

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE AUGUST 18, 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 Larry Doe, Trustees Stan Eldridge, Mike Martin and Scott Martin

Members Absent: Trustee Jean Hall Currie

Legal Counsel: Wm. Douglas Winters

Boat House Project

Jeff Allen, Residential Services, reviewed the boat house project. He stated that at this point the seed and straw were down and they would be regrading the area. Jeff Allen stated that the project would be wrapped up by the grant deadline.

AGENDA REVIEW:

Authorization and Bids

**REQUEST OF JUSTIN BLAIR, DIRECTOR OF GOLF FOR AUTHORIZATION
TO SEEK SEALED BIDS FOR THE REPLACEMENT OF THE GREEN OAKS
GOLF CART FLEET**

Supervisor Stumbo asked to move this Golf Course item, up on the agenda due to a personal family matter for Justin Blair.

Justin Blair, Golf Course Director, was seeking authorization for golf cart bids at Green Oaks. Mr. Blair stated adding newer carts would add value and attract

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more golfers. Mr. Blair explained the value of using the newer carts with lower fuel cost and less wear and tear on the golf course. He said we currently lease 55 carts and most golf courses have 70-75 carts. He repeated the golf course could benefit from having more carts. Mr. Blair said that with the new lease we would no longer need a service contract and that would be an additional savings. He stated that when he has to rent additional carts for special events the golf course loses money. Mr. Blair stated we have options with different leasing companies.

Trustee Scott Martin stated that he went out to the golf course and talked with Mr. Blair about the options and likes the idea of the new lease to increase revenue.

Treasurer Larry Doe questioned the increase of 15 extra carts costing \$14,000.00. He questioned whether we have a need for this increase on a day to day basis. Mr. Blair said they turn away golfers because they do not have enough carts to accommodate the number of golfers even without extra events.

CONSENT AGENDA

A. MINUTES OF THE JULY 21, 2015 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

1. STATEMENTS AND CHECKS FOR AUGUST 4, 2015 IN THE AMOUNT OF \$733,521.90
2. STATEMENTS AND CHECKS FOR AUGUST 18, 2015 IN THE AMOUNT OF \$1,006.550.13
3. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR JULY, IN THE AMOUNT OF \$35,056.43
4. CHOICE HEALTH CARE AMIN FEE FOR JUNE IN THE AMOUNT OF \$1,185.00

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C. JULY 2015 TREASURER REPORT

SUPERVISOR REPORT

Supervisor Stumbo reported that she had attended several meetings and it was included in the packet.

CLERK REPORT

Clerk Lovejoy Roe stated that the County Board of Commissioners and the Sheriff agreed to cancel the election in November 2015. She reported the MHZ millage renewal request would be at the March election. She said that there would be a Van Buren School Board election in November which includes two township precincts.

Clerk Lovejoy Roe also stated that Ruby Walker, who works in the Clerks' office, had a serious injury. She had surgery and will be off for an unknown amount of time.

TREASURER REPORT

Treasurer Doe expressed a special thank you to all who contributed to the Parade and Festivities on Saturday, August, 15, 2015 for the Homefront Celebration.

TRUSTEES REPORT

(None provided)

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ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters also commented on the Homefront Celebration. He stated that it was an important part of our history in Ypsilanti Township and one to be extremely proud of.

Attorney Winters stated that he and other township officials met with Congresswoman Debbie Dingell regarding enlisting her help in Washington to mandate that all government sponsored enterprises that hold mortgages on foreclosed properties be required to give the township their list of these properties so the township could require the property management companies to keep properties up.

OLD BUSINESS

- 1. 2nd READING OF RESOLUTION 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"**
(1st READING APPROVED AT THE April 21, 2015 REGULAR MEETING)

Joe Lawson, Planning and Development Coordinator, stated he made the changes that were requested during the 1st reading. He recited a brief overview of the Ordinance. He said that during the 1st reading it was requested that staff look into window signage at businesses as well as changes to the language to have the number of billboards allowed closer to compliance in terms of the number of sign faces currently in the community. He reported the current ordinance allows for 20 billboard sign faces in the community, but he said he discovered 26.

Mr. Lawson also stated that Clerk Roe had brought up a point at the last reading regarding billboard language and he said it was changed to allow a sign company

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with 2-4 sign faces that were not conforming to eliminate those 2-4 signs and get 1 new one that met the sign code. He reported the second portion of changes since the 1st reading was in relation to the window signage. He said he researched other ordinances and included language in the new township ordinance to allow 20% window coverage but only allow 2 signs per window that must be geared towards a company logo. He said they will not be able to advertise products in the windows.

Supervisor Stumbo questioned temporary sign language. Mr. Lawson stated that with technology we should know the expiration date on all temporary signs or whether a permit was pulled for that sign. He said field personnel would know whether it was a valid sign and if a permit was issued or if it was beyond the expiration date.

Mr. Lawson also stated that language was updated regarding political signage with help from our legal department. He stated that on private property there was no longer a time limit on when political signs may go up or come down.

Trustee Eldridge questioned the illegal signs that the township picks up. He said the ordinance states that we hold these signs for 30 days and collect \$25.00. His suggestion was to limit it to storing for 14 days. Mike Radzik, OCS Director, stated that we have never charged the \$25.00, and only a few people have ever come in to retrieve their signs. He stated that we had had a horrible experience with signs in the right of way several elections ago and we sent letters to all candidates letting them know that we would enforce the \$25.00 per sign if they wanted them back. Mr. Radzik said the township could write a ticket for every sign picked up because they are in violation of the ordinance. Supervisor Stumbo would support changing it to 14 calendar days. The Board Members agreed to this change.

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2. 2ND READING POLICY RESOLUTION 2015-24 TO IMPOSE RESTRICTIONS AND CONDITIONS ON ALL COLLECTION BOXES IN THE TOWNSHIP BY WAY OF AN ADMINSTRATIVE REVIEW AND AMENDMENT TO THE SITE PLAN.

(1ST READING APPROVED AT THE JULY 21, 2015 REGULAR MEETING)

Joe Lawson, Planning and Development Coordinator stated that this was a good and enforceable policy in moving forward. He said this policy resolution would regulate the placement and the number of donation boxes that were placed throughout the township. He explained the policy resolution would dictate that the property owner would have to apply for a minor site plan amendment. He said this would be done through the Planning and Development office. He explained the guidelines are outlined in the policy so the property owner would apply, if he dictates an appropriate spot, the township would approve the minor amendment to the site plan and then the owner would apply for a permit. He said the owner will place the bins themselves, but through this process the township will acquire the name of the owner of the bins and all their contact information. He said having this information from the owner will make it possible if the township has an issue with a bin to know who to contact. Mr. Lawson said if the township has to remove and/or cleanup the area of the bin the policy requires the owner to pay for the costs.

Supervisor Stumbo asked for questions. She stated that other communities have policies where you cannot have outside storage at all. She said this policy resolution applies to new and existing properties.

**3. REQUEST AUTHORIZATION TO APPROVE PURCHASE AGREEMENT FOR YPSILANTI TOWNSHIP VACANT PROPERTY LOCATED AT 5871 S. MOHAWK AVENUE K-11-22-480-050 WITH DEED RESTRICTONS REQUIRING HOMEOWNER OCCUPIED SINGLE FAMILY HOME ONLY TO PROHIBIT GOVERNMENT SUBSIDY FOR RENTALS IN THE AMOUNT OF \$500.00 AND ALL TITLE WORK/CLOSING COSTS TO JOSEPH KISSELLA, JR.
(TABLED AT THE JULY 21, 2015 REGULAR MEETING)**

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There was discussion by board members regarding whether to accept this bid.

Clerk Roe suggested the board go forward with selling the property with the stipulations that if a house was ever built on the property, it needed to be owner/occupied, with no subsidy allowed and the sidewalk would have to be completed. Trustee Scott Martin wanted to include Attorney fees with the closing costs for this sale. The board agreed to move forward with the sale to Joseph Kinsella Jr. with these stipulations with no extra cost to the Township.

Trustee Eldridge ask to check with Alex Mamo, Chief Building Officer, to see if this property is buildable. Mr. Mamo said he believed this lot to be a buildable lot but it would be difficult to build on. Supervisor Stumbo stated that in this agreement it will state that the buyer must pay 100% of all costs and put in a sidewalk.

NEW BUSINESS

1. BUDGET AMENDMENT #10

Supervisor Stumbo asked for any questions regarding this amendment. Clerk Roe clarified that \$35,000.00 was the cost for mowing all the vacant land and that the \$1,869.00 was reimbursement of the fire fund for hazmat cleanup.

2. 1ST READNG OF PROPOSAL ORDINANCE 2015-451 SEWAGE DISPOSAL RATE CHANGE

Jeff Casto, Director of YCUA, made a presentation requesting the Townships' consideration for a change in the ordinance which will increase the sewer rate 4% effective October 1, 2015. He was also anticipating at the YCUA Board of Commissioners meeting which will be held on August 26, 2015 that the YCUA Board would consider a recommendation to the Ypsilanti Township Board of Trustees for a sewer rate increase of 4%; at the same meeting they would consider a water increase of 8% for township customers. He said the township ordinance authorizes the YCUA board to increase the water rate up to the rate

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that the DWSD increases rates to YCUA. He said the Detroit Water and Sewer Department has increased its' rate by 10.9% to YCUA, which went into effect on July 1, 2015. The combined effect of the water and sewer rate increase for township residents will be 6.1%. He said the monthly increase to the residents in the township with minimal use of service would be \$1.56 per month on their water and sewer bill, an average user would see an increase of \$2.50 per month on their bill.

