

CHARTER TOWNSHIP OF YPSILANTI
MEETINGS OF THE FEBRUARY 20, 2018 WORK SESSION MEETING

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 Doe, Trustees: Stan Eldridge, Heather Jarrell Roe, Monica Ross-Williams and Jimmie Wilson, Jr.

Members Absent: None

Legal Counsel: Wm. Douglas Winters

1. ECONOMIC DEVELOPMENT DIRECTOR POSITION...SUPERVISOR STUMBO

Supervisor Stumbo stated that along with Clerk Lovejoy Roe and Treasurer Doe they want to restore this position. She said Carlisle Wortman had put together a job description with salary recommendations. She said she wants confirmation from the Board that they want to proceed to fill this position. Trustee Eldridge asked if the salary starts at \$70,000.00 what was the range. Supervisor Stumbo stated that the description would be complete when it came back to the Board from Human Resources. She said the reason she was bringing it up at this time was only for the Board to agree in moving forward on the position.

Trustee Ross-Williams questioned why we were asking for 4 years of experience instead of 5 years. Clerk Lovejoy Roe stated if we say a minimum for 4 years we may have more experienced applicants. She also thought \$70,000.00 was too low of a beginning salary. Clerk Lovejoy Roe suggested for us to find out what area municipalities were paying for this position. Supervisor Stumbo stated this was the recommendation from Carlisle Wortman. She said that Carlisle Wortman had contacted Oakland and Macomb County and they suggested a lower salary but Dick Carlisle said he would not agree to go lower than \$70,000.00.

Supervisor Stumbo stated they would work with Human Resources and bring the position back to the next meeting.

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2. DISCUSSION ON PLAY EQUIPMENT REPLACEMENT....SUPERVISOR STUMBO

Supervisor Stumbo stated that in 2015 they hired a company to conduct a safety inspection of our play equipment in our parks. She said they gave us a list of immediate repairs that were addressed. Supervisor Stumbo said there was a need to replace the existing play equipment.

Carl Girbach, Special Projects, stated some of our park equipment was 40 years old and some do not meet ADA standards. Mr. Girbach reviewed the park improvement recommendations in the board packet.

Supervisor Stumbo stated the Board allocates the funding for any improvements and she wanted Mr. Girbach to give the Board his suggestions before he takes the proposal to the Park Commission.

Trustee Jarrell Roe asked how Mr. Girbach came up with the cost for these updates. He said he contacted vendors the Township previously have hired and they came out and gave him the cost for the structures. Trustee Jarrell Roe asked how much the Grant was for the Bud and Blossom Park Play Structure and Park Improvements. Mr. Girbach said it was \$60,000.00.

Trustee Ross-Williams stated she was happy to see the improvements that we are making with our parks. She said that residents have expressed for the past several years that they would like a dog park so she was glad that was in the plans.

Clerk Lovejoy Roe asked if we need an engineer to do the design and bids. She asked if the process would then be to send the proposal to the Park Commission for their approval and then it would come back to the township and go out for bid? Mr. Girbach stated that all the vendors we use would have to comply with the federal and state regulations. He said an engineer would design it and they sign off on it once its' agreed to. Mr. Girbach stated that in the past we have gone to a vendor and picked out the style we want with the activities we would like on it and then we put that structure out for bid and all the vendors would bid. Clerk Lovejoy Roe stated that with the amount of projected cost she wondered if we would want an engineer involved. Mr. Girbach said that would be up to the board.

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Stuart Collis, Park Commissioner stated they have discussed the dog park and suggested that a possible place would be North Bay. He said they would investigate the environmental concerns because of the water nearby and they didn't know the drainage situation there. He said they had talked with Mr. Dudley, Township Superintendent and he agreed that North Bay would be the best option. He said they decided the park should be in a gated area and this would help offset the cost for maintaining the dog park. He said the Community Center was not gated and it was located on the far side of the community whereas North Bay was centrally located. Mr. Collis stated that the Park Commission would like to open the line of communication with the Township Board to allow these projects to be addressed.

Supervisor Stumbo stated they would look for the memo from the Park Commission and Mr. Collis said it was in the October or November minutes. Mr. Collis asked if the proposal at Loonfeather was to eliminate the swing set down by the lake. Mr. Girbach said it was and if they had everything up by the shelter there might be less vandalism.

Trustee Jarrell Roe stated she was in support of replacing the park equipment but she said she would want more specifics as the project moves forward. Supervisor Stumbo said the suggestion was to remove the old equipment and she would not want to remove it and not replace it. Supervisor Stumbo stated we would like to use the money from the Nexus Project to pay for this project. Trustee Eldridge asked at what cost was an engineer needed. Clerk Lovejoy Roe said she would check on it but was concerned we didn't have the staff to oversee such a large project and we may need an engineer to be involved. She said she believes using the Nexus money would be a good idea since this would benefit the entire township. Trustee Eldridge was not suggesting using an engineer because he was sure the companies we use were professional. Mr. Girbach said he was involved in the Bud and Blossom project and we didn't use an engineer there. Supervisor Stumbo said she would check how the County did it and get more information. Supervisor Stumbo stated the next step would be to take it to the Park Commission.

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3. AGENDA REVIEW.....SUPERVISOR STUMBO

A. MINUTES OF THE FEBRUARY 6, 2018 WORK SESSION AND REGULAR MEETING

Trustee Ross-Williams stated in the work session minutes it stated she was concerned about 386 S. Ford Blvd but she said her statement was broader and that she was concerned about all small businesses not just that particular address. She said if she said it that way that was not the way she meant it. Clerk Lovejoy Roe said she would check the recording.

Supervisor Stumbo said that in the regular minutes she questioned if she said that we needed an election because there was two years left on the vacated seat on the Park Commission. Clerk Lovejoy Roe said she would check the recording.

Supervisor Stumbo stated the County approved our ballot language for the fire millage for the May 8, 2018 election. She said she wanted to explain the millage at the Neighborhood Watch meeting but did not because at that time we didn't have the approval from the county. Supervisor Stumbo said we needed to educate the residents on what the millage would cost each homeowner. She said we have never done a millage like this one and residents have questions regarding it. Trustee Jarrell Roe suggested a mailer. Supervisor Stumbo said we have done a mailer before and as long as the information was factual, we were allowed to do it. She said we would bring it back to the board for approval.

Trustee Ross-Williams stated she would like us to do a mailer. She said since it was the first time we were doing a millage of this type she wanted to make sure she was giving the correct information regarding it. Supervisor Stumbo stated she was at the West Willow Neighborhood Watch meeting and the Firefighter that was present at the meeting, was being asked many questions about the millage. She said the Firefighter stated we needed to provide more information for our residents.

Clerk Lovejoy Roe stated Assessing could calculate the exact cost for each homeowner and that information could be added to the mailer.

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Supervisor Stumbo said we would bring it back to the board so we can clarify exactly what the millage was for and how much it would cost each homeowner.

Supervisor Stumbo stated on the February 6, 2018 regular meeting minutes on Page 6 she said more than what was printed and would like it to reflect what she said. Clerk Lovejoy Roe stated she would check into it.

B. STATEMENTS AND CHECKS

**1. STATEMENTS AND CHECKS FOR FEBRUARY 20, 2018 IN THE
AMOUNT OF \$1,003,376.57**

C. JANUARY 2018 TREASURER'S REPORT

OLD BUSINESS

**1. 2ND READING OF RESOLUTION 2018-01, PROPOSED ORDINANCE 2018-475,
AN ORDINANCE AMENDING THE ZONING CODE OF THE CHARTER
TOWNSHIP OF YPSILANTI (1ST READING HELD AT THE JANUARY 16, 2018
REGULAR MEETING)**

Megan Masson-Minock, Carlisle Wortman & Associates said there were not any changes from the 1st reading but if anyone had questions she would be happy to answer them.

NEW BUSINESS

1. BUDGET AMENDMENT #4

Supervisor Stumbo stated we received \$5,047.00 for settlement funds from the padlock lawsuit at 812 Cliffs Drive, 201 and Javonna Neel, Accounting Director suggested we take the revenue and put it back in so we could continue to do more padlock cases.

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Attorney Winters said that there was a padlock case on Johnson Street and that we have recovered \$9,000.00 for 903 Hunter St. He said we try to be aggressive as we can to get back some of the dollars from these people who require the Township to spend its' funds for these types of violations.

Supervisor Stumbo stated that the next budget amendment item was for an increase for matching funds for Regional Grants for equipment for the Fire Department. Chief Copeland said in Ypsilanti Township we need the signature of the Supervisor and the Clerk in place of the Fire Chief for the memorandum of understandings. He said this collaboration has been good for our Fire Department. Chief Copeland said he was here tonight to seek approval to allow Supervisor Stumbo and Clerk Lovejoy Roe to sign the memorandums of understanding for the grants. Chief Copeland explained how this collaboration works with neighboring fire departments.

2. REQUEST OF MICHAEL SARANEN, HYDRO OPERATIONS TO WAIVE THE FINANCIAL POLICY AND ACCEPT THE LOW QUOTE FROM FONDRIEST ENVIRONMENTAL FOR THE PURCHASE OF A WATER QUALITY BUOY WITH CELLULAR TELEMETRY IN THE AMOUNT OF \$7,530.00 BUDGETED IN LINE ITEM #252-252-000-976-000

Michael Saranen, Hydro Operator said they need to replace the lake buoy that was purchased around 2003. He said that station was very cumbersome and it takes two people to put it in and out of the lake every year. He said that communication package was now 15 years old. Mr. Saranen said he was trying to move to a cell phone platform using the existing web server through Fondriest. He said if we try and use another vendor it may not work well with what we have.

3. RESOLUTION 2018-05, OWNERS DAM SAFETY PROGRAM

Michael Saranen, Hydro Operator said that this was a resolution that we are required to approve annually.

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- 4. REQUEST OF MICHAEL RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY, TO ENFORCE PROVISIONS OF THE PROPERTY MAINTENANCE ORDINANCE FOR A SEVEN (7) UNIT APARTMENT BUILDING LOCATED AT 1234 HOLMES RD. IN THE AMOUNT OF \$10,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023**

Michael Radzik, OCS Director said this was a request to seek legal action if necessary and his hope was that it would not come to that. He said the owner of a seven unit apartment building initially cooperated with our multi-family rental inspection program. He said the owner registered but when he was cited for code violations on the exterior of his building he stopped cooperating by not allowing us to inspect the inside and refused to fix the exterior violations. Mr. Radzik said that since the memo was submitted he seems to have had a change of heart and rental inspections are scheduled in March.

- 5. REQUEST OF ERIC COPELAND, FIRE CHIEF FOR APPROVAL FOR APPROVAL OF GRANT APPLICATIONS AND CORRESPONDING MEMORANDUMS OF UNDERSTANDING ON BEHALF OF THE YPSILANTI TOWNSHIP FIRE DEPARTMENT FOR AUTO EXTRICATION EQUIPMENT WITH SALINE AREA FIRE DEPARTMENT, TURNOUT GEAR WITH MILAN AREA FIRE DEPARTMENT, FIRE HOSES WITH NORTHFIELD TOWNSHIP FIRE DEPARTMENT, AND SCBA EQUIPMENT WITH SUPERIOR TOWNSHIP FIRE DEPARTMENT FOR A TOTAL AMOUNT OF \$19,045.36 BUDGETED IN LINE ITEM 206-970-000-979-005**

- 6. REQUEST OF WAYNE DUDLEY, PUBLIC SERVICES SUPERINTENDENT FOR APPROVAL OF UPDATED CONTRACT WITH CORRIGAN OIL COMPANY FOR FUEL MANAGEMENT SYSTEM IN THE AMOUNT OF \$30,030.00 BUDGETED IN LINE ITEM #595-595-000-971-008**

Wayne Dudley, Public Service Superintendent stated the Board previously approved this request for a fuel management system but when they looked into it further they found additional expenses that were not previously apparent. He said after having additional discussions with Corrigan Oil we would keep fuel systems at

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Ford Lake Park. He said trying to recondition the tanks at the Civic Center which would have the cost of running electricity out to the pump systems and the tanks and doing that was quite a bit more than what was originally estimated. He also said the State refused to grandfather our permit for those tanks. He said the tanks were too close to our property line and they were too close together so if would use them we would have to move them. Mr. Dudley said that by keeping the fuel system at Ford Lake Park and doing the upgrading that we need, the cost should be the same as in the previous request. He said it would be up to the Board on whether they wanted to do anything at the Civic Center.

Attorney Winters stated that he understood that if there was any leakage from the tanks at the Civic Center it would probably be contained in the pipes and then there would not be contamination. He would recommend to de-commission the tanks and remove the underground pipes. Mr. Dudley stated the tanks were already de-commissioned and we would only have to remove the underground pipes. Attorney Winters said if the State was not going to approve them then we should get rid of them.

Treasurer Doe asked if the tanks and pipes were removed and the soil was checked would the Township only have to remove the cement slab. Mr. Dudley said yes that was all because they would have already completed all the environmental testing.

Mr. Dudley stated that all the costs are the same as the original request we are just keeping the tanks at Ford Lake. He said the only way there would be additional cost if they find contamination but we won't know that until they test it.

OTHER BUSINESS

Trustee Eldridge wanted to thank our Attorneys' for all their hard work on the arbitration case.

Attorney Winters stated he was pleased with outcome for this case. He said that its' time to identify warning signs, what are the red flags when people make threats. He said people might say they did not believe it would happen but how do we make that distinction. Attorney Winters said this situation in the Township

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comes down to one person who was a long time employee here making a number of decisions on her own. He said this person made threatening remarks stating she was going finish what was started and doing it with the intent of instilling a fear, anxiety, worry in her co-workers and supervisors' lives. Attorney Winters stated she succeeded in doing that and created an atmosphere of fear. Attorney Winters stated that no one gets pleasure out of someone losing their job but all of us are accountable for the choices we make.

Trustee Eldridge thanked Mike Radzik for his involvement with a problem with a house on Hitchingham by getting the owners to follow through with their original agreement with the township.

Work session adjourned at 6:55 PM

Respectfully Submitted,

Karen Lovejoy Roe, Clerk