

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE APRIL 18, 2017 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, Heather Jarrell Roe, Jimmie Wilson Jr., Monica Ross-Williams

Legal Counsel: Wm. Douglas Winters

CONSENT AGENDA

A. MINUTES OF THE APRIL 4, 2017 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR APRIL 18, 2017 IN THE AMOUNT OF \$973, 933.27**
- 2. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR MARCH 2017 IN THE AMOUNT OF \$63,811.50**
- 3. CHOICE HEALTH CARE ADMIN FEE FOR FEBRUARY 2017 IN THE AMOUNT OF \$1,207.50**

C. MARCH 2017 TREASURER'S REPORT

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

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NEW BUSINESS

1. BUDGET AMENDMENT #6

Supervisor Stumbo explained that last year we approved the purchase of a vehicle for our Ordinance Department. She said one of our employees' has been on medical leave and would be returning to work May 1st and would need the vehicle upon her return.

2. REQUEST AUTHORIZATION TO SELL YPSILANTI TOWNSHIP OWNED PARCEL K-11-10-386-023 LOCATED AT 855 AUBURNDALE IN THE AMOUNT OF \$5,000.00 TO HABITAT FOR HUMANITY TO BE USED AS PART OF THE WASHTENAW COMMUNITY COLLEGE YOUTH BUILD GRANT TO BE SOLD AS A HABITAT HOME WHEN COMPLETED

Supervisor Stumbo explained, with Board approval, this vacant property would be sold to Habitat for Humanity and in conjunction with Washtenaw Community College Youth Build Grant, a house would be built and then sold as a Habitat home.

3. RESOLUTION 2017-08 TO ABANDON INTEREST IN A CERTAIN UNDEVELOPED PLATTED PARK AS WELL AS ANY RIGHT OF WAY INTEREST IN ADJACENT UNIMPROVED ROADWAYS

Supervisor Stumbo explained this was a Resolution to abandon a piece of property in an undeveloped subdivision.

Mike Radzik, OCS Director explained a local builder, Dale LeClair, who lives in front of this parcel of land, along with other landowners would like to build an office complex on this property. Mr. Radzik stated that Mr. LeClair had received approval from the Washtenaw County Road Commission to abandon the roads for the property and now they need the portion designated for a park to be abandoned. He said that if the board approves this step Mr. LeClair would need the zoning changed from residential to office. Mr. Radzik said Mr. LeClair would have to file a lawsuit in Circuit Court under state law to get the park abandoned and Mr. LeClair cannot do that without a resolution of support from Ypsilanti Township.

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Trustee Eldridge asked why the Township would abandon the property and not sell it. Attorney Winters stated that he did not believe the property was owned by the township.

4. REQUEST TO APPROVE AGREEMENT WITH WASHTENAW COUNTY ROAD COMMISSION FOR 2017 LOCAL ROAD DUST CONTROL IN THE AMOUNT OF \$5,682.60 BUDGETED IN LINE ITEM #212-212-000-818-006

Supervisor Stumbo stated that this contract was entered into every year to control the dust on dirt roads.

5. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTY LOCATED AT 940 MINION ST., 1405 ECORSE RD., 3150 W. MICHIGAN AVE. AND 829 E. MICHIGAN AVE. IN THE AMOUNT OF \$40,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023

Mike Radzik, OCS Director explained by showing photos regarding the properties. He said that Minion Street was a private road and 940 Minion was vacant property, which was secluded because of the trees, and brush that had surrounded the property. Mr. Radzik said recently someone cut down the trees and brush around this property and now there are vehicles using this property from the trucking company at the adjacent parcel. He said residents share a fence line with them and now the noise was very loud with the moving of trucks in and out of the property. He said there were also some issues with storm water. Mr. Radzik stated that our Ordinance Officers went out and took the photos from the closest legal vantage point and our Planners have done some research and it appears as though whoever took this action violated the woodland protection ordinance, the soil erosion ordinance and was a serious violation of the existing site plan.

Mr. Radzik discussed issues with 1405 Ecorse (Elks Club). He said that representatives from the Elks Club would be present at the board meeting tonight. He said this was a commercial building used by a private club for a non-profit organization and they did have a State Liquor License. Mr. Radzik stated that they

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have a private club license that allows them to serve liquor to their members and their member's guests. He said there have been some incidents at this location including shooting incidents and other violent crimes in the past and several weeks ago there was a shooting. Mr. Radzik stated that in the past when incidents of this nature have occurred both the Sheriffs' office and the Community Standards Office have met with Mr. Anthony Williamson, who was one of the leaders of the organization and with others. He said there had been productive dialog about things that could be done to minimize or eliminate these types of incidents and also he reported there were some property maintenance problems. Mr. Radzik stated the Community Standards Office does a property maintenance inspection for the renewal of liquor licenses' every year. He said under state law the township has the opportunity to file an objection to the renewal of the license which expires in April every year. He said in January the OCS department conducts an inspection and there was usually a good response with the maintenance violations with the exception of the parking lot. Mr. Radzik stated the parking lot had been cited in past years and it was cited this year. Mr. Radzik said that when he had spoken with leaders in the club they have not improved the parking lot condition due to financial issues. Mr. Radzik stated that at this point it was hazardous to pedestrians and motorists and needed to be repaired. Mr. Radzik said that this was the reason it was brought before the board tonight with the hope that we can resolve this moving forward. Mr. Radzik stated that there were individuals from the Elks Club present that would probably want to speak tonight. He stated he spoke with representatives over the weekend and this morning regarding this issue.