3. 1ST READING OF RESOLUTION 2015-27, PROPOSED ORDINANCE 2015-449, TO AMEND CHAPTER 66, VEGETATION AND MAINTENANCE STANDARDS

Mr. Radzik, Police Service Administrator, stated that the request for this ordinance came about from the last board meeting from residents. He said after meeting with staff members and residents they have changed language in the ordinance that all property must be maintained at 7 inches. This includes fence lines, around foundations of buildings, landscape areas, and all open areas.

4. 1ST READING OF RESOLUTION 2015-28, PROPOSED ORDINANCE 2015-45, TO AMEND CHAPTER 48 ARTICLE IV VACANT PROPERTY REGISTRATION TO INCLUDE COMMERCIAL AND INDUSTRIAL PROPERTIES

Supervisor Stumbo stated it was discussed at the last work session to add commercial and industrial property to the vacant property ordinance.

Mr. Radzik stated that they worked to make all the changes and also added language to include business districts. He also stated that with the 2nd reading there would be an adjustment regarding the fee schedule.

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5. 1ST READING OF PROPOSED ORDINANCE 2015-452, DESIGNATION OF AUTHORIZED OFFICIALS TO WRITE MUNICIPAL CIVIL INFRACTIONS

Supervisor Stumbo stated that we have added the following positions: Recreation Service Manager, Quality Assurance Specialist, and the Executive Coordinator for OCS to the Ordinance to write municipal and civil infraction tickets. She said the changes would also allow Township Firefighters to write tickets for any municipal civil infractions.

6. REQUEST OF WASHTENAW LITERARY FOR LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSE

Supervisor Stumbo questioned the resolution because the event is not located in the township. Clerk Lovejoy Roe explained although the event they would be having was not in the township the Washtenaw Literary is located in Ypsilanti Township.

7. RESOLUTION 2015-26, TEMPORARY ROAD CLOSURE REQUEST FOR RUNNING FIT "RUN SCREAM RUN" 5K, 10K, AND KID MILE RUN ON OCTOBER 10, 2015

8. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR APPROVAL OF A CHANGE ORDER WITH ANGLIN CIVIL FOR THE VETERAN'S DRIVE PROJECT TO INSTALL A CONDUIT ALONG THE DRIVE FOR FUTURE USE IN THE AMOUNT OF \$6,500.00 BUDGETED IN LINE ITEM #101-970-000-976-007

Jeff Allen explained this request was needed to install a conduit along the Veterans Drive for future use in the amount of \$6,500.00 for future lighting and was not in the original plans.

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- 9. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTIES LOCATED AT 5942 CARY DR., 1011 HAWTHORNE AVE., 823 E. MICHIGAN AVE., AND 6395 BEMIS RD. IN THE AMOUNT OF \$20,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023**

Mike Radzik, Director of the Office of Community Standards, gave a brief review regarding these properties.

- 10. APPROVE THE AGREEMENT WITH THE WASHTENAW COUNTY ROAD COMMISSION FOR THREE PEDESTRIAN CROSSWALKS WITHIN THE GREENE FARM SUBDIVISION IN THE ESTIMATED AMOUNT OF \$18,282.00 BUDGETED IN LINE ITEM #101-446-000-818-022**
- 11. REQUEST TO SET A PUBLIC HEARING DATE OF TUESDAY, SEPTEMBER 15, 2015 AT APPROXIMATELY 7:00PM – SPECIAL ASSESSMENT LEVY**

OTHER BUSINESS

AUTHORIZATION AND BIDS

- 1. REQUEST OF ERIC COPELAND, FIRE CHIEF FOR AUTHORIZATION TO SEEK SEALED BIDS FOR ROOF REPLACEMENT AT FIRE HEADQUARTERS LOCATED AT 222 S. FORD BLVD.**
- 2. REQUEST OF JUSTIN BLAIR, DIRECTOR OF GOLF FOR AUTHORIZATION TO SEEK SEALED BIDS FOR THE REPLACEMENT OF THE GREEN OAKS GOLF CART FLEET
(This item was discussed earlier in the meeting)**

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The meeting adjourned at approximately 6:45 p.m.

Respectfully Submitted,

Karen Lovejoy Roe, Clerk