

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE MARCH 3, 2020 WORK SESSION MEETING**

Clerk Lovejoy Roe 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 Stumbo, arrived at 5:09pm, Clerk Lovejoy Roe, Treasurer Doe ,Trustees: Eldridge, Jarrell Roe, and Wilson, arrived at 5:23pm

**Members Absent:** Trustee Ross-Williams

**Legal Counsel:** Wm. Douglas Winters

**1. SPOONFULS GREAT SOUL FOOD CLASS C LIQUOR LICENSE APPLICATION**

Attorney Hugo J. Mack representing Spoonfuls introduced himself and stated he was present as an observer.

Kevin Green, Spoonfuls, stated they were here tonight to go over their business plan to the Board. He said the Township Board previously had a meeting where the liquor license application for Spoonfuls was denied, but stated Spoonfuls could bring this matter back to the board in 18-24 months. He said they were never contacted about this meeting and therefore they did not attend. He said because of that action he would like to have that decision thrown out and start from scratch today.

Mr. Green explained that Spoonfuls is a full service soul food restaurant. He said they plan to have beer, wine, and liquor and entertainment on weekends. He said the only other soul food restaurants in Ypsilanti are take-out and he said that is what sets their restaurant apart.

Mr. Green stated they have marketed on social media and have generated at least 65,000 clicks, which were local based within a five-mile radius.

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Mr. Green said it hinders their business not to have a liquor license and he said guests have left because they do not have one. He said they have also had parties of 25 or more cancel their bookings when they found out that alcohol was not available.

Mr. Green said their customer base was between the ages of 30 years and 50 years and he said on weekends it was between 40 years and 60 years of age.

Mr. Green explained the operating expenses to the Board.

Mr. Green stated he understood one reason they did not get the liquor license was fear of the license being taken out of the community if the business failed. He said they would not leave the area and would not take the liquor license away from this establishment. He said he and his family are going to replace the roof and have resurfaced the parking lot. He said they have invested a lot into this building and location. He said they were all residents of Ypsilanti Township.

Treasurer Doe asked if they purchased the building. Mr. Green said they had not. Treasurer Doe stated that replacing the roof and resurfacing the parking lot would be up to the property owner. Mr. Green stated they have worked out a deal with the property owner for lower rent since they were making the improvements to the property.

Angel Wadsworth, Township Resident stated they resealed the parking lot so it would not get any worse over the winter and then they would resurface the entire parking lot in the spring. She said the roof was done in September 2019.

Trustee Jarrell Roe stated Mr. Green and Ms. Wadsworth had been to the meeting with the Liquor Board and she asked what their thoughts were after that meeting.

Mr. Green said they were told it was one of the best business plans they had ever seen and since I had a lot of restaurant experience, we left believing we would get the license in 6-12 months. He shared that he had told the Liquor Commission he would like to do that a lot sooner and would like to get this done in 4 months and

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that was how he left the meeting. He said he believed that in 4 months, he would have the license and then he said they were not notified of the meeting. He said it was decided without us being there that the license was denied and we could reapply in 18-24 months. He said 18-24 months was not an acceptable time period for a liquor license.

Trustee Jarrell Roe stated that since she is not part of the liquor committee she asked for a recap of the meeting and she said there were concerns at that meeting that were discussed and shared regarding the location and starting a new business there. She said she knows that Mr. Green has a lot of experience and it showed in his presentation but wondered if the concerns were relayed to Mr. Green.

Mr. Green stated there were no concerns given to them about himself or his sister owning this restaurant. He said what he remembers and what he wrote in his notes were about people leaving the area with the liquor license and they wanted to see if the business was going to be viable months down the line.

Treasurer Doe stated that if they owned the building it would have been completely different because the license would have stayed with the building. He said but you do not own the building and you are a new entrepreneur. He also shared that we have never told any other applicant that we would waive the fees 18-24 months later, as we have said we would do for your business. He said once you get established and we see you are established we will consider this again. He said we all apologize for not notifying you of the meeting.

Mr. Green stated that if you looked at the lease agreement it states if we get a liquor license, we would have to transfer the license to the building.

Clerk Lovejoy Roe stated the liquor license is in your name and would stay in your name, it would not be transferred to the building.

Trustee Eldridge stated there were licenses in escrow that they could purchase. He said these licenses would be more expensive. He said he does recall from the liquor control meeting the time frame discussed as 18-24 months.

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Mr. Green stated they are constantly turning away customers because they do not have a liquor license.

Supervisor Stumbo stated she does not know why the Stillwagons would not let them use the liquor license.

Mr. Green said he was unaware they had a liquor license.

Ms. Wadsworth stated that she understood the previous owners were forced to sell the license.

Supervisor Stumbo stated when they voted, it was on the recommendation of the Liquor Board and she said she apologized for them not being notified regarding the meeting. She said this site has had three licenses issued to different business owners.

Ms. Wadsworth stated we were a family business and we are dedicated and we are not moving. She explained different ways they would help the community. She said they have planted their seeds in this community.

Treasurer Doe stated that he remembered Mr. Green being asked what they would do if they didn't get the liquor license and Mr. Green stated they would be fine because they hadn't planned on a liquor license when they started the business.

Mr. Green stated that they always had plans for a liquor license. He said when he and his sister left the meeting they went out believing it would be 6 to 12 months to get the liquor license. He said he does remember stating they would survive without the liquor license. Mr. Green said this is not about surviving it is about growing.

Supervisor Stumbo stated we do not vote during the work session and we only vote at the regular board meeting.

Attorney Hugo J. Mack asked if these 18-24 months could be negotiated.

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Trustee Eldridge stated that he had been on the Liquor Board for many years and usually the answer is either yes or no but in this case, because we want them to succeed, it was decided to waive the fee and suggest to them to come back in 18-24 months. Trustee Eldridge said as it was stated earlier this has never been done before. He said he was comfortable that this was a reasonable amount of time to see if this business would be viable.

Myla Harris, Township Employee asked if the board would be interested during those 18-24 months if the restaurant could apply for a special event liquor license for an event.

Supervisor Stumbo stated she was not sure but they could look into it.

Clerk Lovejoy Roe stated the temporary license is at the State level and does not come through the Township. She said they are helpful if you call the State and check with them.

Michael Radzik, OCS Director stated he contacted the LCC regarding this issue and was told there were two special licenses. He said one would be for non-profit organizations and the other was you were supposed to already have a class C license and you could get up to 12 special permits per year for Liquor. He suggested Mr. Green contact the Liquor Control Agency in Lansing.

Mr. Green stated he would like to come back to the Board to present updates on their business and see if they could move the 18-24 months up. He said you could make an impact in the community with a new restaurant sooner than 18 months. Mr. Green stated that if someone does not have experience in the restaurant business they might not know that but he said it could be done.

Trustee Wilson stated there should not be an issue of Mr. Green coming back and presenting to the Board updates on your restaurant. He said he would encourage them to do so.

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Clerk Lovejoy Roe stated that what the Board was looking for when issuing a Liquor License would be financial depth to know that when we vote to issue a license that the business would be stable and not going to close its' doors.

Mr. Green said he wanted to understand what the Board is asking for. He said that if they move forward to purchase the building that they could get the liquor license a lot sooner.

Myla Harris, Township Employee stated she encourages the entrepreneurs to come back to the Board to request an earlier timeframe. She said she would like Board members to go to the restaurant and enjoy a meal there so they could see the atmosphere and compassion that is in this business.

Treasurer Doe stated he did stop by the restaurant and had to fight with one of the owners to pay for a dessert. He said she was determined to give me this dessert and I told her she was a business just starting up and she needed to be paid for this. He said the food was good.

**OTHER DISCUSSIONS**

Supervisor Stumbo stated the new gas line replacement has started on Grove Road. She said she sent a list of the roads to be impacted to board members. She said she has contacted Debbie Dingell regarding the issues we continue to have with our postal service.

Arloa Kaiser, Township Resident asked about contacting the Post Master General regarding the problems with the mail delivery.

**2. AGENDA REVIEW**

**A. MINUTES OF THE JANUARY 21, 2020 WORK SESSION AND REGULAR MEETING**

**B. STATEMENTS AND CHECKS**

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- 1. STATEMENTS AND CHECKS FOR MARCH 3, 2020 IN THE AMOUNT OF \$895,769.03**

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

**OLD BUSINESS**

- 1. RESOLUTION 2020-01, ADOPTION OF UPDATED MASTER PLAN  
(TABLED AT THE FEBRUARY 18, 2020 REGULAR MEETING)**

**NEW BUSINESS**

- 1. REQUEST TO APPROVE THE REVISED SITE PLAN, REVISED AND RESTATED DEVELOPMENT AGREEMENT AND FOURTH AMENDMENT TO THE MASTER DEED AND BYLAWS FOR CRYSTAL PONDS CONDOMINIUMS**

Michael Radzik, OCS Director stated this development has been going on for about twenty years. He said the original developer was convicted of fraud. He said out of the ninety homes sites, twenty are original owners and they have been anxious to get this development completed. He said Lombardo Builders would be completing this development. He said what was before the board tonight was a completely new agreement.

Attorney Winters stated although YCUA was serving this area with water and sewer, the lines have not been accepted into the YCUA system yet. He said once this agenda item was approved and moved forward YCUA would incorporate the Crystal Ponds system into the YCUA system. He said there were also changes with having a centralized mailbox and a dedicated 40 amp charging station in the garages for electric vehicles.

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- 2. REQUEST TO APPROVE AGREEMENT WITH GEI CONSULTANTS TO PROVIDE PROFESSIONAL SERVICES TO COMPLETE THE FIVE YEAR CONSULTANT SAFETY INSPECTIONS AS REQUIRED BY THE FEDERAL ENERGY REGULATORY COMMISSION (FERC), CFR 18, PART 12, SUBPART D OF THE COMMISSION'S REGULATION IN AN AMOUNT NOT TO EXCEED \$43,900.00 BUDGETED IN LINE ITEM #252-252-000-801-000**
  
- 3. RESOLUTION 2020-05, TEMPORARY ROAD CLOSURE REQUEST FOR OBERUN 5K ON JUNE 26, 2020**
  
- 4. RESOLUTION 2020-06, TEMPORARY ROAD CLOSURE REQUEST FOR "RUN SCREAM RUN" 5K, 10K, AND KID'S MILE RUN ON OCTOBER 10,2020**
  
- 5. RESOLUTION 2020-07, 2020 MICHIGAN RECREATION PASSPORT GRANT FOR CLUBVIEW PARK**

Mike Hoffmeister, Residential Director stated this Resolution shows a commitment to apply for Clubview Park improvements with the Recreation Passport Grant Program as well as a financial commitment for the fiscal year 2021 or 2022.

Clerk Lovejoy Roe asked if this was just authorizing the application for the Grant and if we get it, any matches would be done later with a budget amendment.

Mike Hoffmeister stated that this was the case.

- 6. RESOLUTION 2020-08, 2020 MICHIGAN LAND AND WATER CONSERVATION FUND DEVELOPMENT GRANT FOR COMMUNITY CENTER PARK**

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Mike Hoffmeister, Residential Director this was a Grant through the DNR.

- 7. REQUEST TO APPROVE AGREEMENT WITH THE WASHTENAW COUNTY ROAD COMMISSION FOR THE INSTALLATION OF A RECTANGULAR RAPID FLASHING BEACON (RRFB) IN THE AMOUNT OF \$25,604.87 BUDGETED IN LINE ITEM #101-466-000-818-022 AND TO APPROVE A TRAFFIC CONTROL DEVICE AGREEMENT FOR MAINTENANCE OF THE DEVICE**
  
- 8. REQUEST TO APPROVE PROFESSIONAL SERVICES AGREEMENT WITH HWA ANALYTICS FOR PROJECT LEAD AND GRANT ADMINISTRATION SERVICES FOR PROJECT WITH REGION 2 PLANNING COMMISSION**
  
- 9. REQUEST TO APPROVE PURCHASE AGREEMENT WITH DTE FOR YEARLY OPERATIONS COSTS OF \$16,362.00 FOR FIFTY (50) LIGHTS ON US 12 BUDGETED IN LINE ITEM #101-956-000-926-000 (INSTALLATION COSTS FOR THE LIGHTS IS BEING PAID BY THE WASHTENAW COUNTY ROAD COMMISSION)**
  
- 10. REQUEST AUTHORIZATION TO WAIVE THE FINANCIAL POLICY AND AWARD THE PURCHASE OF SECURITY CAMERAS FOR 14B DISTRICT COURT TO CONTI IN THE AMOUNT OF \$12,737.73 BUDGETED IN LINE ITEM #266-301-000-977-000**

Mike Hoffmeister, Residential Services Director stated they have been working with Magistrate Nelson who showed the areas in the court that had blind spots and where cameras should be installed to eliminate these blind spots.

Magistrate Nelson stated that when the cameras were installed there were areas that lacked coverage and this will eliminate that.

Supervisor Stumbo stated this was Phase I of the security upgrade to the court.

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**11. REQUEST TO WAIVE THE FINANCIAL POLICY AND AWARD THE LOW QUOTE TO DIUBLE EQUIPMENT FOR THE PURCHASE OF TWO ZERO TURN MOWERS IN THE AMOUNT OF \$23,800.00 TO BE BUDGETED IN LINE ITEM #101-774-000-977-000 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

Mike Hoffmeister, Residential Services stated they were a little short and that is why they are requesting this budget amendment.

**12. REQUEST FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTY LOCATED AT 1175 NASH AVE. BUDGETED IN LINE ITEM #101-950-000-801-023**

Michael Radzik, OCS Director stated this damage was done with a fire and they thought this would be taken care of but the owners have now moved to an assisted living facility. He asked to have another property at 3775 Golfside Road, which also had a fire added to the board's agenda tonight. He said they have reached out to the owners but have not been able to locate them.

Trustee Jarrell Roe asked if they reached out to the family of the couple that was moved to an assisted facility. Mr. Radzik stated they had located the son and he showed no interest.

**13. REQUEST TO SET A PUBLIC HEARING FOR THE CREATION OF STREETLIGHT SPECIAL ASSESSMENT DISTRICT FOR VILLAGE AT MAJESTIC LAKES AND MAJESTIC LAKES ESTATE ON APRIL 21, 2020 AT APPROXIMATELY 7:00PM**

**14. REQUEST TO ACCEPT THE RESIGNATION OF BRENDA STUMBO FROM THE YCUA BOARD AND TO APPOINT GLORIA PETERSON WITH A TERM ENDING DECEMBER 31, 2020**

**15. REQUEST TO SEEK SEALED BIDS FOR GARBAGE, RECYCLING AND YARD WASTE SERVICES CONTINGENT UPON APPROVAL OF THE BID SPECS BY THE TOWNSHIP ATTORNEY**

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Mike Hoffmeister, Residential Services Director stated they have been in contact with the rubbish collector, Waste Management, and asked for an extension and they would allow a 3 month extension but at a 15% increase in just the garbage and would not negotiate which was not acceptable for our residents. He said our contract runs out on June 30, 2020.

Supervisor Stumbo stated we need to look at others, maybe the 15% increase was where the market was at but we need to find out.

Arloa Kaiser asked if there was a way to find out how dependable the trash people were who would bid on our contract before we hire them.

**16. BUDGET AMENDMENT #3**

**AUTHORIZATIONS AND BIDS**

- 1. REQUEST TO AWARD THE LOW BID FOR THE PURCHASE OF A SKYJACK 3226 SCISSOR LIFT FROM THE UNITED RENTALS IN THE AMOUNT OF \$13,905.00 WITH \$10,000.00 BUDGETED IN LINE ITEM #101-265-000-977-000 AND \$3,905.00 BUDGETED IN LINE ITEM #252-252-000-977-000**

**The Work Session adjourned at 6:40 PM**

Respectfully Submitted,

  
Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti