

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE NOVEMBER 1, 2016 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:07 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, Scott Martin, M. Martin (absent from work session)

Members Absent: Trustee Jean Hall Currie

Legal Counsel: Wm. Douglas Winters

**1. REQUEST TO ENTER INTO EXECUTIVE SESSION TO DISCUSS LEGAL WRITTEN
OPINION IN REGARD TO THE COMPREHENSIVE DEVELOPMENT
AGREEMENT**

A motion was made by Trustee S. Martin, supported by Trustee Eldridge to Enter into Executive Session to Discuss Legal Written Opinion in Regard to the Comprehensive Development Agreement.

Eldridge:	Yes	S. Martin:	Yes	Stumbo:	Yes
Lovejoy Roe:	Yes	Doe:	Yes	M. Martin:	(absent)

The motion carried unanimously.

Supervisor Stumbo declared the Board to go into Executive Session at 5:07 p.m.

Supervisor Stumbo called the return to Work Session at 6:16 p.m.

2. AGENDA REVIEW

**A. RESOLUTION 2016-43, 2017 FISCAL YEAR BUDGET (PUBLIC HEARING
SET AT THE OCTOBER 18, 2016 REGULAR MEETING)**

Supervisor Stumbo explained the board had reviewed the proposed budget and now the Public Hearing would be held to present it to Township Residents. She said

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there would be a vote tonight whether to adopt Resolution 2016-43, 2017 Fiscal Year Budget. Trustee Eldridge asked if this budget would include salaries. Supervisor Stumbo explained that the Board needed to adopt salary resolutions for the non-union employees, Supervisor, Clerk and Treasurer. The Resolution proposes a 1.5% increase. She stated that if the resolutions are not passed then the salaries would remain the same. Javonna Neel, Accounting Director stated she had omitted a vacant position in the Fire Fund and she added it back into the line item and that was the only addition to the proposed budget. Supervisor Stumbo stated that in the Recreation Fund the 2nd Clerical position was not funded and the employee in that position posted on a newly created position in OCS. She said Angela Verges, Recreation Director agreed to keep the 2nd clerical position vacant for six months to see if the position should be reinstated.

A. MINUTES OF THE OCTOBER 18, 2016 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

1. STATEMENTS AND CHECKS FOR NOVEMBER 1, 2016 IN THE AMOUNT OF \$389,782.00

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney winters stated he would give his report at the regular board meeting.

NEW BUSINESS

1. BUDGET AMENDMENT #15

Clerk Lovejoy Roe stated that this was a request to increase budget for legal services for court prosecution and domestic violence. Supervisor Stumbo stated the increase was necessary due to the increased drunk driver, drugged drivers, and domestic violence incidents which were higher than anticipated. She said that

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there were 90 more cases of drunk and drug driving than in the previous year. Supervisor Stumbo said that the Township of Ypsilanti along with Pittsfield Township, Washtenaw County Road Commission and MDOT were being sued by the AACIL regarding sidewalks. She said that AACIL is suing because of an Engineering defect with the sidewalks in our community.

2. REQUEST AUTHORIZATION TO APPROVE THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN THE WILLOW RUN ARSENAL OF DEMOCRACY LANDHOLDINGS LIMITED PARTNERSHIP, (“WARD”), AMERICAN CENTER FOR MOBILITY (“ACM”), AND THE CHARTER TOWNSHIP OF YPSILANTI

Supervisor Stumbo stated the American Center for Mobility would be at the board meeting tonight to give a small presentation and show a site plan for their development.

3. REQUEST AUTHORIZATION OF FIVE (5) TERMINATION AND RELEASE OF EASEMENTS BY YPSILANTI COMMUNITY UTILITY AUTHORITY AND YPSILANTI TOWNSHIP WHICH WERE RECORDED 1) DECEMBER 6, 1949 IN LIBER 10101 PAGE 467 WAYNE COUNTY RECORDS, 2) OCTOBER 3, 1963 IN LIBER 1044 PAGE 612 WASHTENAW COUNTY RECORDS, 3) JUNE 24, 1963 IN LIBER 1032 PAGE 346 WASHTENAW COUNTY RECORDS, 4) FEBRUARY 19, 1964 IN LIBER 1060 PAGE 44 WASHTENAW COUNTY RECORDS AND 5) FEBRUARY 26, 1963 IN LIBER 1019 PAGE 98 WASHTENAW COUNTY RECORDS

Supervisor Stumbo explained that the Township along with YUCA would terminate and release the easements on the former GM property so the American Center for Mobility may obtain them.

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4. REQUEST OF HABITAT FOR HUMANITY FOR FUNDS FOR THE RENOVATION OF 1540 MCCARTHY IN THE AMOUNT OF \$22,000.00 BUDGETED IN LINE ITEM #101-950-000-969-010

Supervisor Stumbo stated this property, which needs a lot of work, would be another property that Habitat will rehabilitate in Ypsilanti Township.

5. REQUEST OF MIKE SARANEN, HYDRO OPERATIONS FOR AUTHORIZATION OF 1) ACCESS AGREEMENT BETWEEN WAYNE DISPOSAL AND YPSILANTI TOWNSHIP AND 2) CONSTRUCTION ACCESS AGREEMENT BETWEEN ARM HOLDINGS AND YPSILANTI TOWNSHIP

Supervisor Stumbo stated that the request from Mike Saranen was needed to do the Tyler Dam and Pond Project. She said the pre-construction meeting was today and the YCUA portion would begin in ten days by lowering the pond.

6. 1ST READING OF RESOLUTION 2016-58, PROPOSED ORDINANCE 2016-471, AN ORDINANCE AMENDING ORDINANCE 74, THE TOWNSHIP ZONING CODE, REGARDING DEFINITIONS TO UPDATE THE DEFINITION OF FAMILY AND DEFINE THE TERM ROOMING HOUSE

Joe Lawson, Planning Director explained that there have been issues in the past with people renting out rooms in their home creating a rooming house situation. He said there was a definition now in the ordinance that the township could use for enforcement. He said Ben Carlisle from Carlisle Wortman, who was our new Planning Consultant, has reviewed our ordinance and has strengthen the definitions so we could enforce the rooming house issue that we have in our single family residential districts more effectively in the future.

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**7. REQUEST OF BRIAN MCCLEERY, ASSISTANT ASSESSOR FOR APPROVAL TO
ENTER INTO NEGOTIATIONS TO SELL TOWNSHIP OWNED PROPERTY
LOCATED ON HUBBARD AVE. PARCEL #K-11-21-180-005**

Supervisor Stumbo stated that the negotiated agreement would be brought back to the Board for approval.

8. RESOLUTION 2016-44 SUPERVISOR'S WAGE

Supervisor Stumbo stated that the Trustees would like to table the Supervisor, Clerk, and Treasurer wage Resolutions until the next Board meeting November 15, 2016. Trustee S. Martin stated that the Trustees would want language in place for all the elected officials so what happened when they had a Trustee who did not come to meetings for 2 years and received compensation would not happen again. Supervisor Stumbo asked if two Trustees could meet with one elected official to go over the draft that Trustee Eldridge handed out at the last board meeting. She said there were things in the draft that needed to be addressed. Trustee Eldridge stated he knew that they were restricted in some ways by state law and he agreed he would have two Trustees and one fulltime Official meet and revise a policy before the next board meeting.

9. RESOLUTION 2016-45, CLERK'S WAGE

10. RESOLUTION 2016-46, TREASURER'S WAGE

11. RESOLUTION 2016-47, TRUSTEE'S WAGE

Supervisor Stumbo stated that the Trustees' would be paid per meeting and not a salary.

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**12. RESOLUTION 2016-48, WAGES FOR NON-UNION AND CONFIDENTIAL
EMPLOYEES**

Supervisor Stumbo stated there would be one change she would ask the Board to make in this Resolution. She said she would like the Board to increase Magistrate Nelsons' salary by \$5,000.00 for 2017. She said Magistrate Nelson was both a Magistrate and an Administrator for 14B Court. Supervisor Stumbo said Judge Pope had met with her and shared other salaries in our area for Magistrates which were \$10,000.00 to \$20,000.00 higher than Ypsilanti Township.

**13. RESOLUTION 2016-56, FEE SCHEDULE AND VALUATION DATA FOR
BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SIGN AND BIKE PATH
PERMITS**

Mike Radzik, OCS Director explained the fee schedule for the trades which are the building permits that our building department sells to our customers in addition to our building permits. Supervisor Stumbo questioned that they cannot charge these fees to make a profit. Alex Mamo, Chief Building Official stated that now that the Township has their own Inspectors we get higher quality inspections.

The Board adjourned the work session meeting at approximately 6: 54 p.m.

Respectfully Submitted,

Karen Lovejoy Roe, Clerk