUE AND THE CHARTER TOWNSHIP OF YPSILANTI AND AUTHORIZATION
TO SIGN THE AGREEMENT**

**CHARTER TOWNSHIP OF YPSILANTI
APRIL 21, 2015 WORK SESSION MINUTES
PAGE 7**

Supervisor Stumbo stated this had been discussed at the beginning of this Work Session.

REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE THE PUBLIC NUISANCE FOR PROPERTIES LOCATED AT 1028 ZEPHYR STREET, 7102 MISSION HILLS DRIVE, 147 LAMAY AVENUE, 5651 BIG PINE DRIVE, 392 FIRWOOD STREET, 793 N. FORD BOULEVARD, 958 ECORSE ROAD, 2380 HARDING AVENUE, 1349 HULL AND 196 FAIRHILLS IN THE AMOUNT OF \$50,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023

Supervisor Stumbo stated she had distributed a letter from the resident at 1349 Hull Street. She explained this was the property that had been brought forward by Neighborhood Watch, which had the scaffolding that had been erected for 20 years or longer. She reported Bill Elling from the Ordinance Department had issued a Notice of Violation and had given the resident seven days in which to remove the scaffolding. She reported the resident had not removed the scaffolding, therefore Attorney Winters had sent a letter to him and it was now on this Agenda for legal action, if necessary.

Mike Radzik stated he would like to make two changes in this Agenda item. He reported the Office of Community Standards no longer felt it was necessary to pursue 5651 Big Pine Drive, therefore he was requesting it to be removed.

Supervisor Stumbo asked why it was being removed and Mr. Radzik stated the new owner was scheduled to close April 23, 2015 on a Purchase Agreement with the foreclosing bank and had proactively hired a contractor to make necessary repairs.

Mr. Radzik stated the other change was to amend the dollar amount to \$45,000.00 since 5651 Big Pine Drive had been eliminated.

The Board agreed to make those changes.

Mr. Radzik stated, in reference to 1349 Hull, the OCS Department records extend back to 1994.

Horace Keskitalo, Township Resident at 1349 Hull Avenue provided a timeline beginning in 2012 regarding the scaffolding that was set up at that time for the purpose of painting the exterior of his home. He explained he hired his grandson to build the scaffolding to afford his own safety while doing the painting since his primary concern at the time was being able to care for his wife who was ill and in need of 24 hour care. He reported he was unable to do any work in 2013 because it was so hot and resumed working in 2014 until, September 29th when he ceased due to Dr.'s orders regarding his own health. At that point, he stated he called a couple of professional painters but because it was so late in the season, none of them showed up. He reported his wife's health continued to deteriorate, she passed away in January 2015 and a memorial service was scheduled for May 16, 2015, therefore he could not do anything regarding the scaffolding until that had taken place.

**CHARTER TOWNSHIP OF YPSILANTI
APRIL 21, 2015 WORK SESSION MINUTES
PAGE 8**

Mr. Keskitalo stated he had set up a meeting with the Ordinance Officer for April 7 at 2:00 p.m. and was quite upset to find out the Officer had come in the morning instead and since he didn't meet with Mr. Keskitalo, turned everything over to the Attorney. He provided a timeline for the painting to be done and dismantling of the scaffolding to be finished by August 1, 2015.

Supervisor Stumbo thanked Mr. Keskitalo and stated the action to be approved was authorizing legal action, if necessary, with the goal of compliance.

SET PUBLIC HEARING DATE OF TUESDAY, MAY 19, 2015 AT APPROXIMATELY 7:00 PM TO HEAR REQUEST OF BLACKMORE CO., INC., LOCATED AT 10815 BLACKMORE DR., BELLEVILLE FOR AN INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE

REQUEST FOR AUTHORIZATION TO SIGN PURCHASE AGREEMENT WITH DTE FOR PURCHASE OF ONE (1) FED 65 WATT BLACK AUTOBAHN LED ON A 17'6" CODE 48 ARM ON EXISTING WOOD POLE AND TO CONVERT ONE (1) OVERHEAD FED 175 WATT MERCURY VAPOR COBRA HEAD LIGHT TO 65 WATT BLACK AUTOBAHN LED IN THE AMOUNT OF \$1,115.76 TO BE LOCATED AT PARKWOOD AND S. FORD BLVD., BUDGETED IN LINE ITEM #101-956-000-926-050

Clerk Lovejoy Roe explained the request was to approve installation of a new LED light on an existing pole and to convert an existing mercury vapor light to LED on Parkwood and S. Ford Blvd.

OTHER BUSINESS

AUTHORIZATION AND BIDS

REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR, TO AWARD LOW BID FOR LAW ENFORCEMENT CENTER ROOF REPLACEMENT TO LUTZ ROOFING IN THE AMOUNT OF \$133,500 AND A CONTINGENCY AMOUNT OF \$6,500.00 FOR A TOTAL OF \$140,000.00 TO BE BUDGETED IN LINE ITEM #266-301-000-975-266

Jeff Allen reported the bid had come in lower than his request which was \$160,000.00 and it was the company that had done the repairs on the roof of 14-B Court.

Attorney Winters stated the bid was in proper form

**CHARTER TOWNSHIP OF YPSILANTI
APRIL 21, 2015 WORK SESSION MINUTES
PAGE 9**

Supervisor Stumbo took this opportunity to introduce Alex Mamo, the new Building Director for Ypsilanti Township.

Alex Mamo stated he had come from Canton Township, where he had worked over 21 years.

Arloa Kaiser, Township Resident asked if a date had been set for the opening of the Law Enforcement Center and Supervisor Stumbo stated they were waiting for the roof replacement and the completion of the landscaping.

ADJOURNMENT

The meeting adjourned at approximately 6:30 p.m.

Respectfully submitted,
Karen Lovejoy Roe, Clerk