

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, MAY 16, 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, Monica Ross-Williams, Trustee Wilson Jr. (arrived after board entered into Executive Session at 5:02PM)

Legal Counsel: Wm. Douglas Winters

- 1. REQUEST TO ENTER INTO EXECUTIVE SESSION PURSUANT TO MCL 15.268 SECTION 8 SUBPARAGRAPH (H) OF THE OPEN MEETINGS ACT..."TO CONSIDER MATERIAL EXEMPT FROM DISCUSSION OR DISCLOSURE BY STATE OR FEDERAL STATUTE (SPECIFICALLY LEGAL OPINIONS WHICH ARE PROTECTED BY THE FREEDOM OF INFORMATION ACT)" AS IT PERTAINS TO THE PROPOSED NEXUS GAS TRANSMISSION PIPELINE**

A motion was made by Treasurer Doe, supported by Trustee Jarrell Roe to go into Executive Session at 5:01 PM.

Jarrell Roe:	Yes	Eldridge:	Yes	Ross-Williams:	Yes
Lovejoy Roe:	Yes	Stumbo:	Yes	Doe:	Yes
Wilson: (absent from vote)					

The motion carried unanimously.

The Board returned from Executive Session at 5:45 PM

- 2. DISCUSSION ON PROPOSED RESOLUTION REAFFIRMING COMMITMENT TO HOUSING AFFORDABILITY AND ECONOMIC EQUITY STUDY**

Supervisor Stumbo stated that the County offered to come to a board meeting and give a presentation regarding housing affordability and economic equity with the board. She said it was a good time to reaffirm our commitment to the study and

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recommendations since there were new Elected Officials in the County, Townships, and Cities. Supervisor Stumbo stated it would be interesting to see what other areas, such as the City of Ann Arbor have done to offer more affordable housing and what has occurred in the City of Ypsilanti and Ypsilanti Township to increase the number of rentals with residents of higher income and education levels and also for home purchases.

Trustee Ross-Williams stated she had a call from a Township Resident about an article written in the paper regarding the City of Ypsilanti and gentrification. Trustee Ross-Williams asked if the presentation could include specific information on gentrification. Supervisor Stumbo said she would ask if the County would speak on that subject.

Supervisor Stumbo stated she along with State Representative Ronnie Peterson had a meeting and a tour of West Willow with the Director of the Michigan State Housing Development Authority (MSHDA). She said they showed him the American Center for Mobility and she said they talked about the housing crisis and its' impact on township neighborhoods, increasing rentals in 2008 from 300 to 3000 in 2015. He responded by saying people have a right to invest. She said investors bought houses for \$5,000-\$20,000 in certain areas and now some township streets have over 50% rentals. Supervisor Stumbo stated she told him the township along with the residents want more balance between renters and homeowner occupied homes in our neighborhoods. Supervisor Stumbo said the Director stated he would look into it. Supervisor Stumbo discussed the change of Cross Street Village Apartments from affordable housing for seniors to market rate apartments. She stated that after 15 years MSHDA credits are fulfilled and those apartments in that building will increase to market rate, leaving many of the seniors living there not able to afford the increased market rent rates.

Clerk Lovejoy Roe explained other options regarding affordable housing with the new HUD Affirmatively Furthering Fair Housing rules. She said HUD policies are responsible for causing both racial and poverty segregation in Washtenaw County. She said HUD policies require section 8 voucher recipients to live in specific

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sections of the County, City of Ypsilanti and Ypsilanti Township. She said it is not possible without allowed increases in the amount per voucher to live in other parts of Washtenaw County so the HUD rules are forcing HUD recipients to live in the City and Township of Ypsilanti literally segregating our County through HUD policy and requirements.

3. FIREWORKS DISCUSSION

Supervisor Stumbo explained that Augusta Township is planning a fireworks display at Lincoln High School on July 8, 2017 and they are asking for financial support from Ypsilanti Township. She said the total cost is \$6,500.00 and they would like Ypsilanti Township and Augusta Township to come together and put this display on.

Trustee Eldridge questioned whether they had contracted for security and he would like to see a better business plan regarding traffic flow. He said he had not found any background information on the two men who were putting the display on.

Supervisor Stumbo stated this plan states they will have assistance from the police and fire department but does not have an exact number.

Trustee Ross-Williams stated she believes that if the township contributes to this display, Township residents will question why Ypsilanti Township cannot have their own fireworks display.

Treasurer Doe questioned what our cost would be for the fireworks. Supervisor Stumbo stated that the total cost is \$6,500.00 and Augusta Township was asking for up to half be paid by Ypsilanti Township.

Trustee Wilson, Jr. asked how our residents would be notified of the fireworks.

Treasurer Doe stated he would support paying 50% as long as the Township was not held responsible in any way.

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Attorney Winters stated we should see a copy of their insurance and then notify our insurance company that we are contributing money towards this display if the board decides to financially support the fireworks display. He said the Township should be added as additionally insured on Augusta Township's Insurance Policy for the event.

Supervisor Stumbo stated that this would be brought back to the next board meeting with answers to the questions.

4. AGENDA REVIEW

A. 7:00PM – CREATION OF NEIGHBORHOOD CAMERA/STREETLIGHT SPECIAL ASSESSMENT DISTRICT FOR THE MANORS AT CREEKSIDE VILLAGE (PUBLIC HEARING SET AT THE APRIL 18, 2017 REGULAR MEETING)

REQUEST TO RESCHEDULE PUBLIC HEARING TO THE JUNE 20, 2017 REGULAR MEETING AT APPROXIMATELY 7:00PM

Supervisor Stumbo stated we need to get numbers regarding the Camera/Streetlight Special Assessment District.

Supervisor Stumbo stated we would adjourn the Public Hearing and not set a new hearing tonight.

5. CONSENT AGENDA

NEW BUSINESS

Supervisor Stumbo moved this agenda item up.

4. REQUEST OF MICHAEL RADZIK, DIRECTOR OFFICE OF COMMUNITY STANDARDS TO APPROVE TWO CONTRACTS WITH THE WASHTENAW COUNTY SHERIFF'S OFFICE TO FACILITATE COLLABORATIVE SHARING OF SCHOOL RESOURCE DEPUTIES FOR SUMMER MONTHS WITH LINCOLN

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**CONSOLIDATED SCHOOLS AND YPSILANTI COMMUNITY SCHOOLS IN THE
AMOUNT OF \$52,432.00 BUDGETED IN LINE ITEM #266-301-000-831-008**

Supervisor Stumbo stated that during the summer months the Washtenaw County Officers that are at the schools during the school year are assigned to work in the Township allowing the Township additional officers to work on youth related issues during the summer.

Lt. Marocco stated that this program is a win win situation. He said the schools save money because they do not have anything for these officers to do when school is not in session and the Township gets the added help needed during the busy summer months.

1. BUDGET AMENDMENT #8

Clerk Lovejoy Roe explained the items in the Budget Amendment.

**2. AUTHORIZATION TO APPROVE CONSENT JUDGMENT BETWEEN LAMAR
ADVERTISING OF MICHIGAN, INC. AND THE CHARTER TOWNSHIP OF
YPSILANTI**

**3. FIRST READING OF MOON STAR LEASING, LLC REZONING REQUEST OF
PARCELS K-11-01-100-026, K-11-01-100-027, K-11-01-100-029, K-11-01-
100-030 LOCATED AT THE NORTHWEST CORNER OF E. MICHIGAN AVENUE
AND HOLMES ROAD FROM B-3 GENERAL BUSINESS TO I-1 LIGHT
INDUSTRIAL**

Ben Carlisle, Planning Consultant, explained the rezoning request for three parcels on Holmes Road and one parcel on E. Michigan Avenue. He said the purpose of the rezoning request was to allow for a truck stop facility, which would include a filling station, a rest area, truck wash etc. Mr. Carlisle said the Planning Commission held a public meeting and denied the rezoning request 5-0. Mr. Carlisle explained all the reasons the Planning Commission voted not to rezone these parcels. Mr. Carlisle said that this rezoning would not be in line with what the townships master plan is for that area. Supervisor Stumbo asked Mr. Carlisle if we are moving forward to

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rezone this area to follow what we have in the master plan. He said that they are beginning to look at this along with other areas of the township to see if the zoning was in line with the townships' master plan. Mr. Carlisle stated that they would want what is done on Michigan Avenue to be in line with the economic development strategy that the Township has for that area. Mr. Carlisle said that very shortly they would bring to the board recommendations regarding rezoning. He said that if they find the master plan is not valid they would amend the master plan but the process would be for it to go to the Planning Commission and then brought to the Board. He said if they find the master plan valid but the zoning does not relate to the master plan at that point they would recommend rezoning. Mr. Carlisle said he would like to have some meetings together with the board and the planning commission to make sure they are on the same page with what they want to accomplish.

5. REQUEST OF MICHAEL SARANEN, HYDRO OPERATIONS FOR APPROVAL OF AN ACCESS AGREEMENT BETWEEN WILLOW RUN BUSINESS CENTER II, LLC C/O INSITE REAL ESTATE LLC, THE WASHTENAW COUNTY WATER RESOURCE COMMISSION AND YPSILANTI TOWNSHIP FOR CONSTRUCTION ACTIVITIES RELATED TO THE TYLER POND DRAWDOWN

Supervisor Stumbo stated that until this project is turned over to the county the Township must have these agreements when any work involving the Tyler Pond is done. Attorney Winters stated the Township received \$300,000.00 for the drawdown, which is now paid in full.

6. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR APPROVAL OF PROFESSIONAL SERVICES CONTRACT WITH HOPPE DESIGN FOR ARCHITECTURAL SERVICES INCLUDING PLANS, BID DOCUMENTS, AND OVERSIGHT OF THE BIDDING PROCESS IN COMPLIANCE WITH ADA GUIDELINES AT THE CIVIC CENTER IN THE AMOUNT OF \$5,000.00 BUDGETED IN LINE ITEM #101-956-000-801-000

Jeff Allen, Residential Services Director, stated he received two bids for architectural service for ADA counters and seats in the Board Room. He said that Hoppe Design came in with what he felt was the better bid. Mr. Allen said that this

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bid was just for the design of the project not building it. Supervisor Stumbo stated this would be contingent upon Attorney's review.

7. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR APPROVAL OF AGREEMENT WITH MSDS-ONLINE FOR ONLINE STORAGE OF SAFETY DATA SHEETS (SDS) IN THE AMOUNT OF \$1,000.00 PER YEAR FOR THREE YEARS AND \$1,000.00 FOR INITIAL DATA INPUT BUDGETED IN LINE ITEM #101-227-000-960-000

Jeff Allen, Residential Services Director stated he watched a webinar on safety data sheets. He said this company gave the Township an opportunity to be able to put all the Safety Data Sheets in a computer file, print them out and put them back in the book. Mr. Allen stated this system would keep all accessible areas up to date with vital safety issues and the information would be easily assessable to everyone who needs it.

The meeting was adjourned at approximately 6:50 p.m.

Respectfully Submitted,

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti