

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE APRIL 17, 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. SEMCOG PRESENTATION.....AMY MALMER & GRANT BROOKS
(see attached)**

Grant Brooks, Membership Specialist gave an overview of SEMCOG to the Board. He explained recent planning activities and their efforts for implementing these plans in Ypsilanti Township through a slide-show presentation. Mr. Brooks stated SEMCOG is celebrating their fifty-year anniversary. He said Ypsilanti Townships' delegate for SEMCOG is Trustee Jarrell Roe and the alternate is Treasurer Doe.

Amy Malmer, Membership Manager explained some of the regional plans that SEMCOG had recently worked on. She said they developed the regions' transportation plan, which prioritized spending on the regions roads, transit, walking and biking trails at a cost of just under one billion dollars per year. She said these transportation projects are critical to preserve jobs and the economy and improve delivery of services, goods and freight. Ms. Malmer said they work closely with the County Road Commission and WATS to collect, share and analyze data on traffic counts, pavement conditions, and traffic crashes all of which help to prioritize projects within the county and the larger SEMCOG region. She said the Regional Transportation Plan is implemented through the Transportation Improvement Program (TIP). She said the TIP was a collection of projects that improves the quality and reliability of the transportation system for all users as well as it supports our economic prosperity. She explained that in Ypsilanti Township in 2017 the majority of the funds were spent on roadway safety and operations. Ms.

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Malmer stated from 2018-2020 another \$1.8 million would be invested for projects in Ypsilanti Township.

Trustee Wilson asked if SEMCOG was involved with any recreation projects. Ms. Malmer stated they just launched a Parks and Recreation task force, which would be guiding SEMCOG's work and looking throughout the region where we have facilities and where there were gaps. She said they would then focus on filling in those gaps. She said Trustee Ross-Williams was serving on the Parks and Recreation Task Force.

Supervisor Stumbo asked if they had discussed regional recycling. Ms. Malmer stated they have served on County Solid Waste Committees and participated with them but did not have their own task force.

Ms. Kaiser, Township Resident asked if they were involved with the regional transit project for the five counties. Ms. Malmer stated they work closely with them but they are a separate organization. Ms. Kaiser stated she was opposed to the regional transit project.

2. AGENDA REVIEW.....BRENDA STUMBO

CONSENT AGENDA

A. MINUTES OF THE APRIL 3, 2018 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

1. STATEMENTS AND CHECKS FOR APRIL 17, 2018 IN THE AMOUNT OF \$1,198.607.84

2. CLARITY HEALTH CARE DEDUCTIBLE ACH EFT FOR MARCH 2018 IN THE AMOUNT OF \$62,059.56

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- 3. CLARITY HEALTH CARE ADMIN FEE MARCH 2018 IN THE AMOUNT OF \$1,077.00**

ATTORNEY REPORT

- 1. GENERAL LEGAL UPDATE – (provided under Other Business)**

OLD BUSINESS

- 1. REQUEST OF BRIAN MCCLEERY, ASSISTANT ASSESSOR FOR AUTHORIZATION TO ENTER INTO NEGOTIATIONS TO SELL YPSILANTI TOWNSHIP OWNED PROPERTY LOCATED AT 138 S. HARRIS RD PARCEL ID K#11-10-180-007 (TABLED AT THE APRIL 3, 2018 REGULAR MEETING)**

Brian McCleery, Assistant Assessor sent a letter requesting this be removed from the agenda.

Trustee Eldridge asked why Mr. McCleery wanted this removed. Supervisor Stumbo stated the church next door had asked to purchase the lot but it turned out a group interested in purchasing the church was interested in the lot.

NEW BUSINESS

- 1. BUDGET AMENDMENT #8**

Trustee Ross-Williams questioned the environmental services fund increase of 680%. Supervisor Stumbo stated we briefly talked about that during Evan Pratts' presentation at the last meeting. She said we take our recycling to a MRF (Materials Recycling Facility) and they separate the materials. She said if there was a market for the recyclables, they sell them and we get money back from the recyclables which we do not currently get revenue from our recyclables. Supervisor Stumbo stated the rate to drop it off at the MRF has increased.

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- 2. REQUEST OF ERIC COPELAND, FIRE CHIEF FOR APPROVAL OF AUTOMATIC MUTUAL AID AGREEMENT WITH THE VAN BUREN TOWNSHIP FIRE DEPARTMENT (Discussed Later in Meeting)**

- 3. 1ST READING OF RESOLUTION 2018-07, PROPOSED ORDINANCE 2018-477, AN ORDINANCE TO AMEND CHAPTER 22 OF THE YPSILANTI CHARTER TOWNSHIP CODE OF ORDINANCES BY ADDING A NEW ARTICLE REQUIRING REGISTRATION OF COMMERCIAL AND INDUSTRIAL BUSINESSES**

Supervisor Stumbo stated the need for this ordinance had been discussed for about ten years. She said this ordinance requires businesses to register with the OCS Department.

Trustee Ross-Williams asked if there was a registration fee. Supervisor Stumbo stated the registration fee was for all new businesses.

Charlotte Wilson, Planning and Development Coordinator stated the existing businesses could scan the form and email it in and there would be no fee involved.

Trustee Eldridge asked if this included home based businesses. Ms. Wilson stated not at this time.

Trustee Ross-Williams asked if all the businesses would be listed on the website. Ms. Wilson said they all would be on the website.

- 4. RESOLUTION 2018-10, PROFESSIONAL SERVICE FEES FOR TOWNSHIP, ATTORNEY, PLANNER ENGINEER AND FIRE DEPARTMENT**

Charlotte Wilson, Planning and Development Coordinator stated she has the current and new fee schedule if anyone was interested in seeing it. She said the new format was easier to use for developers and staff.

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- 5. 1ST READING OF RESOLUTION 2018-11, PROPOSED ORDINANCE 2018-478, AN ORDINANCE AMENDING ORDINANCE NO. 74, TOWNSHIP ZONING ORDINANCE, SO AS TO REZONE 1250 EAST MICHIGAN AVENUE, BEING PARCEL ID# K-11-10-107-011, FROM IT'S CURRENT B-3 (GENERAL BUSINESS) DISTRICT ZONING CLASSIFICATION TO IRO (INDUSTRIAL, RESEARCH, OFFICE) DISTRICT ZONING CLASSIFICATION**

Charlotte Wilson, Planning and Development Coordinator explained why the zoning in this area was proposed to be changed.

Carlos Martinez, GM&T Engineering, Inc. owner and Ypsilanti Township resident, petitioned for this zoning change so he could move his business from Plymouth to Ypsilanti. He said NASA certified his business and he planned to bring jobs to Ypsilanti Township.

- 6. RESOLUTION 2018-12, AUTHORIZING THE DIVISION OF A PLATTED LOT IN COUNTRY CLUB PARK SUBDIVISION PARCEL ID# K-11-07-440-016**

Brian McCleery, Assistant Assessor stated the applicant had four lots and wanted to divide this property up into two lots. Mr. McCleery explained how the lots would be divided.

- 7. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTY LOCATED AT 669 WOBURN/1490 CONCORD IN THE AMOUNT OF \$10,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023**

Attorney Winters explained the violations. He said the property owners were not fixing the problems with the apartment buildings. Attorney Winters said that its' been 13 months since the problems began with this complex. He said there was water damage to individual apartments and there was a chance for mold to cause health hazards. He said this legal action would be better suited for the Circuit Court instead of the 14B District Court and would be moved to the Circuit Court if the board approves the request.

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8. AUTHORIZATION TO COMMIT \$81,000.00 IN COST SHARING WITH THE CITY OF YPSILANTI FOR THE PAVING AND IMPROVEMENTS FOR EMERICK ST. BETWEEN GROVE RD, AND THE SERVICE DR. WITH AN AGREEMENT AND BUDGET AMENDMENT TO BE BROUGHT BACK TO THE BOARD OF APPROVAL

Supervisor Stumbo stated the County Road Commission may administer the contract and this cost would be less than proposal in the board packet. She said the City was paying 50% and all the engineering costs. Supervisor stated the maximum amount the township would pay would be \$81,000.00 but if the County Road Commission does the project it would be around \$50,000.00. She said the Road Commission would bring the actual agreement to the Board. She said the City of Ypsilanti wanted to make sure the Township would collaborate on this project.

Clerk Lovejoy Roe stated there would be more road projects brought to the board at the next board meeting.

Attorney Winters stated all parties involved would be carrying liability insurance. He said although the township contributed funds for the project they would not be held liable for anything to do with the construction, engineering, or any potential lawsuits regarding this project.

9. REQUEST TO APPROVE AGREEMENT WITH WASHTENAW COUNTY ROAD COMMISSION FOR 2018 LOCAL ROAD DUST CONTROL IN THE AMOUNT OF \$5,682.60 BUDGETED IN LINE ITEM #212-212-000-818-006

10. REQUEST TO CANCEL MAY 1, 2018 BOARD MEETING DUE TO MAY 8, 2018 SPECIAL ELECTION

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AUTHORIZATIONS AND BIDS

- 1. REQUEST AUTHORIZATION TO AWARD THE LOW BID AND DESIGNATE TRENDSET COMMUNICATIONS GROUP AS THE TOWNSHIP PREFERRED NETWORK CABLE INSTALLER UNTIL APRIL 2020**
- 2. REQUEST OF ERIC COPELAND, FIRE CHIEF TO SEEK SEALED BIDS FOR THE REPLACEMENT OF THE ROOF AT FIRE STATION #3 20 S. HEWITT**
- 3. REQUEST OF CARL GIRBACH, RESIDENTIAL SERVICES FOR APPROVAL TO WAIVE THE FINANCIAL POLICY AND AWARD THE LOW QUOTE TO J.W. TURF FOR PURCHASE OF A JOHN DEERE PROGATOR 2020A IN THE AMOUNT OF \$18,827.35 BUDGETED IN LINE ITEM #212-970-000-977-000 AND FOR APPROVAL TO TRADE IN A 1995 GEHL SKID STEER**

Clerk Lovejoy Roe explained that MITN bid this out.

NEW BUSINESS

- 2. REQUEST OF ERIC COPELAND, FIRE CHIEF FOR APPROVAL OF AUTOMATIC MUTUAL AID AGREEMENT WITH THE VAN BUREN TOWNSHIP FIRE DEPARTMENT**

Chief Copeland stated Van Buren Township only has two trucks and if they sent both to assist, they would be left without a truck. He said Van Buren Township responds south of Textile and west to Green Farm subdivision to Hitchingham Road. He said he would bring the agreements with the City of Ypsilanti and Superior Township to the board later.

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OTHER BUSINESS

ATTORNEY REPORT

3. GENERAL LEGAL UPDATE

Attorney Winters stated he spoke with the Insurance Adjuster regarding the invoice they sent seeking reimbursement of the Fire Truck the Township loaned the City of Ypsilanti for 24 weeks when their truck was damaged in an accident. He said they calculated the value of that was \$48,000.00. Attorney Winters said the Insurance Company stated they would be issuing Ypsilanti Township a check today for \$24,000.00. He said they were going to contact the insurance company that insured the vehicle which crashed into the fire truck for the additional \$24,000.00. Attorney Winters said if we get additional dollars based on the invoice we would be paid in full. He said if we do not get the additional dollars, we could discuss with the City of Ypsilanti to use that amount to put toward the road improvement contract on Emerick.

Attorney Winters stated for the past 14 months we have been trying to work with DTE to release the \$800,000.00 escrow account from the Hydro Station. He said, currently there were no funds going into the escrow account. He said in 2019, we would begin to receive 10% a year for the next 10-years until the contract terminates. He said it is Township money and the Township was not earning any interest on their \$800,000.00. Attorney Winters said if we could get the funds in one lump sum, the Township could use the funds for some of the projects that need done in the Township. Attorney Winters stated they met with DTE last week and they indicated they would research if they could accept a performance bond that would release the \$800,000.00 to the Township. He said there should be a decision by April 30, 2018. Attorney Winters stated that as DTE was examining our contract they discovered they had shorted the Township by about \$215,000.00 over and above the \$800,000.00 they owed us.

Attorney Winters stated they determined what might be the accurate PILOT payment that was owed to the Township from AMC. He said he hoped by the next board meeting they would have a resolution regarding this.

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Attorney Winters stated regarding the Johnson Street house and there was a five months padlock agreement where the property owner must evict the current tenants. He said moving forward the owner would be proactive with this rental by doing enhanced background checks for future tenants.

Attorney Winters stated this time of year they receive information on foreclosed homes from the county. He said the Township would need to get the list of foreclosures from the county so they could go over it with Habitat deciding which houses Habitat would be interested in refurbishing.

Work session adjourned at 6:20 p.m.

Respectfully Submitted,

Karen Lovejoy Roe, Clerk