

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE OCTOBER 1, 2019 WORK SESSION MEETING**

Clerk Lovejoy Roe called the meeting to order at approximately 5:02p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

**Members Present:** Supervisor Stumbo, Clerk Lovejoy Roe, Treasurer Doe,  
Trustess: Eldridge, Jarrell Roe, Ross-Williams, and Wilson

**Members Absent:** none

**Legal Counsel:** Wm. Douglas Winters

**1. 2020 BUDGET REVIEW**

Supervisor Stumbo explained that Mike Hoffmeister and Wayne Dudley were both in attendance tonight but she did the budget since they have not done the budget previously.

**a) 101-265 – BUILDING OPERATIONS**

Supervisor Stumbo stated last year the Superintendents' position was funded under Building Operations. She said in previous years it was split between Building Operations and Parks & Grounds. She said there is not a lot of change in this budget from last year. She said a major purchase would be for a new lift. She said there was a change to have two full time custodians and to eliminate the one who floats between buildings. She said there was a slight decrease of 2.1% in this budget from last year.

**b) 101-774 – PARKS AND GROUNDS**

Supervisor Stumbo stated in 2019 we budgeted for a new Parks Superintend but it had not been filled. She said a major expenditure was to purchase Toro Master Mowers. She said this budget decreased 14% from last year. She said there had been discussion about having two laborers, two crew leaders, and one weekend laborer to work in the parks. She said we only have a seasonal employee who

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 1, 2019 WORK SESSION MEETING  
PAGE 2**

cleans and empties the trash on weekends. She said Mr. Hoffmeister would also like to have a weekend laborer at the Community Center as well.

Trustee Eldridge confirmed the two full time employees were already township employees and asked if the seasonal worker would be changed to permanent. Supervisor Stumbo stated it would. Trustee Eldridge said he agreed 100% to do that.

**c) FUND 208 - PARKS**

Supervisor Stumbo stated she had increased the stipend from \$50.00 to \$75.00 per meeting for Park Commissioners and all Boards and Commissions.

Trustee Jarrell Roe stated she would like North Bay Park to be inspected, especially the walkways which are in need of repair or replacement. She suggested trying to get a grant for it.

Clerk Lovejoy Roe stated we should get a quote to see what it would cost to replace or repair it.

Mike Hoffmeister, Residential Services Director stated Rich Ellsworth who is on the park maintenance team, has expressed concern about the walkways. He said it was on their list for repairs. He said he would get someone out there to assess it further.

Trustee Ross-Williams suggested Mr. Hoffmeister look at the bridge at Ford Lake Park near the pavilion which was closest to Schooner Cove. She said she had noticed it was beginning to rot. Mr. Hoffmeister said he would add that to this list.

Supervisor Stumbo said we have a company that does safety inspections on park equipment.

Mr. Hoffmeister stated he had an excel document of capital improvements and he said he would add the aforementioned to the list.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 1, 2019 WORK SESSION MEETING  
PAGE 3**

Trustee Ross-Williams asked if the new weekend employee would help with the gates. Mr. Hoffmeister stated they would help with park maintenance, shelter rentals and other events happening in the park. He said this position was more of a service than a revenue generator position.

Clerk Lovejoy Roe said that a concern from residents was how they can utilize the restrooms in the parks, when they were locked if there wasn't a park worker on duty. Mr. Hoffmeister stated he would look into it further to see what could be done to alleviate that.

Trustee Jarrell Roe stated that Ford Heritage Park was a nice park to walk in, but in late fall and winter the gates are locked. She said she had heard from the day care workers and parents that they have to park on Textile or in the neighborhood when the gates were locked.

Trustee Ross-Williams suggested doing a cost analysis to see if keeping seasonal help longer would benefit us.

**d) FUND 212 – BSR II**

Supervisor Stumbo stated we were expecting a Connecting Communities Grant for the Huron Street project which was for the construction of a walkway on Huron Street and across the I-94 bridge. She said they would add the Burns tennis courts which would come back to the board for approval.

