

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE OCTOBER 20, 2020 WORK SESSION MEETING**

Supervisor Stumbo called the meeting to order at approximately 5:00p.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,  
Trustees: Eldridge, Jarrell Roe, Ross-Williams, and Wilson

**Members Absent:** none

**Legal Counsel:** Wm. Douglas Winters

**1. 2020 BUDGET REVIEW**

- **FUND 226 – ENVIRONMENTAL** – Supervisor Stumbo stated that all the millages expire next year. She said it was discussed to appoint a millage committee. She said the Waste Management contract is not sustainable at the current tax rate.

Jovanna Neel, Accounting Director explained the Environmental Fund and the five year forecast. She said since 2018 we have been dipping into the fund balance. She said the fund balance has continually gone down and by end of 2022 it will be depleted and will have to be replenished. She said just for waste management the contract is \$160,000.00 a month.

Paul Davis, Township Resident asked what could be done to stop the cost for waste management from increasing every year. He asked with the new building of subdivisions in Ypsilanti Township how would that effect the budget.

Supervisor Stumbo stated the Jovanna Neel did a forecasting of tax revenue.

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE OCTOBER 20, 2020 WORK SESSION MEETING**  
**PAGE 2**

Paul Davis asked if we have a contract with Waste Management is there a locked in cost for the extent of the contract.

Supervisor Stumbo stated we have a 5-year contract with Waste Management with a 4% increase every year.

Michael Hoffmeister stated that a lot of the increases in the Environmental budget are directly related to personnel with their wages and fringes.

- **FUND 230 – RECREATION** – Angela Verges, Recreation Supervisor stated they kept their budget similar to 2020. She said they have added some classes that were more popular and are doing some advertising with a magazine explaining our programs.

Treasurer Doe questioned the budget numbers that the Recreation department has put in their budget and would like them changed to more realistic numbers

- **FUND 236 – 14B COURT** – Magistrate Nelson stated that some of their decrease is the retiring of long time employees. He said they have renewed their Drug Court Grant at \$133,000.00 and a Grant of \$30,000.00 to help improve our delivery of services as a result of Covid. He said improvements will be to extend their county wireless out into the parking lot so those who do not have service at home can come into our parking lot and participate in zoom for a court hearing. He said another part of that would be a portable device they can use in the lobby if they do not have a device of their own.

Treasurer Doe asked if Covid continues would the court lay off any employees.

Magistrate Nelson stated that for the last three years the average for caseloads was about 18,000 a year at 14B. He said the average Judge

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE OCTOBER 20, 2020 WORK SESSION MEETING**  
**PAGE 3**

in the State of Michigan averages about 11,000 cases a year. He said that the projection for this year for 14B Court is about 12,000 cases a year which is above average for most courts in the State of Michigan. He said they operate with 9 employees that are Clerks and Probation Staff. Magistrate Nelson stated that courts that our size operate with about 13-15 staff members. He said he doesn't see where they could cut staff members. He said his staff is kept very busy.

Treasurer Doe stated that the court is going \$500,000.00 in the whole and there is no way the Township can continue helping to supplement them.

- **FUND 584 – GOLF** – Kirk Sherwood, Director of Golf stated the Golf course had a great year which was surprising because of Covid. He is still working on the Liquor License and would like to have it in place by the Spring of 2021. Mr. Sherwood stated that with the Liquor License they will need to hire rangers to help out on the course and on league nights he said they should provide a beverage cart to help increase sales.
- **FUND 250 – LDFA** – Javonna Neel, Accounting Director stating this Fund was set up for a special tax that was done for the Seaver Farm infrastructure. She said they collect taxes from Bosal but she said they have sold their property to Perfect Ypsilanti. She said we would collect LDFA tax but the property tax has gone down. Ms. Neel explained they have lost a lot of the personal property taxes. She said they have gone down from over \$2 million to \$676,000.00.
- **FUND 398 – GENERAL OBLIGATION** – Javonna Neel, Accounting Director stated this was set in place for the infrastructure for Seaver Farm. She said this was used to collect special taxes from Bosal which she said now would be Perfect Ypsilanti. She said the bond at the end of 2020 will have a balance owed of \$1,885,000.00. She said this bond will be paid off in 2029. Ms. Neel said the principal is \$190,000.00 and

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 20, 2020 WORK SESSION MEETING  
PAGE 4**

interest is \$42,960.00 for the year. She said the debt payment is \$233,400.00 from this fund. She said we are only receiving \$78,572.00 from the LDFA Fund. She said they will need \$39,000.00 from the General Fund moved in to pay this debt payment for 2021. She said in 2022 they will need a lot more unless the new owners have more personal property taxes.

**AGENDA REVIEW**

**PUBLIC HEARING**

Clerk Lovejoy Roe stated this is required by law that any special assessment districts that we had Public Hearings on during the year we created them we are required to have them twice a year. She said a mailing went out to the residents who were affected by these special assessments so they have one more time that they can voice their opinion about the assessment district.

Paul Davis, Township Resident stated he was shocked by the property tax difference since he moved to Majestic Lakes from West Willow. He said he was taken back that there would be a special assessment for streetlights.

Clerk Lovejoy Roe stated that streetlights usually come about because residents in that area have petitioned to get them. She said in a new area that you are in the township enters into an agreement with the developer that the developer will pay for the installation of the lights and then the homeowners only pay for the operation of the lights. Clerk Lovejoy Roe stated that Mr. Davis had a streetlight assessment in West Willow but it would have been an old one and she said she was not sure what he would've paid. She said that it is not part of your property tax it is a special assessment that is on put on your December tax bill because it is due at the same time as your taxes are due.

- A. 7:00PM – RESOLUTION 2020-25 SPECIAL ASSESSMENT LEVY**  
(PUBLIC HEARING SET AT THE SEPTEMBER 15, 2020 REGULAR MEETING)

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 20, 2020 WORK SESSION MEETING  
PAGE 5**

- 1. RESOLUTION 2020-21, CONFIRMING SPECIAL ASSESSMENT DISTRICT #219 CRYSTAL PONDS STREETLIGHTS**
- 2. RESOLUTION 2020-22, CONFIRMING SPECIAL ASSESSMENT DISTRICT #075 CRYSTAL POND NEIGHBORHOOD SECURITY CAMERAS**
- 3. RESOLUTION 2020-23, CONFIRMING SPECIAL ASSESSMENT DISTRICT #217 PONDS AT LAKEWOOD AND MAJESTIC PONDS 2 STREETLIGHTS**
- 4. RESOLUTION 2020-24, CONFIRMING SPECIAL ASSESSMENT DISTRICT #218 MAJESTIC LAKES ESTATES AND VILLAGE AT MAJESTIC LAKES**

**PUBLIC COMMENT**

JoAnn McCollum, Township Resident stated she was in disagreement for agenda item 11 reimbursement for Clerk Lovejoy Roe getting reimbursed with taxpayer money for the court case.

**CONSENT AGENDA**

**A. MINUTES OF THE SEPTEMBER 30, 2020 SPECIAL MEETING AND OCTOBER 6, 2020 REGULAR AND WORK SESSION MEETING**

**B. STATEMENTS AND CHECKS**

- 1. STATEMENTS AND CHECKS FOR OCTOBER 20, 2020 IN THE AMOUNT OF \$1,101,489.00**
- 2. CHOICE HEALTHCARE DEDUCTIBLE ACH EFT FOR SEPTEMBER 2020 IN THE AMOUNT OF \$29,959.50**
- 3. CHOICE HEALTHCARE ADMIN FEE FOR SEPTEMBER 2020 IN THE AMOUNT OF \$1,211.50**

**C. SEPTEMBER 2020 TREASURER'S REPORT**

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 20, 2020 WORK SESSION MEETING  
PAGE 6**

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

**NEW BUSINESS**

**1. REQUEST TO APPROVE THE FIRST AMENDMENT TO THE  
DEVELOPMENT AGREEMENT FOR PINEVIEW GOLF ESTATES NORTH  
SUBDIVISION PHASE II**

Attorney Winters stated Pineview Golf Estates Development Agreement was an agreement made 20 years ago. He said there were three phases. He said the third phase was for 9 homes to be constructed if Pineview Drive would be connected to Whittaker Road. He said that connection will probably never happen. He said the owner of those 9 properties is the son of the original contractor and he said he has requested that portion of the development agreement be amended. Attorney Winters stated the owner would like to change the agreement to be 4 homes. Attorney Winters stated that Jason Iacoangeli has agreed this would be a good agreement.

**2. REQUEST TO AUTHORIZE CIRCUIT COURT LITIGATION TO ABATE  
PUBLIC NUISANCES AT 885 LEXINGTON PKWY, 1253 CRESTWOOD  
AVE., 1117 DAVIS ST., 7941 LAKE CREST DR., AND 9607 HARBOUR  
COVE COURT BUDGETED IN LINE ITEM #101-950-000-801-023**

Mike Radzik, OCS Director explained the public nuisance properties that they would like to authorize circuit court litigation for.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 20, 2020 WORK SESSION MEETING  
PAGE 7**

**3. REQUEST FOR AUTHORIZATION FOR CIRCUIT COURT LITIGATION TO  
ABATE A PUBLIC NUISANCE BY PADLOCKING FOR 2545 COOLIDGE  
AVE., BUDGETED IN LINE ITEM #101-950-000-801-023**

Mike Radzik, OCS Director explained that this is a public nuisance by padlocking due to narcotics trafficking. He said they had a 6 hour zoom hearing with Judge Kunke and had been told that they could demolish all the structures on the property. He said that law enforcement has now raided the property and found drugs, cash, firearms. He said this padlocking is to try and insure there will be no narcotics trafficking while trying to finalize all litigation.

Attorney Winters explained how challenging it was to file these court cases but said it was even more stressful now with Covid. He said having a 6 hour zoom hearing is exhausting for all involved.

**4. REQUEST TO SET A PUBLIC HEARING FOR NOVEMBER 17, 2020 AT  
APPROXIMATELY 7:00PM FOR THE 2021 FISCAL YEAR BUDGET**

**5. REQUEST TO SET A PUBLIC HEARING FOR NOVEMBER 17, 2020 AT  
APPROXIMATELY 7:00PM TO CREATE A SPECIAL ASSESSMENT DISTRICT  
FOR LATHERS STREETLIGHTS**

Supervisor Stumbo stated the Special Assessment has to benefit you. She said having streetlights in your neighborhood is a benefit. She said in 1994-96 they had a lot of neighborhoods petitioning to put in streetlights. She said DTE use to pay for the construction of doing that and then they stopped.

Supervisor Stumbo stated residents petitioned for this. She said they wanted sidewalks as well and because of the cost for sidewalks it was brought back to only do the streetlights.

Clerk Lovejoy Roe stated she just wanted to fore warn everyone that the cost that came out for the streetlights would make this probably the most expensive district in the Township. She said between the installation and the operation it is

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 20, 2020 WORK SESSION MEETING  
PAGE 8**

going to be about \$250.00 a year. She said the petitioner wants us to move forward. She said it is a small street and only 6 or 7 lights and not a lot of residents to divide the cost with. Clerk Lovejoy Roe said she knows of one time that the Township didn't pick up the whole cost for streetlights but they picked up part of it for another district. She said she just received the information from Brian but it was too late to put in the packet but the actual cost is \$149.00 to put in the seven lights spread between 17 people so it's \$25,000.00 and the actual cost for operation is \$102.00. She said when you combine them for ten years it's going to be \$252.00. She said we could stretch the payment over more years to lower the payment.

Supervisor Stumbo stated in order to consider this she would like to see more information. She said she remembered that they really wanted sidewalks and it makes sense to do it all at once. She asked if it was in the CDBG area and if it qualified for money.

Clerk Lovejoy Roe stated that she didn't know if there was funding and the sidewalks could be farther out because the petitioner really wants the streetlights put in this year. She said maybe if we found several areas in the township to do sidewalks we could get a better price but that has been pushed to next year.

Supervisor Stumbo stated before they set the Public Hearing she would like to have the information.

**The Work Session adjourned at 6:44PM**

Respectfully Submitted,

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti