

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF WORK SESSION  
DECEMBER 18, 2018**

Supervisor Stumbo called the meeting to order at approximately 5:03 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, Monica Ross-Williams and Jimmie Wilson, Jr.

**Members Absent:** Trustee Heather Jarrell Roe

**Legal Counsel:** Wm. Douglas Winters

**1. REQUEST TO ENTER INTO CLOSED SESSION FOR DISCUSSION ON  
14B COURT AFSCME UNION CONTRACT**

**A motion was made by Treasurer Doe, supported by Trustee Ross-Williams to enter into Closed Session for discussion on 14B Court AFSCME Union Contract.**

<b>Jarrell Roe:</b>	<b>Absent</b>	<b>Eldridge:</b>	<b>Yes</b>	<b>Ross-Williams:</b>	<b>Yes</b>
<b>Lovejoy Roe:</b>	<b>Yes</b>	<b>Stumbo:</b>	<b>Yes</b>	<b>Doe:</b>	<b>Yes</b>
<b>Wilson:</b>	<b>Yes</b>				

**Entered into Closed Session at 5:06 p.m.**

**A motion was made by Treasurer Doe, supported by Trustee Ross-Williams to come out of Closed Session at 5:36 p.m.**

<b>Jarrell Roe:</b>	<b>Absent</b>	<b>Eldridge:</b>	<b>Yes</b>	<b>Ross-Williams:</b>	<b>Yes</b>
<b>Lovejoy Roe:</b>	<b>Yes</b>	<b>Stumbo:</b>	<b>Yes</b>	<b>Doe:</b>	<b>Yes</b>
<b>Wilson:</b>	<b>Yes</b>				

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**2. YPSILANTI TOWNSHIP PLANNING STUDY .....  
.....MEGAN MASSON-MINOCK, CARLISLE WORTMAN**

Megan Masson-Minock, Carlisle Wortman stated she would be turning the major portion of the presentation over to William Saint Amour from Cobalt, but first would put the survey into context:

- Part of the Ypsilanti 2040 process
- Part of data collection and analysis
- In 2019 developing the Master Plan
- Presented Master Plan Workshop Dates hosted primarily at the UAW Union Hall
- Update plans and policies

William Saint Amour, Cobalt Community Research presented a quick overview from the planning-related findings in the 2018 survey to Ypsilanti Township residents from the PowerPoint entitled Ypsilanti Township Planning Study. (attached flash drive)

Trustee Ross-Williams asked how the benchmark for safety for the state of Michigan was comprised. Mr. Saint Amour responded it tended to lean toward urban areas. Discussion followed regarding the Townships score of 64, which was based on a scale of 0 to 100 which was part of the American School Satisfaction Index Methodology out of the U of M Business School. Mr. Saint Amour stated it was very unusual to reach a score over 90 and most of the communities he had worked with were in the 60 to low 70 range.

Discussion followed on the subject of perception of local government management, the Township scored higher overall, than in 2009 and in relation to the benchmark, but needed to work on some social and economic things.

Trustee Ross-Williams asked if the quality of the schools was bringing down the benchmark for the overall quality of the community even though the Township does not have a direct control over the schools. Mr. Saint Amour agreed that was the case.

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Megan Masson-Minock explained this survey would help to serve as a basis of actions that would be taken in the future. She stated another survey would be taken in five years, which would be a great way to see what had been achieved and better serve as a tool to see what actions still need to be taken.

**3. AGENDA REVIEW.....SUPERVISOR STUMBO**

**1. PROCLAMATION HONORING THE 2018 BELLEVILLE HIGH SCHOOL FOOTBALL TEAM**

Clerk Lovejoy Roe thanked Trustee Ross-Williams for bringing this item forward.

**2. CONSENT AGENDA**

**A. MINUTES OF THE DECEMBER 4, 2018 WORK SESSION AND REGULAR MEETING**

**B. STATEMENTS AND CHECKS**

- 1. STATEMENTS AND CHECKS FOR DECEMBER 18, 2018 IN THE AMOUNT OF \$1,298,000.94**
- 2. CLARITY HELTH CARE DEDUCTIBLE ACH EFT FOR NOVEMBER 2018 IN THE AMOUNT OF \$27,475.80**
- 3. CLARITY HEALTH CARE ADMIN FEE NOVEMBER 2018 IN THE AMOUNT OF \$1,101.00**

**3. ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

- B. REQUEST AUTHORIZATION UP TO \$7,500.00 FOR EASEMENT ACQUISITION FROM CAMELOT APARTMENTS FOR WASHTENAW AVENUE SIDEWALK AS A PART OF THE REIMAGINE WASHTENAW**

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**SIDEWALK PROJECT BUDGETED IN LINE ITEM  
#101-446-000-818-022**

Attorney Winters briefly explained the need to obtain authorization of \$7,500 for Easement acquisition in order for this project to go forward. Supervisor Stumbo asked if the Township had received any other easements. Attorney Winters stated there were three others waiting to be signed and Clerk Lovejoy Roe reported three other Easements had already been filed and recorded with the County as part of the Reimagine Washtenaw Sidewalk Project.

**NEW BUSINESS**

**1 REQUEST TO APPROVE THE RECOMMENDATION OF THE CHARTER  
TOWNSHIP OF YPSILANTI LIQUOR COMMISSION TO GRANT CLASS C LIQUOR  
LICENSE TO HERODOTOL AND NATHALIE SAVVIDES FOR THEIR BIG BOY  
RESTAURANT LOCATED AT 2800 WASHTENAW**

Trustee Eldridge reported the Liquor Commission, consisting of Treasurer Larry Doe, Trustee Jimmy Wilson, himself (Trustee Eldridge) had met with the current owner of the Tower Inn on Cross Street in the City of Ypsilanti, who had applied for a Class C Liquor License on May 31, 2018 for a transfer to new location, the Boy Restaurant located at 2800 Washtenaw. He reported the commission had reviewed the plans, which Clerk Lovejoy Roe stated had been made available to the Board members not on the Liquor Commission. Trustee Eldridge reported the owners would continue to honor the franchise agreement for at least another year or two and after that time would then reevaluate whether they would remain with the Big Boy franchise. He said the plan was to currently expand their employee force from 30 to 60, providing they were able to obtain this liquor license. He stated the Liquor Commission unanimously recommended to the Board to approve the Class C Liquor License for this applicant.

Rick Stevenson, owner of Big Boy Restaurant reported they had acquired the Big Boy Restaurant in Dec of 2017 and had made several improvements since that

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time. He stated the restaurant could become even more appealing if they were able to obtain this liquor license. He referred to the gain the Big Boy in Tecumseh had made once they had obtained their liquor license and had done several renovations. He reported they were planning expansive renovations for this new location and had faith this would be an excellent business for years to come.

Treasurer Doe reported he was impressed by the fact they had purchased the building and planned on paying it off in the next five years. He stated they planned on keeping the franchise and expanding the menu as well and had already begun renovations. Treasurer Doe stated he looked forward to stopping in for dinner and hopefully enjoying a glass of wine.

Trustee Eldridge stated he was initially concerned about the problems that sometimes accompany the later hours that would be incorporated with the liquor license, but the past experiences with the Tower Inn and the training they planned for their workers, he felt they would be responsible caretakers would mitigate many of the problems.

Supervisor Stumbo asked what the hours of operations were. Mr. Stevenson stated the current hours were 7:00 am to 10 pm Sun. – Thurs. and open until 11:00 pm Fri. – Sat. He stated the hope of was to expand to midnight for Sun. – Thurs. and 2:00 am for Fri. and Sat.

Discussion followed regarding parking, which was deemed adequate.

Trustee Ross-Williams thanked the owner for improvements that had already been started and questioned if the liquor license was granted, would liquor be allowed for the breakfast hours. Mr. Stevenson responded traditional breakfast drinks would be available during the breakfast hours and then beer and wine would be available during the rest of the day.

Trustee Ross-Williams questioned the projection of 20.6 % expansion of the business if the liquor license was granted, which Mr. Stevenson stated was correct.

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Trustee Ross-Williams asked how he would justify that number. Mr. Stevenson reported the numbers from his experience with the Tower Inn clientele.

Supervisor Stumbo and Trustee Eldridge spoke to the rejection of application for a liquor license for Blue Wolf because of a minimal history in the business with limited experience, unable to verify financial aspect and they were not purchasing the building, but rather only had a short-term lease. Trustee Eldridge stated the difference with this application was 30 years of experience with Royce and his wife and Rick, the son-in-law were buying the building and had numerous ties throughout the community, particularly with Eastern Michigan students and they owned a home in Ypsilanti Township. He stated there was no cause of concern with this business.

Supervisor Stumbo stated she had heard the plans for making the renovations with a local theme. Mr. Stevenson stated if they were able to get liquor license the renovations would push Ypsilanti and Eastern Michigan to the extent that this was the Ypsilanti Big Boy, not just any old Big Boy. Supervisor Stumbo mentioned local history themes, Rosie the Riveter and Willow Run Bomber that perhaps could be considered in the theme of the restaurant. Mr. Stevenson said the consideration includes not just pictures but a mural incorporation of the history.

Clerk Lovejoy Roe mentioned the Factory Field from EMU and discussion followed on the incorporation of the sports aspect. She voiced her approval for the liquor license.

Rich Stevenson thanked Trustee Eldridge for his vote of confidence. He stated he had come on board 10 months ago and he represented the next generation and looked forward to working with the Township for the Ypsilanti Big Boy for many years to come in concert with the Tower Inn and other entities.

**2. REQUEST TO APPROVE THE AMENDED AND RESTATED ESCROW  
AGREEMENT FOR THE HYDRO STATION BETWEEN YPSILANTI**

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**TOWNSHIP, THE DETROIT EDISON COMPANY AND JPMORGAN CHASE  
BANK CONTINGENT UPON ATTORNEY APPROVAL**

Attorney Winters provided a brief explanation of the agreement and stated the funds should be received by the Township by the end of January and would continue over the next ten years, until the \$80,000.00 had been retired. He stated these were Township funds, over the last 25 years a nickel per kilowatt hour had been escrowed to ensure the Township would perform its obligation to produce electricity.

**3. REQUEST APPROVAL OF CONTRACT WITH THE 14B COURT AFSCME  
UNION FOR YEARS JANUARY 1, 208 TO DECEMBER 31, 2020**

Supervisor Stumbo stated this had been discussed in Closed Session.

**4. REQUEST APPROVAL OF CHANGE ORDER WITH WEATHERSEAL HOME  
IMPROVEMENTS FOR THE COMMUNITY CENTER ROOF IN THE AMOUNT  
OF \$8,942.00 BUDGETED IN LINE ITEM #101-970-000-976**

Supervisor Stumbo stated Christopher, a representative from OHM was present if there were any questions. There were none.

- 5. RESOLUTION 2018-35, TOWNSHIP SUPERVISOR'S SALARY**
- 6. RESOLUTION 2018-36, TOWNSHIP CLERK'S SALARY**
- 7. RESOLUTION 2018-37, TOWNSHIP TREASURER'S SALARY**

Supervisor Stumbo stated the Supervisor's, Clerk's and Treasurer's salaries were all a 3% increase, the same as the unions and non-union employees.

**8. RESOLUTION 2018-38, TRUSTEES SALARY**

Supervisor Stumbo apologized for putting a 0% increase, as it should have been per diem.

**9. RESOLUTION 2018-39, ADMINISTRATIVE AND CONFIDENTIAL  
EMPLOYEE'S SALARY**

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Supervisor Stumbo stated the Board adopted this every year even though it was not necessary.

**10. RESOLUTION 2018-41, ADOPTION OF 2019 REGULAR BOARD MEETING DATES**

Supervisor Stumbo stated a special meeting could be called at any time if necessary.

**11. RESOLUTION 2018-42, ADOPTION OF ROBERT'S RULES OF ORDER**

Supervisor Stumbo stated this was how the process was governed at the board meetings.

**12. RESOLUTION 2018-43, DESIGNATION OF DEPOSITORIES FOR 2019**

Supervisor Stumbo stated this was the same as previous years but was necessary every year.

**13. RESOLUTION 2018-44, DESIGNATION OF NEWSPAPER OF CIRCULATION**

Supervisor Stumbo stated Washtenaw Legal and Mlive Ann Arbor were designated to be the Newspaper of Circulation for the Charter Township of Ypsilanti, the same as last year.

**The Work Session adjourned 6:55 p.m.**

Respectfully Submitted,

Karen Lovejoy Roe, Clerk

Charter Township of Ypsilanti