Trustee Eldridge stated he still had the same concerns with giving funds to the golf course and the recreation center when they do not generate enough funds on their own to substantiate keeping them open. He said that apparently having the community center and the golf course was not that important to residents since not enough of them are using it to make it break even for the Township let alone generate income. He also stated that with the lack of transparency with EMU and the sale of Eagle Crest why don't we call in our 99 year lease and operate that facility. He said we might be able to generate some funds because they have a liquor license in place, banquet facilities and other things that might assist the golf course.

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE OCTOBER 1, 2019 WORK SESSION MEETING**  
**PAGE 4**

Supervisor Stumbo stated that Mike Hoffmeisters' specialty was recreation and wondered if he had any suggestions.

Mr. Hoffmeister stated he has spent a lot of time over the last 2 ½ months he has been here looking into the golf course and the community center. He says he was still learning the operations but stated Kirk and Tim from the golf course have made some big changes out there and he believes they are going to be coming to the board for a liquor license which could add a lot of value to Green Oaks Golf Course. He said he has implemented with the Recreation program an internal study with the understanding the Board of Trustees desired to increase revenues in recreation and golf. He said they would take a hard look internally in the programs we are offering and believes improving programs and better marketing could improve the community center substantially.

Clerk Lovejoy Roe stated when looking around our community for wedding receptions there are not many options and if we could get a liquor license for the entire complex that would help a lot. She said we would keep the senior programs because they only use it during the day and then rent it out for other activities. She said the rooms at the Community Center would need to be updated.

Trustee Ross-Williams agreed that keeping the senior program and renting out areas of the Community Center would be good. She said she sees that the golf course income has increased since she has been on the board and having a liquor license and food would help tremendously. She said it hurt the Community Center when they no longer offered the summer camp program.

Trustee Eldridge stated he would be concerned if we were serving liquor in the same building we were providing a camp for kids.

Supervisor Stumbo stated that the daycare program that was inside the Community Center stopped operation because someone filed a complaint against the Township because we were not a Certified Daycare licensed by the State of Michigan. She said for what we were charging it would not be profitable for us to hire certified childcare employees and be licensed by the state so the decision was made to discontinue the daycare.

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE OCTOBER 1, 2019 WORK SESSION MEETING**  
**PAGE 5**

Trustee Ross-Williams stated she was not suggesting we should serve liquor in the same area that we are providing camp for kids.

Supervisor Stumbo stated this was a Community Center not a Recreation Center and we have other programs going on in the building such as Washtenaw Community College classes along with a vibrant senior program. She said we need to invest in our facilities to keep them utilized. Supervisor Stumbo said that golf participation was declining across the country. She said at Eagle Crest they hired someone just to try and get the youth motivated to play golf.

Trustee Eldridge stated that Washtenaw County Club was up for sale, Pineview Golf Course is trying to get out of the business, and Eagle Crest is not doing well. He questioned why we continually beat our head against a brick wall trying to keep Green Oaks open. He said he golfed at Green Oaks since he was 10 years old and a liquor license was not going to change the direction of the course. He said it was a beautiful course, they do a good job running it but it was the location. Trustee Eldridge said it was difficult to get there if you were not from this area. He said the days of hosting events where we would use a liquor license are long gone. He said because the auto companies are no longer here we don't have the leagues we had in the past. He said he wants to serve our residents but he does not want to pay \$1.5 million over two years to fund two programs and feels the money can be spent elsewhere.

Supervisor Stumbo stated they have met with Eagle Crest and we have a better understanding of what was going on there. She said EMU sold the conference center that had helped fund Eagle Crest Golf Course. Supervisor Stumbo stated the new owners verbally committed to continue to fund Eagle Crest.

Clerk Lovejoy Roe said the new owner of the conference center was updating it to attract larger groups. She said her husband was in charge of renting out the union hall at UAW 898 for over 20 years and they were always rented. She said some of the union halls have closed and it was hard to find facilities to hold events. Clerk Lovejoy Roe said she was confident that if we upgrade our facilities they would be profitable. She said people would like to use their own caterer and cannot do that at a hotel.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 1, 2019 WORK SESSION MEETING  
PAGE 6**

Trustee Jarrell Roe said she was fine with continuing the Golf Course only if other recreation programs can survive. She said we are decreasing everything in the Recreation budget such as dance, adult and youth sports because enrollment was down. She said she would not want to continue to fund the golf course if it meant the community programs were suffering.

Trustee Ross-Williams stated that with the new software at the Community Center it should make it easier for people to rent our facilities on line, which may increase rentals.

**e) FUND 226 – ENVIRONMENTAL SERVICES**

Supervisor Stumbo stated the Residential Services Director was budgeted through this fund. She said there was a 2.5% contractual increase with Waste Management from July to December 2019. She said this was only an estimate because our contract expires in July 2020. She said the Board would decide whether they want to continue with Waste Management or go out for bids. She said one change that may happen was that most waste services are making it mandatory for all residents to have the 96 gallon containers with the attached lids. She said this has shown to be safer for the individual collector.

Trustee Ross-Williams asked how it would work with the new Regional Waste Authority.

Supervisor Stumbo stated that the Authority was focused on recycling not waste but heard that Ann Arbor wasn't joining so the region was now quite small.

Lisa Stanfield, Deputy Clerk said she attended the Regional Waste Authority meeting last week and they were told that at this time Ann Arbor was not joining but Ann Arbor did send a representative to the meeting. She said that because Ann Arbor was a large community they felt they should have more than one vote. She said trash pickup was not something the Authority is looking into at this time. Deputy Stanfield stated the Authority was sticking with recycling and maybe in a couple years add Waste. She said if municipalities need to re-bid for recycling the Authority would offer language suggestions to give to their Attorney. She said if

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 1, 2019 WORK SESSION MEETING  
PAGE 7**

we set up a new recycling contract we should have an out-clause in case the Authority moves forward with their own contract.

Trustee Ross-Williams would like the 96-gal. tote to be given to every resident.

Supervisor Stumbo stated that Saline, MI has required all their residents to have 96-gal. totes.

**f) FUND 595 MOTORPOOL**

Supervisor Stumbo stated each department who uses the motorpool pays into this Fund.

**g) FUND 590 – COMPOST**

Carl Rowsey, Compost Operation Manager, stated they purchased a loader this year and in 2020 proposed to purchase a \$350,000.00 screener.

Supervisor Stumbo stated at the next October meeting they would set the Public Hearing for the 2<sup>nd</sup> meeting in November to adopt the Budget.

**2. BOARD POLICY DISCUSSION.....KAREN LOVEJOY ROE, CLERK**

Clerk Lovejoy Roe explained the changes with the Board Policy based on the discussion at the June 2019 meeting.

Trustee Ross-Williams questioned limiting public comments to 3 minutes and asked if that included board members.

Clerk Lovejoy Roe said board members were not limited to 3 minutes and explained the limit was for public comments.

Clerk Lovejoy Roe stated the deadline for agenda items was Monday at 4:00pm the week before the board meeting. She said the law states we do not have to have an agenda. She said you could create one at the board meeting. Clerk

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE OCTOBER 1, 2019 WORK SESSION MEETING**  
**PAGE 8**

Lovejoy Roe stated if someone has a crucial item they want to add to the agenda after 4:00pm on Monday she would ask them to email the board members explaining why they would like this on the agenda and if board members agree she said she would revise the agenda.

Trustee Jarrell Roe stated she would like the Supervisor to be flexible with the 3-minute rule and would like the public comments left at the beginning of the meeting.

Arloa Kaiser, Township Resident would like the public comments to stay at the beginning of the meeting.

Trustee Ross-Williams stated she would like residents to be able to speak as long as they needed but she suggested to state in the policy the 3-minute limit.

Trustee Wilson stated that under the Consent Agenda it includes Board Members updates and he said he believes that should not be under the Consent Agenda.

Clerk Lovejoy Roe agreed and Supervisor Stumbo stated Board Member Updates should be at the end of the agenda.

Supervisor Stumbo introduced Daniel Pepper, VAYU Inc.

Mr. Pepper said he builds drones that take off and land vertically and then transition to fixed wing flight and are designed to fly autonomously over long distances. He said they are large vehicles and are above the 55lb weight limit that the FAA has for civilian drones. He said his drones are built for large cargo purposes mainly for rural areas in developing countries. He said their drones are required to fly in restricted air space. Mr. Pepper said they are seeking a private sector partner so they can move forward and that was why he contacted Supervisor Stumbo to see if they can collaborate with the Charter Township of Ypsilanti.

Clerk Lovejoy Roe stated that if you have restricted air space at Camp Grayling how do you move anywhere else. Mr. Pepper said most of it is overseas. Clerk

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE OCTOBER 1, 2019 WORK SESSION MEETING**  
**PAGE 9**

Lovejoy Roe asked how they would get overseas and he said they would have to break it down and drive the aircraft there.

Mr. Pepper said he had worked abroad for ten years working as a journalist for Time and the New York Times. He came to Ann Arbor in 2012 to attend Medical School. He said he decided after finishing medical school that he would like to design drones to deliver medical supplies. He said the idea from the very beginning of VAYU was to develop drones to deliver critical medical supplies to hard to reach areas around the world.

Trustee Eldridge asked how it would benefit the Township to be a partner. Mr. Pepper said this involves the DOD airspace and the DOD wants to make sure there was a public sector interest in the utilization of that aerospace and that it was not for purely private developmental purposes.

Supervisor Stumbo stated the Sheriffs' Department was interested for search and rescue or to help find missing persons. She said getting a drone up was quicker and less expensive than getting a helicopter. She said it was all new technology and Mr. Pepper has already increased the distance the drone can travel and the weight it can carry.

Attorney Winters stated he has been talking with Mr. Pepper about what would be the Townships' benefit and about the insurance and liability. He said up until this evening he was waiting to see if VAYU was going to be able to come up with the number that he thought would be adequate to protect the Township. He said if we decided to partner with VAYU we would actually lease the drone back to Mr. Pepper in order for him and his company to actually do the testing and operation. Attorney Winters stated one of the key components for him was after the letters were sent out, Chief Copeland and Fire Marshall Dan Kimball reached out and said they were trying to determine if it was viable for them to have drones on their four fire trucks. Attorney Winters said the timing seemed right for Dan Kimball and Mr. Pepper to work together, with the understanding if we would become a public partner the Townships' Firefighters and perhaps the Sheriffs' Department personnel would be trained. Attorney Winters stated they are trying to find out whether Mr. Peppers' Insurance Company can insure the Townships' drone

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 1, 2019 WORK SESSION MEETING  
PAGE 10**

because Mr. Peppers' drone was larger than our insurance company will insure. Attorney Winters stated he hoped that we can have these issues ironed out before the next board meeting.

Trustee Ross-Williams asked if his company would be hiring locally. Mr. Pepper said they would hope so if they continue to grow. He said their plan was to stay in Michigan.

Trustee Wilson asked Mr. Pepper if there were other companies like his that have public partners. Mr. Pepper said there were very few drone companies that were like VAYU partly because the regulatory environment does not allow for long range autonomous drone flights. Mr. Pepper said in the future there should be more companies but he said his company was ahead of the curve.

Supervisor Stumbo stated this would be added to the Agenda under Other Business to authorize our Attorney to negotiate a lease with VAYU and allow the 3 fulltime Officials to sign it and bring it back to the next board meeting for the Township Boards' formal approval.

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

**CONSENT AGENDA**

**A. MINUTES OF THE SEPTEMBER 17, 2019 WORK SESSION AND REGULAR MEETINGS**

**B. STATEMENTS AND CHECKS**

**1. STATEMENTS AND CHECKS FOR OCTOBER 1, 2019 IN THE AMOUNT OF \$1,113,854.64**

Trustees Ross-Williams and Jarrell Roe along with Supervisor Stumbo stated they had some changes in the minutes.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 1, 2019 WORK SESSION MEETING  
PAGE 11**

Clerk Lovejoy Roe stated that the minutes are a summary and not verbatim. She asked if anyone wanted something specific in the minutes to please specify during the meeting and she would make sure it was in the minutes.

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

**OLD BUSINESS**

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

Clerk Lovejoy Roe stated we need to rescind this liquor license with Big Boy and approve a new one in Andy and Chris Inc.

**NEW BUSINESS**

- 1. REQUEST TO REFUND THE \$1,000 LIQUOR LICENSE PERMIT APPLICATION FEE TO HERDOTOL AND NATHALIE SAVVIDES FOR THE ANDY AND CHRIS INC. APPLICATION.**

Clerk Lovejoy Roe stated this refund was for a duplicate payment.

**The Work Session adjourned at 6:47PM**

Respectfully Submitted,

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti