

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 20, 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, Jimmie Wilson Jr.

Legal Counsel: Wm. Douglas Winters

1. AGENDA REVIEW

A. 7:00PM – RESOLUTION 2017-16, AMENDMENT TO LAKEVIEW STREETLIGHT DISTRICT #207 (PUBLIC HEARING SET AT THE MAY 16, 2017 REGULAR MEETING)

Clerk Lovejoy Roe explained resolution 2017-16 was for two streetlights the Neighborhood Watch requested for the Lakeview neighborhood. Trustee Jarrell Roe questioned whether there was clearance on the existing pole. Clerk Lovejoy Roe stated there was not enough clearance and another pole was added. Supervisor Stumbo stated that a member from the Neighborhood Watch initiated the request. Trustee Jarrell Roe questioned why there was not a streetlight on McCartney and Pasadena. Clerk Lovejoy Roe explained that a few years ago the entire area was going to have streetlights installed but the estimate came in too high for the residents to agree to it so the number of lights was reduced. She said since then smaller groups in the area have petitioned to add additional streetlights to the neighborhood.

PUBLIC COMMENTS

There were no Public Comments in the Work Session.

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CONSENT AGENDA

**A. MINUTES OF THE MAY 16, 2017 WORK SESSION AND REGULAR MEETING
AND EXECUTIVE SESSION**

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR JUNE 6, 2017 IN THE AMOUNT OF
\$755,199.16**
- 2. STATEMENTS AND CHECKS FOR JUNE 20, 2017 IN THE AMOUNT
OF \$489,009.28**
- 3. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR MAY 2017 IN THE
AMOUNT OF \$43,830.87**
- 4. CHOICE HEALTH CARE ADMIN FEE FOR APRIL 2017 IN THE
AMOUNT OF \$1,207.50**

C. MAY 2017 TREASURER'S REPORT

Supervisor Stumbo stated that Augusta Township would not be having the Firework display that was discussed at the last meeting. She also said the covered bench that was discussed at the last meeting for West Willow was being installed. The New West Willow Neighborhood Association received a grant for \$1,500.00 to help pay for it and the Township provided the additional funds.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

1. BUDGET AMENDMENT #9

Clerk Lovejoy Roe explained Budget Amendment #9.

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2. REQUEST APPROVAL OF THE FIRST AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN WILLOW RUN ARSENAL OF DEMOCRACY LANDHOLDINGS LIMITED PARTNERSHIP (WRAD), AMERICAN CENTER FOR MOBILITY (ACM), AND THE CHARTER TOWNSHIP OF YPSILANTI TO EXTEND THE RIGHT OF FIRST REFUSAL TO ACQUIRE 22 ACRES OF PROPERTY OWNED BY THE TOWNSHIP LOCATED ADJACENT TO TYLER POND

Attorney Winters explained the provision in the agreement that was approved November 4, 2016 that granted WRAD a right of first refusal to obtain the 22 acres of Township owned land adjacent to Tyler Pond if they wanted to use that property for issues pertaining to storm water. He said that currently they are not sure if they will use that property but would like the right of first refusal to be extended an additional 12 months. Attorney Winters said he doesn't see a down side to the request. He said because the board would not meet until tonight the June 1st deadline was extended until tonight so the board could vote on the extension.

3. REQUEST TO AMEND THE COOPERATIVE AGREEMENT BETWEEN WASHTENAW URBAN COUNTY AND YPSILANTI TOWNSHIP

Supervisor Stumbo asked Attorney Winters if he had any issues with the cooperative agreement. He said he did not. Clerk Lovejoy Roe stated the change was just language that HUD was now requiring to be included in the agreement. Clerk Lovejoy Roe explained the benefits of this agreement.

4. RESOLUTION 2017-13, AUTHORIZING THE STATE OF MICHIGAN, MICHIGAN DEPARTMENT OF STATE, CHARTER TOWNSHIP OF YPSILANTI, WASHTENAW COUNTY, HELP AMERICA VOTE ACT (HAVA) GRANT APPLICATION AND AGREEMENT, INCLUDING SCHEDULE B LICENSING AGREEMENT, FOR VOTING SYSTEM HARDWARE, FIRMWARE AND SOFTWARE. RE MASTER CONTRACT 071B7700128 – HART INTERCIVIC, INC.

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Clerk Lovejoy Roe explained this Resolution was for purchasing new voting equipment that the State had been working on for the past several years. She said the state and federal government funded equipment for every precinct and would pay for the maintenance cost for years 1 through 5. She said the State chose three different systems and the counties picked one of the three. She said Washtenaw County chose Hart. Clerk Lovejoy Roe said that the new tabulators are more efficient than the current ones but they run a little slower so she ordered five additional tabulators to add to the AV Count board and then three for backup in case there was a problem at a precinct. She said we should get the equipment in August and will begin training on it for the November 2017 election. She said Washtenaw County would have an open house so the community could examine the equipment before the election.

Trustee Jarrell Roe asked if the election workers would need to be trained. Clerk Lovejoy Roe stated that Hart would come out and train the Clerks and their Deputies. She said she would like to have four people from each precinct attend a training that Hart would put on for election workers.

Trustee Ross-Williams asked if there was cyber-protection. Clerk Lovejoy Roe stated that these tabulators are not connected to the internet until the end of the night when they send the results over to the County.

Supervisor Stumbo asked Attorney Winters if he had reviewed the agreement and he stated he had. He said he sent a letter to Clerk Lovejoy Roe and the Board suggesting that she provide a checklist because there are so many requirements that must be met for the next ten years.

Javonna Neel, Accounting Director asked if it was a pass through grant. Clerk Lovejoy Roe stated it was through Washtenaw County.

Clerk Lovejoy Roe stated this equipment would have to be added to our Insurance Policy.

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- 5. REQUEST AUTHORIZATION FOR THE PURCHASE OF ADDITIONAL ELECTION EQUIPMENT INCLUDING FIVE (5) ADDITIONAL TABULATORS, BATTERIES, BATTERY CHARGERS, AND MEMORY CARDS IN THE AMOUNT OF \$26,620.00 BUDGETED IN LINE ITEM #101-215-000-977-000, TRAINING FOR CLERKS OFFICE STAFF IN THE AMOUNT OF \$2,500.00 BUDGETED IN LINE ITEM #101-215-000-801-000 AND TRAINING FOR ELECTION WORKERS IN THE AMOUNT OF \$4,000.00 BUDGETED IN LINE ITEM #101-215-000-704-000 AND FIVE YEARS OF MAINTENANCE COSTS FOR YEARS 6-10 OF THE CONTRACT IN THE AMOUNT OF \$75,456.00 TO BE PAID APPROXIMATELY JULY 2021 IN ORDER TO RECEIVE A TEN PERCENT DISCOUNT AND AUTHORIZATION FOR HART TO REMOVE AND SALVAGE OLD EQUIPMENT AS NEGOTIATED BY THE STATE OF MICHIGAN**

Supervisor Stumbo stated that this was discussed in the previous request.

- 6. RESOLUTION 2017-14, PURCHASE TAX FORECLOSED PROPERTIES LOCATED AT 1636 BAILEY ST., 1212 E. CLARK ROAD, AND 679 CALDER AVE. IN THE AMOUNT OF \$43,721.00 BUDGETED IN LINE ITEM #101-950-000-969-011 ALL FROM THE 2017 WASHTENAW COUNTY TREASURER LIST OF TAX FORECLOSED PROPERTIES UNDER THE RIGHT OF FIRST REFUSAL.**

Trustee Wilson, Jr. asked if these houses would be sold to Habitat for Humanity and Supervisor Stumbo confirmed that they would. Trustee Wilson, Jr. asked what the turnaround was for Habitat for Humanity once they take possession of a house. Clerk Lovejoy Roe stated they try to complete it in a timely manner but they only have so much staff to do the renovation. Supervisor Stumbo stated that the houses that Habitat attain are usually empty for at least two years prior to their purchase. She said when they take possession they secure the property, maintain all the maintenance of the property as they are renovating the houses. She said they try to complete them within a year but that does not always happen. Clerk Lovejoy Roe stated the township doesn't have the foreclosures that they have had in the past, which is a good thing, but Habitat is now looking into vacant land to purchase. Trustee Wilson, Jr. said some residents had questioned that it was taking

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sometimes 18 months and would like the turnaround shortened. Supervisor Stumbo said she would look into that.

7. RESOLUTION 2017-15, ABANDONED TAX DELINQUENT PROPERTY

Clerk Lovejoy Roe explained that this Resolution allows the County Treasurer to move the tax foreclosed properties faster through the system. Trustee Wilson, Jr. confirmed that it usually takes 3 years and this process would cut it down to two years. Trustee Ross-Williams confirmed that this would be only for abandoned property. Attorney Winters confirmed the Township still had a lot of vacant houses that are abandoned and would like them to be acquired quicker to help prevent the property from further decay.

8. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTY LOCATED AT 1659 WISMER ST., 100 N. CLUBVIEW, 881 DONS DR., 553 KANSAS, 1137 NASH, AND 1814 CAROL ANN IN THE AMOUNT OF \$60,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023

Mike Radzik, OCS Director explained the problems at each of the properties. He said 1659 Wismer was being leased out as a rooming house. He said the property at 100 N. Clubview came to the attention of the OCS department when the police were called by relatives to check on the owner. He said when OCS staff got there the debris from contents in the house was so abundant it was hard for EMS to get in to retrieve the owner who was then taken to the hospital. He said that community volunteers, neighbors and others tried to help clean up the house but the owner is now not receptive to getting help. He said the house remains in bad condition and the OCS department has exhausted all avenues to resolve it. Mr. Radzik stated 881 Dons Dr. is a single family home in a B3 commercial zone that was condemned last month. He said there was a hole in the breezeway and several other structural and property violations. He said it was owned by the estate of the former owner and they tried to work with the surviving son who was living there until recently but all the efforts failed. Mr. Radzik stated 553 Kansas is a single family house that has been vacant for about 3 years. He said the neighbors watch animals go in out of the house by the large hole in the roof. He said we have not

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been able to locate the surviving spouse. Mr. Radzik stated 1137 Nash is a single family home that was foreclosed by US National Bank in September 2016. He said it was occupied until March 2017 when the Sheriff was investigating a break in and discovered the house was vacant. Mr. Radzik stated 1814 Carol Ann is a single family home owner occupied house but it had come under code enforcement about 18 months ago when one of our inspectors who was inspecting the house across the street when neighbors began pointing out broken windows that were not visible from the street. He said our OCS Officer made contact with the family and have now exhausted all efforts to remedy this. He said he contacted Habitat for Humanity to try and get a proper working furnace installed. He said it appeared the occupants were using the flame from the furnace to cook their food. He said Habitat sent a contractor to the house but after a couple of visits the contractor refused to go back because of the condition of the house and the lack of cooperation from the owners. Mr. Radzik said Habitat made other efforts that didn't work out. Mr. Radzik stated that not only for the neighbors but also for the safety of the occupants we need legal intervention to try and resolve this.

Trustee Ross-Williams asked if the 100 N. Clubview was a hoarding situation and wondered if the county had resources that help with hoarding. Mr. Radzik said they did but in this situation he was not qualified to make a diagnosis but it was obvious there was mental health issues. He said the property owner refused all help.

9. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION TO ABATE PUBLIC NUISANCE DRUG HOUSES BY PADLOCKING LOCATED AT 2357 RAVINEWOOD, 1645 DOROTHY, AND 555 E. GRAND BLVD. IN THE AMOUNT OF \$30,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023

Mr. Radzik, OCS Director stated these were all drug houses. He said the drug trafficking at 2357 Ravinewood was part of a federal investigation that including all different substances including delivery of heroin. Mr. Radzik stated the owner/landlord had already been investigated in 2014 for similar drug activity from other tenants. Mr. Radzik stated that 1645 Dorothy was initiated by a search warrant by the Sheriffs' Office in April 2017 and when they did more investigation they found that owner/occupant not only was maintaining a drug house but also a

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prostitute who was a known drug user was living there and had customers visiting her at the house. Mr. Radzik stated that at 555 E. Grand Blvd. a little less than a month ago the Sheriffs' office conducted a narcotics investigation. He said they ended up calling the Michigan State Police LAWNET and RHINO which are narcotics teams. He said RHINO was called because they dismantle meth labs. Mr. Radzik stated the police walked into an active meth lab with meth being cooked at 5:00 a.m. He said that two small children were transported to the hospital because they had been exposed to the chemicals.

10. REQUEST OF ERIC COPELAND, FIRE CHIEF FOR APPROVAL OF A CONTRACT WITH OHM TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR CONCRETE REPAIRS AT FIRE STATION HEADQUARTERS TO INCLUDE DESIGN SPECIFICATIONS, CREATION OF THE BID PACKAGE AND OVERSEEING THE BID PROCESS IN AN AMOUNT NOT TO EXCEED \$9,350.00 BUDGETED IN LINE ITEM #206-970-000-976-005

Eric Copeland, Fire Chief, explained the need and process to replace and repair the parking lot at the Fire Station Headquarters.

11. REQUEST OF ERIC COPELAND, FIRE CHIEF TO RELINQUISH ONE (1) AUTOMATIC CHEST COMPRESSION DEVICE OF FOUR TO BE RECEIVED FROM THE 2016 REGIONAL EMS GRANT TO SUPERIOR TOWNSHIP IN THE AMOUNT OF \$1,863.00

Eric Copeland, Fire Chief, explained the purchases they had made with the EMS Grant they received. He stated he purchased four Automatic Chest Compression Devices but Superior Township had not purchased one and asked Ypsilanti Township if they would sell them one. Chief Copeland felt it was a neighborly thing to do since they shared the Aerial Truck Grant with us.

Supervisor Stumbo asked if it was an extra one for us. Chief Copeland said it was one of four that we have.

Supervisor Stumbo stated that Chief Copeland had loaned one of our trucks to the City of Ypsilanti when their truck was in an accident and wondered if they were

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still using the truck. Chief Copeland said they were and that it would be on loan for a long time since the fire truck that was involved in an accident was totaled. He said it could be eight months to a year to get a replacement fire truck.

Supervisor Stumbo stated that we would have to notify our insurance company that it is on loan to the City of Ypsilanti and the City would have to insure it through their Insurance Company. Chief Copeland said he would talk with the Fire Chief from the City and get back to the board regarding this issue.

12. REQUEST AUTHORIZATION FOR THE LEASE OF NEOPOST IN710 MAIL MACHINE WITH MAILFINANCE, INC. FOR \$352.90 PER MONTH FOR SIXTY (60) MONTHS BUDGETED IN LINE ITEM #101-267-000-730-000

Supervisor Stumbo stated this was replacing our mail machine and it ended up being a lower payment then what we are paying now.

13. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR TO WAIVE THE FINANCIAL POLICY AND AWARD THE LOW QUOTE TO SPARTAN DISTRIBUTORS FOR THE PURCHASE OF A TORO GROUNDSMASTER MOWER IN THE AMOUNT OF \$60,815.36 BUDGETED IN LINE ITEM #101-774-000-977-000

Jeff Allen, Residential Services Director stated that it was the same mower they purchased in March. He said that after it was purchased, the golf course was in need of a mower so they refurbished one of the Residential Services mowers and gave it to them. Mr. Allen said this request for a mower was to replace the one sent to the golf course.

14. REQUEST OF BRIAN MCCLEERY, ASSISTANT ASSESSOR FOR APPROVAL OF LETTER OF AGREEMENT FOR SALE OF 110 JOHNSON ST. PARCEL #K-11-10-211-004 TO MIRA NELLE IN THE AMOUNT OF \$2,500.00 PLUS CLOSING COSTS

Attorney Winters stated that Mr. McCleery, Assistant Assessor has presented it in proper form and its' ready to be executed and receive payment. Supervisor Stumbo

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stated the township owns a lot of vacant lots next to existing homes and would like to sell them to neighboring home owners.

**15. REQUEST TO APPROVE THE PRINCIPLES OF GOVERNANCE AS
RECOMMENDED BY THE MICHIGAN TOWNSHIP ASSOCIATION**

Clerk Lovejoy Roe explained this was the rules and guidelines on how we should work with residents and how we should conduct business in the Township of Ypsilanti as recommended by the Michigan Township Association.

**16. REQUEST FOR AUTHORIZATION TO WITHDRAW FROM THE INTERLOCAL
AGREEMENT CREATING THE DETROIT REGION AEROTROPOLIS
DEVELOPMENT CORPORATION DATED JUNE 17, 2009 PER ARTICLE VIII
SECTION 8:02 ENTITLED DURATION OF, WITHDRAW FROM AND
TERMINATION OF INTERLOCAL AGREEMENT**

Supervisor Stumbo explained that Ypsilanti Township participated in this in 2009 and it was a \$25,000.00 contribution per year. She said they had a meeting with Willow Run Airport and they are planning on demolishing Hanger 1 at Willow Run Airport which is where ACM is. She said they are building a new hanger in Wayne County. Supervisor Stumbo said that at the time of the agreement it was discussed to bring more cargo flights into Willow Run. She said cargo would no longer be expanded at Willow Run Airport so the Township would like to withdraw from the interlocal agreement as there was no measurable benefit for the \$25,000.00 expended each year for Ypsilanti Township to remain in the agreement.

Attorney Winters stated that Aerotropolis had changed their direction and the dollars we had spent with them can be better spent in redevelopment in Ypsilanti Township.

Trustee Ross-Williams stated if it was not benefitting the residents in Ypsilanti Township we should withdraw our association with them.

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**17. REQUEST TO SET A PUBLIC HEARING DATE OF TUESDAY, JULY 18, 2017
AT APPROXIMATELY 7:00PM – CREATION OF STREETLIGHT SPECIAL
ASSESSMENT DISTRICT #209 TURTLE CREEK #2**

**18. REQUEST TO SET A PUBLIC HEARING DATE OF TUESDAY, JULY 18, 2017
AT APPROXIMATELY 7:15PM – CREATION OF STREETLIGHT SPECIAL
ASSESSMENT DISTRICT #210 FORD LAKE VILLAGE #2-2**

2. OTHER DISCUSSION

Jeff Allen, Residential Services Director explained the current information regarding Tyler Dam. He said that Dan's Excavating was doing the work. Mr. Allen stated we took some portions out of the contract with Dan's Excavating because we were going to have the County do them. He said Dan's Excavating was not recognizing that. Mr. Allen said Dan's was asking for \$150,000.00 for work we don't believe they did. He said Dan's stated they did do it but did it in a different location. Mr. Allen said it was a \$250,000.00 item and they had a payment of \$150,000.00 but YCUA stated they removed this off their ledger because YCUA was not going to approve it. He said YCUA and their engineers, RACER and our engineers, Stan Tec said we should not be paying this. He said he was asking the board if we should pay part of it. Mr. Allen stated there was a stipulation in the contract that they could go to DRT (dispute resolution team).

Supervisor Stumbo stated that Evan Pratt, Water Resource Commissioner and his office would be meeting with Dan's Excavating on Thursday and we will get an update then. Mr. Allen stated that Mr. Pratt might just be negotiating the next phase of the project and not discussing the existing payment. He said we would still need to decide how we would resolve this. Supervisor Stumbo said that moving forward we would enter dispute resolution.

Attorney Winters stated that it was a YCUA contract and the Township is contributing the portion regarding the Township. He questioned who would be the best person to represent us. Mr. Allen stated he felt the best person would be someone who was at the table when it was discussed what items were pulled out of the contract.

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

Respectfully Submitted,

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti