

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE DECEMBER 6, 2016 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 6:00 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, Heather Jarrell Roe, Jimmie Wilson Jr., Monica Ross-Williams

**Legal Counsel:** Wm. Douglas Winters

**AGENDA REVIEW**

**PUBLIC HEARING**

**A. RESOLUTION 2016-65, CREATION OF STREETLIGHT SPECIAL ASSESSMENT DISTRICT #208 FOR THE TREMONT SUBDIVISION (PUBLIC HEARING SET AT THE NOVEMBER 1, 2016 REGULAR MEETING)**

Clerk Lovejoy Roe stated that some board members had questioned if the Township would pay for the LED conversion of the streetlights in Tremont as it had in other neighborhoods. She said the Township had received a grant from DTE to convert streetlights to LED. She said if the Township picked up the cost of the LED conversion for Tremont it would be about \$12,000.00. She said if we pay for the LED conversion it would save residents about \$6.72 a year.

Arloa Kaiser, Township Resident asked if the \$12,000.00 would be a onetime cost. Clerk Lovejoy Roe explained that it was the exact cost to change the bulbs to LED and it would be a onetime charge.

Trustee Eldridge questioned the overall cost breakdown. Clerk Lovejoy Roe explained the breakdown. Supervisor Stumbo explained there were not enough streetlights installed in the Tremont subdivision when it was built. Trustee Eldridge questioned the time frame of two years to complete and were the residents that signed in the beginning still living in the subdivision. Clerk Lovejoy Roe said that they had to do the petitions twice because of the length of time so the new petitions were current residents. The Board agreed to have the Public Hearing and

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bring a revised Resolution to the December 20, 2016 meeting with the Township paying for LED conversion for the current 24 lights.

**PUBLIC COMMENTS**

Arloa Kaiser, Township Resident asked about changing the State Flag that was talked about at the Neighborhood Watch meeting. Supervisor Stumbo said that a resident had brought that up and she was unaware of the bill. Ms. Kaiser said it would cost a lot of money to do this. Supervisor Stumbo stated she was unaware if it was introduced at the state level to change the flag. Supervisor Stumbo said she would follow up and see if the legislature had introduced a bill to change the state flag.

Jo Ann McCollum, Township Resident stated she was not satisfied with the outcome after the public meeting with MDOT. She said the traffic speeds should be changed and the vehicles coming off of the exit ramp exceed 55mph. Ms. McCollum said the exit ramp speed should be reduced to 30mph. She said the service drive should be closed at Dorset Ave. to promote a better flow of traffic for safety and pedestrians. Ms. McCollum said the proposed opening of Onadago would not be beneficial since it does not extend to Tyler Road and that is where the traffic comes from on Dorset. She said another street was needed such as Eugene to be opened up and go through to Tyler to make it a functional move. Ms. McCollum said she would like the Township to look into this matter with MDOT.

**CONSENT AGENDA**

**A. MINUTES OF THE NOVEMBER 15, 2016 WORK SESSION AND REGULAR MEETING**

**B. STATEMENTS AND CHECKS**

**1. STATEMENTS AND CHECKS FOR DECEMBER 6, 2016 IN THE AMOUNT OF \$198,254.13**

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**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

Attorney Winters updated the board regarding the cell tower at I-94 and Cadillac St. He said he had received a document from SBA Communications which stated they would like confirmation from each of our seven board members that they agree to the sale of the cell tower lease for \$334,000.00. Attorney Winters said that once the document was signed he hoped to receive the check by December 22, 2016.

Attorney Winters stated that the Township was in negotiations with the Fire Department on a new contract. He said that they were in agreement with the aggressiveness of the Township to repair housing which has unsafe and to insure abandoned buildings are safe. He said the Township continues to work for the safety of not only its' residents but also the Fire Fighters who may have to go in the buildings to fight fires

Attorney Winters stated that there would be ongoing collaboration and partnership with Habitat for Humanity. He said he received a letter from Rob Nissly regarding a house at 1343 Jeff St. that Habitat would acquire tomorrow. He said that house was destroyed by fire and the Township went to court last year because the home owner would not secure the basement which was left open. Attorney Winters stated that 1343 Jeff St. would be another success story of Habitat and Ypsilanti Township working together to rehabilitate neighborhoods.

Attorney Winters stated that Gault Village now has a court appointed Receiver collecting about \$30,000.00 a month from tenants of the shopping center and the income is now in an account and not sent to the owners in New York who were not taking care of the center. He said gates were installed to help stop the illegal dumping behind the shopping center. Attorney Winters said there have been some dumping when some of the tenants did not lock the gate. He said there would be additional work done with lighting and parking and other improvements with the money that was being collected from the tenants.

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Attorney Winters stated that the ACM project ground breaking was an unbelievable event to see the ceremony with the Governor, former Governor, both US Senators, members of Congress, County Officials, and the entire Township Board in attendance. He said it was a spectacular event in the Townships' history.

**OLD BUSINESS**

- 1. 2<sup>nd</sup> 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 (FIRST READING HELD AT THE NOVEMBER 1, 2016 REGULAR MEETING)**

Joe Lawson, Planning Director stated after the 1<sup>st</sup> reading and after the Planning Commission held the Public Hearing Attorney McClain and he reviewed the ordinance with an actual enforcement case. He said that during that review they found a possible loophole with the ordinance. Mr. Lawson said that they changed language to eliminate that loophole for the 2<sup>nd</sup> reading of the Resolution 2016-58.

**NEW BUSINESS**

- 1. BUDGET AMENDMENT #17**

Clerk Lovejoy Roe explained Budget Amendment #17.

Supervisor Stumbo explained the Tyler Dam Drain special assessment district that was being created and explained Attorney Winters had negotiated the \$1 million dollar contribution for the Township which would pay for the majority of the Township cost for the dam project.

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**2. REQUEST AUTHORIZATION FOR TOWNSHIP ATTORNEY DOUG WINTERS TO ENTER INTO NEGOTIATIONS WITH NEXUS FOR TEMPORARY AND PERMANENT EASEMENT AGREEMENTS**

Clerk Lovejoy Roe explained the request from Nexus to pay the Township for easements where the pipeline would be installed or expanded on Township Properties. She said this request was for the Township to authorize the Township Attorney to negotiate with Nexus on the easements.

Supervisor Stumbo stated the Township Board adopted a Resolution opposing the Nexus pipeline but Nexus was proceeding forward although they hadn't received final approval.

Trustee Jarrell Roe asked Attorney Winters what would be the benefit to our residents for him to enter into negotiations with Nexus. Attorney Winters stated the down side would be that without negotiations most utility companies have a quick take where they could just take the property to use even if there were no negotiations. Mr. Winters said at that point the property owner would have to try to fight over the amount Nexus would pay them in court and it would not stop Nexus from proceeding with their project. Attorney Winters stated he feels it would be in the best interest of the residents and the Township Board if they were to negotiate with Nexus for the easements.

Trustee Ross-Williams stated that she was disappointed that Nexus would not take into consideration the will of the township residents. She said she was concerned with its' close proximity to Ford Lake.

Trustee Jarrell Roe stated as she was researching the Nexus pipeline she found that in Bowling Green, Ohio the city council voted in opposition to negotiate with Nexus. She said she understood that by going into negotiations wouldn't change the fact the Township Board opposes the pipeline. She stated she was disappointed that no one was here representing Nexus to hear the concerns from the township.

Attorney Winters stated that he didn't know from an environmental standpoint what safe guards could be put in place for Ford Lake.

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Clerk Lovejoy Roe stated she told Nexus the board meeting was at 7:00 pm and she said she expected a representative to be in attendance. She stated the Sierra Club reported that Nexus had taken out the odor from the gas which would alert residents if there were a leak and wondered if Attorney Winters could negotiate with Nexus to have the odor indicator added to the gas.

The Board adjourned the work session meeting at approximately 6: 52 p.m.

Respectfully Submitted,

Karen Lovejoy Roe, Clerk