Trustee Wilson, Jr. asked if Mr. Radzik had spoken to the representatives of the Elks Club and asked if they had given Mr. Radzik any ideas on how to resolve the issues at the Club. Mr. Radzik said he spoke over the weekend with Mr. Mike Cobb who has done security for the Club. Mr. Radzik stated that prior to the past weekend he has met with Mr. Williamson and other members of the Club dating back to 2011. Mr. Radzik said that after the meetings there would be correspondence back and forth and the township would offer to take some steps and the Club would agree to do things also. He said some were accomplished and some were not. He said since that time there have been a number of incidences and he had asked the Sheriffs' department to provide a catalog summary of all the incidents they had from the Elks to help evaluate if the compilation and level of

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incidences resulted in a public nuisance. Mr. Radzik said the consensus was there was enough evidence and material to warrant authorization and he hoped that moving forward it could be resolved. Mr. Radzik stated that Attorney Erane Washington called him today and said that there was a desire to mutually resolve the violations without litigation.

Trustee Ross-Williams said she would like to see this worked out without litigation. She stated the reason being would be this was the only Club on the Eastern side of Washtenaw County primarily for African Americans. Trustee Ross-Williams said she would like the township to work with the owners of the club looking into security issues as a possibility for some of the incidents at 1405 Ecorse.

Mr. Radzik stated that they have worked with the Club on various issues in the past including security. Mr. Radzik stated that the Elks Club are the owners of the property as well as the occupants. He said that they had encouraged the Club to call 911 at the first sight of trouble so they could get assistance from the Sheriffs' Department. He said that in many other cases which have been similar to this one, the township would meet with the property owners', agree to a resolution and then it would be taken to circuit court in the form of a consent agreement. He said that in this consent agreement it would state that both parties agreed to the resolution and it would be on record so it could be enforced. Mr. Radzik stated this was his recommendation for this property.

Clerk Lovejoy Roe stated that always in these types of cases the boards' desire was to find a resolution and avoid court action.

Supervisor Stumbo stated she had been to events at the Elks Club. She said the issue usually is never with its' members, and she said it seems that we only have these issues when the club was rented for private events. She said there has not been these issues with the Eagles which was also a private club on the east side of the township, and she believed it was because they do not rent their facility out. Supervisor Stumbo stressed that approving this request tonight would not initiate legal action. She stated it authorizes the Township to begin the process toward working for a resolution with those who wish to resolve the nuisance. She said the goal was always for resolution and to avoid going to court.

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Attorney Erane Washington said she was Representing the Elks Club and she stated the Elks Club wanted to reach a resolution with the Township. Ms. Washington said she called Mr. Radzik today to try and remove this from the agenda tonight. She said that was her hope but that didn't happen so that was why they were here tonight. She said she explained to her clients that it doesn't mean we are going to court. Ms. Washington said she was not going to debate tonight on what meetings did or did not take place. She said she feels this action against her clients is quite premature and she would have preferred to resolve this before getting the Township Board involved. Ms. Washington stated she asked Mr. Radzik to provide her with copies of the documents that constituted them to take this action against the Elks Club.

Jerry Coven from the Elks Club (Lodge), stated that some of the problems, as with the last shooting that was on Elks Lodge property, was with those in the parking lot and was not with a patron of the Lodge. He said these individuals involved in this incident never came into the Lodge. He said that Ypsilanti was a rough area and it's the only Elks Lodge that he has been to that has had these issues. He stated it does not have anything to do with the Elks. He said the problems are with the residents in Ypsilanti. He said these problems at this club had nothing to do with the Club but it is with the residents. Mr. Coven said that his understanding with the last shooting was that a man came from across the street and shot someone in the parking lot at the Elks Lodge. He said it had nothing to do with renting the Lodge out because the men never came into the Lodge. Mr. Coven said that when there was an incident at the Lodge that needed the Sheriffs' Department they have been called. Mr. Coven stated that he was told there were too many calls to the Sheriffs' Department. He said that they have put up the no loitering signs in the parking lot. Mr. Coven said that along with Mr. Huddleston who was a member from the Lodge, they have developed a plan for fixing the parking lot. Mr. Coven stated that it was not the Lodges' fault when the shooter came out of a store from across the street and shot someone who happened to be in the Lodge parking lot. Mr. Coven said one of the plans for the parking lot was to put a fence around it and get security cameras. He said he does not know how to fix what happened at the Lodge without the cooperation of the Sheriffs' Department.

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Trustee Jarrell Roe asked Mr. Coven to elaborate what he meant when he said he was told the Lodge was calling the Sheriffs' too often. Mr. Coven stated that one of the members told him that the Lodge was making too many calls to the Sheriffs' Department. Mr. Coven said that it was his fifth year with the Lodge and until recently they have not had any problems over the last six or seven years. He said they had been trying to clean up their image and were looking for more mature members. He said they don't want the young crowd at their Lodge but when they are open, young people will come into their parking lot. He said the young people will park in their lot and go across the street and buy liquor and drink it in their parking lot. Mr. Coven stated he has seen Sheriff Officers drive by and not stop and help to resolve the problem. He said the lodge was doing what they could but they needed everyone to work with them. Trustee Jarrell Roe stated the importance of ensuring the safety of the community and the members of the Elk's Lodge.

Trustee Ross Williams questioned Mr. Coven if he knew when the police were called on the day of the shooting. She said she was asking because when she drove by about 12:00 midnight she saw people in front of the Club and one Sheriffs' car coming in from Harris Road without any lights on. Mr. Coven stated he was at another Lodge in Highland Park and when he got back to Ypsilanti the shooting had already taken place. Trustee Ross Williams said she was asking because she wondered when the police were called. Mr. Coven said he didn't believe the police were called before the shooting because none of the people involved with the shooting had come into the Lodge. Mr. Coven believes that the men involved had had an incident the week before and just happened to see each other. Mr. Coven said he believes the Sheriffs' Department has reviewed tapes from across the street and knows what happened because one of the people involved he believed was in custody but said he couldn't say what time it happened.

Lt. Mike Marocco, Washtenaw Sheriff, stated that he was responsible for police services in Ypsilanti Township. He said he has worked in Ypsilanti Township for most of his career with the Washtenaw County Sheriffs' Department. Lt. Marocco stated that on day two after the shooting Deputy Eugene Rush went out to the Club and spoke with representatives from the Club. Lt. Marocco said he did not know for sure that the people involved in the shooting were not in the Club that night but some of the information Attorney Washington would be receiving would

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provide more details. Lt. Marocco said that when an investigation was ongoing and we are trying to hold people accountable for their actions we cannot put out all the information as to what happened until the investigation is completed. Lt. Marocco stated he hoped that people would understand that. Lt. Marocco said their goal at the Sheriffs' Office was to have a safe and fun community for everybody involved. He said that he was dedicated to his job and he knows the people who work with him were dedicated to their job. Lt. Marocco stated they were more than willing to partner with everyone in the community. He said they have had successes in the past but also had some down falls. Lt. Marocco said they were here now and have engaged with the Club. He said as far as responding to calls, they respond when they are called. He said they don't have 35 deputies driving around at any one time just looking for things to do. Lt. Marocco said that if they don't get called that's when problems are created. Lt. Marocco said that whoever told them not to call 911 was wrong and he wants them to know to call 911 if they need assistance. He said if someone tells them not to call 911 he would be giving everyone here tonight his cell phone number and would like to be called if that ever happens.

Clerk Lovejoy Roe stated that her husband was in charge of renting out his local union hall. She said that they had problems with certain rentals of the hall. Clerk Lovejoy Roe said they began limiting the type of events they allowed their facility to be rented for and most of the problems were eliminated.

Mike Radzik, OCS Director discussed the other two properties, 3150 W. Michigan Ave., and 829 E. Michigan Ave. He stated that 829 E. Michigan Ave. known as Your Motel management has signed a lease agreement with the Michigan Department of Corrections to house recently paroled individuals for up to six months. He said the lease agreement reads more like a landlord/tenant agreement. Mr. Radzik said there were numerous zoning code violations. He said there have been numerous arrests made at the motel with paroled individuals and drug use.

6. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR TO PUBLICLY SELL SIX (6) DESKS CURRENTLY BEING STORED AT FORD LAKE PARK AND TO DISPOSE OF REMAINING DESKS THAT DO NOT SELL

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- 7. REQUEST TO SET A PUBLIC HEARING DATE OF TUESDAY, MAY 16, 2017 AT APPROXIMATELY 7:00PM – CREATION OF A NEIGHBORHOOD CAMERA/STREETLIGHT SPECIAL ASSESSMENT DISTRICT FOR THE MANORS AT CREEKSIDE VILLAGE**

- 8. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR TO PURCHASE A 2017 FORD EXPLORER FWD FOR USE IN THE OFFICE OF COMMUNITY STANDARDS IN THE AMOUNT OF \$26,513.00 WITH ALL WEATHER FLOOR MATS IN THE AMOUNT OF \$125.00 AND REVERSE SENSING IN THE AMOUNT OF \$295.00 FOR A TOTAL AMOUNT OF \$26,933.00 WITH MIDEAL PRICING CONTRACT NUMBER #071B1300005 BUDGETED IN LINE ITEM #595-595-000-985-000**

AUTHORIZATIONS AND BIDS

- 1. REQUEST OF ERIC COPELAND, FIRE CHIEF TO SEEK SEALED BIDS FOR REPLACEMENT OF TWO FURNACES AND AIR CONDITIONING UNITS AT FIRE HEADQUARTERS LOCATED AT 222 S. FORD BLVD.**

Eric Copeland, Fire Chief, said this was the second phase and will bring this back to the board.

The meeting was adjourned at approximately 6:58p.m.

Respectfully Submitted,

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti