

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 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 Lovejoy Roe, Treasurer Larry Doe, Trustees: Stan Eldridge, Heather Jarrell Roe, Jimmie Wilson, Jr. and Monica Ross-Williams

Members Absent: none

Legal Counsel: Wm. Douglas Winters

- 1. REQUEST TO ENTER INTO CLOSED SESSION PURSUANT TO MCL 15.268 SECTION 8 SUBPARAGRAPH (E) OF THE OPEN MEETINGS ACT... "TO CONSULT WITH ITS ATTORNEY REGARDING TRIAL OR SETTLEMENT STRATEGY IN CONNECTION WITH SPECIFIC PENDING LITIGATION, BUT ONLY IF AN OPEN MEETING WOULD HAVE DETRIMENTAL FINANCIAL EFFECT ON THE LITIGATING OR SETTLEMENT POSITION OF THE PUBLIC BODY" IN REGARD TO GAULT VILLAGE PROPERTY**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to go into Closed Session.

Jarrell Roe:	Yes	Lovejoy Roe:	Yes	Eldridge:	Yes
Ross-Williams:	Yes	Stumbo:	Yes	Doe:	Yes
Wilson:	Yes				

The motion carried unanimously.

The Board went into Executive Session at 5:00PM

The Board came out of Executive Session at 5:24PM

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Trustee Wilson wanted to clarify what he said at the December 19, 2017 Closed Session and asked the minutes be changed to reflect it. Trustee Ross-Williams wanted the work session meeting minutes from December 19, 2017 to clarify what she said and asked the minutes be changed to reflect it.

CONSENT AGENDA

A. MINUTES OF THE DECEMBER 19, 2017 WORK SESSION, REGULAR MEETING AND CLOSED SESSION

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR YEAR END DECEMBER 22, 2017 IN THE AMOUNT OF \$367,679.34**
- 2. STATEMENTS AND CHECKS FOR JANUARY 16, 2018 IN THE AMOUNT OF \$516,404.84**
- 3. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR DECEMBER 2017 IN THE AMOUNT OF \$33,136.34**
- 4. CHOICE HEALTH CARE ADMIN FEE FOR NOVEMBER 2017 IN THE AMOUNT OF \$1,200.00 AND DECEMBER 2017 IN THE AMOUNT OF \$1,185.00**

C. DECEMBER 2017 TREASURER'S REPORT

NEW BUSINESS

1. BUDGET AMENDMENT #1

Supervisor Stumbo explained items that were in the Budget Amendment #1.

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**2. 1ST READING OF RESOLUTION 2018-01, PROPOSED ORDINANCE 2018-476,
AN ORDINANCE AMENDING THE ZONING CODE OF THE CHARTER
TOWNSHIP OF YPSILANTI**

Megan Masson-Minock, Carlisle, Wortman & Associates explained the ordinance amendments of the zoning code. She said the amendments would achieve better organization of the zoning ordinances, it would make them easier to understand for the public and developers. Ms. Masson-Minock said they added three districts that were not on the zoning map. She said the changes that were made will enable people to find what they are looking for quicker and easier. Ms. Masson-Minock explained the updating of the terms they changed throughout the ordinances which clarified their meaning.

Clerk Lovejoy Roe asked if they changed or added definitions. Ms. Masson-Minock stated they did both and explained the changes and additions.

Supervisor Stumbo stated this was the first reading and it would be brought back to the board for the second reading.

**3. REQUEST APPROVAL OF METRO ACT APPLICATION OF MCIMETRO ACCESS
TRANSMISSION SERVICES CORP. DBA VERIZON ACCESS TRANSMISSION
SERVICES PER PUBLIC ACT 48 OF 2002**

Attorney McLain stated that he reviewed the application and it was in proper form. Attorney McLain stated he was putting together an instruction manual for township staff on how to process an application of this kind when we receive another in the future.

Supervisor Stumbo stated that she would like to meet with the applicant and hoped they would be at the board meeting tonight.

Attorney McLain stated the board could approve or deny the application but the township only has 45 days from the day we received the application to take action.

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Supervisor Stumbo stated that it does not make sense that someone could send in an application and never have to meet with the Township. She said, in the future she would like part of the procedure to be that the applicant must be present at the board meeting when the board is discussing their request.

4. REQUEST OF TRAVIS MCDUGALD, IS MANAGER FOR APPROVAL OF MEMBERSHIP IN THE US COMMUNITIES GOVERNMENT PURCHASING ALLIANCE

Supervisor Stumbo stated this request was for us to become a member which enables us to purchase at a discount similar to the MIDEAL program.

5. REQUEST TO APPOINT MORLEY STEVENSON TO THE YPSILANTI TOWNSHIP BOARD OF REVIEW

AUTHORIZATION AND BIDS

1. REQUEST OF MICHAEL SARANEN, HYDRO OPERATIONS TO SEEK PROFESSIONAL SERVICE QUOTES FOR THE REPLACEMENT OF THE RUNNER SHAFT BEARING FOR RUNNER #2 AT THE HYDRO STATION

OTHER BUSINESS

Supervisor Stumbo provided an update on the final stages of hiring for the Community Engagement position. She said they distributed to the Trustee's mailboxes the annual report for the Ypsilanti Township Sheriff Department Operations and also the new budget. She stated AAATA is now offering an express bus that will begin on January 29, 2018 and will go from the Shell Station on Huron Street to Mott Childrens' Hospital, and the U of M central campus for \$1.50 each way. It will run from 9am to 5pm.

Trustee Ross-Williams stated that MDOT is finished at Dorset and they did everything they promised they would do and it looks great. Supervisor Stumbo stated she believed the area would benefit from improved lighting.

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ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters stated the check was received from the sale of the cell tower and deposited December 28, 2017. He said those funds were used to pay off the Seaver Farm bond and the Township is now debt free. He said this prime property would be presented to interested developers. Attorney Winters stated the township was in a strong position since they own the property free and clear and could be selective in what it would be used for.

Attorney Winters said that tonight it was on the agenda to go out for bid for a generator at the hydro station. He said that DTE has \$800,000.00 in an escrow account which belonged to the Township and they had a meeting asking for a lump sum payment since it was set up 25 years ago in an escrow account to show performance which we have shown for 25 years. Attorney Winters said we were requesting a lump sum of \$500,000.00 and that would still leave \$300,000.00 in security. He said the \$500,000.00 could pay for the generator without getting the funds from somewhere else. He said they are continuing to move forward in getting DTE to pay the Township what is already the Townships' money.

Attorney Winters stated they are still in negotiations with the Teamsters'.

Attorney Winters stated they did conclude the arbitration hearing for the workplace violence case. He said the testimony has been completed and the briefs are due to the American Arbitration Association on February 4, 2018 and stated the Arbitrator has 30 days to make a decision.

Attorney Winters stated that although the township was in better shape than it was 10 years ago with vacant houses it was still a problem. He said an example of how we turned them around would be 1571 Russell, which was a vacant property and was turned over to Habitat for Humanity and now will become an owner occupied home.

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Attorney Winters stated that a group home on E. Cross Street had its' special conditional use permit revoked after an incident occurred in the home. He said since the incident the house had been sold and asked Mike Radzik to elaborate.

Mike Radzik, OCS Director explained the house was licensed by the state as a medium group home which could have up to 12 residents. He said the house had ten bedrooms and at the time of the incident there were 5 clients and one caregiver living in the home. He said the owners of the home were in Arizona when a death occurred. He said the death was ruled that he died of natural causes. Mr. Radzik stated that when reading the report it stated other residents had noticed this person had been slumped over in his wheelchair as early as one or two in the morning. He said it was about noon when the caretaker called 911 after first calling the owner of the property. He said the caregiver was walked through the CPR process with the dispatchers because he did not know CPR, he was never trained to care for people, never trained on dispensing medication, never filled out a job application, or ever had a background check which are all required for AFC licensing. He said the caretaker gave the police a fake name and said the owner had his ID and the owner of the house stated that he was aware of the fake name and said he had the caretakers' ID. Mr. Radzik said the ID was found under the kitchen sink. He said the caretaker was either in the country illegally or he was illegally working in the country. The caretaker was turned over to federal authorities. He said the facility owner stated he knew the caretaker used a fake name and stated he had his ID but lied to police to protect his business. Mr. Radzik said protective services arrived and called an ambulance to remove the other residents and took them to the hospital for evaluation. He said the residents were placed in alternative housing. Mr. Radzik stated the E. Cross house was closed immediately pending disciplinary action. He said one of the residents was not at the house because he got on a bus earlier in the day. He stated the police tracked him down and found him in Ann Arbor. He said a notice was sent to the owner from the state but the owners did not respond so the license was revoked on December 5, 2016. Mr. Radzik said from the time the incident occurred, and the hearing, the house had been sold. He said the new owner attended the meeting with the Ypsilanti Township Planning Commission and he was told he would need to get the license from the State before the Planning Commission would consider his special land use application.

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Work session adjourned at 6:48PM

Respectfully Submitted,

Karen Lovejoy Roe, Clerk