

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 16, 2021 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:02 p.m. on a Zoom Virtual Board meeting.

Members Present: Supervisor Stumbo, Clerk Heather Jarrell Roe, and Treasurer Eldridge
Trustees: Gloria Peterson, Debbie Swanson, John Newman
Trustee Jimmie Wilson, Jr. (arrived at 5:55PM)
(All members stated that they were present in Ypsilanti Township)

Members Absent: none

Legal Counsel: Wm. Douglas Winters

AGENDA REVIEW

PUBLIC HEARING

- A. 7:00PM – RESOLUTION 2021-07, CREATION OF STREETLIGHT SPECIAL ASSESSMENT DISTRICT #221 VILLAGE GROVE APTS.**

- B. 7:05PM – RESOLUTION 2021-08, CREATION OF CAMERA SPECIAL ASSESSMENT DISTRICT #076 VILLAGE GROVE APTS. (PUBLIC HEARING SET AT THE JANUARY 19, 2021 REGULAR MEETING)**

Supervisor Stumbo stated the Public Hearing is for streetlights and cameras for Village Grove Apartments and it was through a Court agreement to have this installed. She said she would like to get clarification of the cost since it is her understanding that Village Grove is responsible for paying for it. She said she would ask the Board not to take action today on this and wait until they get Clarification on who is responsible for payment.

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PUBLIC COMMENTS (THREE MINUTES PER PERSON)

CONSENT AGENDA

A. MINUTES OF THE FEBRUARY 2, 2021 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR FEBRUARY 16, 2021 IN THE AMOUNT OF \$538,300.94**
- 2. CLARITY HEALTHCARE DEDUCTIBLE ACH EFT FOR JANUARY 2021 IN THE AMOUNT OF \$28,698.05**
- 3. CLARITY HEALTHCARE ADMIN FEE FOR JANUARY 2021 IN THE AMOUNT OF \$1,205.00**

C. TREASURER'S REPORT JANUARY 2021

Treasurer Eldridge stated the property tax payment extension has been moved to February 28, 2021 without a fee charge for the winter 2020 tax bill. He said all property taxes for 2020 that is not paid will be sent to the County on March 1, 2021.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters stated they had a meeting with Ypsilanti Public Schools regarding the repurposing of school building located in Ypsilanti Township. He said he received the leases for the rental of the former Willow Run High School. He said that residents that reside in the former Willow Run School District area pay an extra seven mils on their taxes for a millage for Willow Run even though the school

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system is no longer there. He said he questions where the income from the leases from these buildings should go for since it is coming from a for-profit business.

Supervisor Stumbo stated we need to do something at the State level for our residents who are paying for this millage especially since these schools are not being used as schools.

Trustee Swanson stated that when the Willow Run Schools were built they were intentionally built with green space. She said if people start asking about what will be done with this green space, the Township should have some influence over what they can use them for. She said some are attached to Township Parks already so it seems like it could be added to the parks.

NEW BUSINESS

- 1. 1ST READING OF RESOLUTION 2021-11, PROPOSED ORDINANCE 2021-495, AN ORDINANCE AMENDING ORDINANCE 2020-490 PROHIBITNG RECREATIONAL MARIJUANA ESTABLISHMENTS IN YPSILANTI TOWNSHIP AS PROVIDED BY THE RECREATIONAL MARIJUANA BALLOT INITIATE 1 OF 2018**

Supervisor Stumbo stated this is to extend this for another year.

Attorney Winters stated because of the pandemic we have not been able to go out into the community to have meetings to discuss recreational marijuana in Ypsilanti Township. He said in the near future we should have a work session with Carlisle Wortman and get all the questions answered that this board has regarding recreational marijuana.

Trustee Newman asked if this extension is so the Board can get idea from the community on whether the township should allow recreational marijuana facilities to open in the township.

Attorney Winters stated that there are a lot of different issues that the board needs to address before moving forward. He said this is for a sunset provision to

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take more time discussing this before the township makes any decision regarding recreational marijuana in the Township.

2. REQUEST TO APPROVE PROPOSAL FOR PROFESSIONAL SERVICES FROM BARR ENGINEERING TO ADDRESS COMMENTS RELATED TO THE SPECIAL SPILLWAY ASSESSMENT IN AN AMOUNT NOT TO EXCEED \$29,000.00 BUDGETED IN LINE ITEM #252-252-000-801-000

Supervisor Stumbo stated we hire Barr Engineering every year to help us address the special spillway assessment which we have to report to FERC.

Trustee Swanson asked if area students could observe when the township is doing testing with the hydro or working with the rain garden, water quality testing, etc. She said it would be a powerful way to have student connecting with Ypsilanti Township.

Supervisor Stumbo stated it would be a great opportunity if it could be worked out with different projects around the township moving forward after Covid.

3. REQUEST TO AUTHORIZE CIRCUIT COURT LITIGATION TO ABATE A PUBLIC NUISANCE LOCATED AT 2835 COOLIDGE AVE. BUDGETED IN LINE ITEM #101-950-000-801-023

Michael Radzik, OCS Director stated this is a licensed junk yard that was taken over a few years ago from Franklin Yards, LLC. He said the new owners applied for a license with us and it was granted. He said the licenses are required to be renewed annually and in 2019 they did not renew the license. He said they were contacted and they indicated that the business had been sold and transferred on paper to another corporate entity. He said they have been working with them for the past 1 ½ years to try and get them legal again by applying for a new license. He said they have not submitted a formal application. Mr. Radzik stated the information they have given us regarding who owns the property and who is operating the business red flags have been raised. He said the corporate entity they claim who is operating the property has been legally dissolved through the State by the owner of the property late last year. He said our Assessing Department says the property is

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owned by Detroit Holdings Corporation. He said that corporation was dissolved. Mr. Radzik stated when he spoke with the owner of the company last month he first denied it and then when I brought to his attention what the state records show he admitted it and said it was a paperwork problem. He said the State has the new owner who is a third party that claims to know nothing about it. He said we have a junk yard operator and a property owner being one in the same that cannot be verified and is currently not operating under an active township license. He said the State license cannot be verified. Mr. Radzik stated they have done all they could to rectify this without litigation and he said that is why they were here now asking for authorization to abate this public nuisance.

4. REQUEST TO APPROVE FOUR (4) AUTHORIZING DOCUMENTS WITH THE STATE OF MICHIGAN DTMB RECORDS MANAGEMENT SERVICES AND GRAPHIC SCIENCES TO CONVERT OFFICE OF COMMUNITY STANDARDS PAPER DOCUMENTS TO DIGITAL IMAGES IN AN AMOUNT NOT TO EXCEED \$100,000.00 BUDGETED IN LINE ITEM #249-249-000-801-000 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT

Michael Radzik, OCS Director explained this is to convert old records into digital. He said this must be done under the supervision of the State of Michigan Records office.

Trustee Newman asked if the township can keep the original documents.

Mr. Radzik stated they can be kept but the reason we want to go with digital is because over time paper documents degrade and eventually you won't be able to read them. He said we can have them saved if the Board would decide to keep them. He said they would be boxed up and kept in storage somewhere but there is not room at the Civic Center to store them. Mr. Radzik stated the State will keep the documents until we have examined the digital documents making sure they are acceptable. He said when we are satisfied they will destroy them and if we change our mind at that time they will get the originals back to us. He said that our IT department will make a copy of the digital documents. He said the original disks will be stored in a safe and the 2nd set of disks will be used when needed.

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Trustee Swanson asked if the Township would always need to hire a company to keep our files up to date digital after this initial copying is completed.

Mr. Radzik stated a couple of years ago they made it mandatory whenever new plans sets get submitted to the Township and they are on those large format engineered drawings whether it's a development of a new subdivision, shopping center, or a building plan for a new structure we require the applicant to give us a digital copy along with the paper copy.

5. REQUEST TO APPROVE CHANGE ORDER #1 FOR THE COMMUNITY CENTER FLOORING PROJECT IN THE AMOUNT OF \$10,950.42 BUDGETED IN LINE ITEM #230-751-000-931-021

Michael Hoffmeister, Residential Services Director explained when the abatement company was removing the old flooring they noticed a number of uneven sub-base plank wood floors as well as uneven concrete floor in the kitchen. He said this is a change order that has been approved by our construction engineer, Spicer Group, and Tara Cohen from Washtenaw County prior to this being brought to the Board. He said this should hopefully finalize the project with a little added from the Townships' budget.

Supervisor Stumbo confirmed with Mr. Hoffmeister that the opening day is planned for March 1, 2021.

6. REQUEST APPROVAL FOR THE SALE OR REMOVAL OF TOWNSHIP VEHICLE #40 2000 FORD EXPLORER

Michael Hoffmeister stated this was a well used township vehicle that will be added to the auction with the vehicles that were approved for sale last fall.

Trustee Newman asked if there was a certain price that would be asked for the vehicles. Mr. Hoffmeister stated he has provided an estimated value for each vehicle.

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7. RESOLUTION 2021-09, REQUEST FOR PAYMENT AND USE OF SURPLUS DRAIN FUNDS FOR THE PURPOSE OF INSTALLING A RAIN GARDEN AS PART OF THE LOONFEATHER POINT PARK MDNRTF GRANT PROJECT

Michael Hoffmeister stated the Township received a trust fund grant to renovate Loonfeather Point Park. He said they had an engineering meeting today and we will be bringing back to the Board drawings in the near future.

Supervisor Stumbo stated she sent an email to Evan Pratt, Drain Commissioner to see if he could coordinate with Ypsilanti or Lincoln schools to see if any students could participate with this project.

8. RESOLUTION 2021-10, PAYMENT AND USE OF SURPLUS FUNDS AS PART OF THE SEMCOG PAINT CREEK GREEN CORRIDOR GRANT PROJECT

Supervisor Stumbo stated this is a joint grant with Pittsfield Township doing work on Paint Creek.

9. BUDGET AMENDMENT #3

AUTHORIZATIONS AND BIDS

1. REQUEST TO SEEK SEALED BIDS FOR THE PURCHASE OF A NEW MAINTENANCE UTILITY VAN

Michael Hoffmeister stated this was to purchase a new Maintenance Utility Van for our Maintenance Technicians.

The meeting was adjourned at approximately 6:35PM

Respectfully Submitted,

**Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti**