

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JULY 19, 2022 WORK SESSION MEETING**

Supervisor Stumbo called the meeting to order at approximately 5:00pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Clerk Heather Jarrell Roe and Treasurer Stan Eldridge
Trustees: John Newman II, Gloria Peterson, and Debbie Swanson and Jimmie Wilson Jr.

Members Absent: Supervisor Brenda Stumbo

Legal Counsel: Wm. Douglas Winters

PUBLIC COMMENTS

One public comment was given.

AGENDA REVIEW.....SUPERVISOR STUMBO

CONSENT AGENDA

A. MINUTES OF THE JUNE 21, 2022 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR JULY 5, 2022 IN THE AMOUNT OF \$1,183,719.52**
- 2. STATEMENT AND CHECKS FOR JULY 19, 2022 IN THE AMOUNT OF \$3,119,539.50**
- 3. CLARITY HEALTHCARE DEDUCTIBLE ACH FOR JUNE 2022 IN THE AMOUNT OF \$43,591.13**
- 4. CLARITY HEALTHCARE ADMIN FEE FOR JUNE 2022 IN THE AMOUNT OF \$1,310.78**

C. TREASURER'S REPORT JUNE 2022

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ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters updated the board on the vandalism at Green Oaks Golf Course. He said this was the most malicious act of vandalism that he'd ever seen. He said that someone attempted to disable a municipal golf course. He said we are very fortunate to have a great team in place with Mike Hoffmeister, Kirk Sherwood and Will Turner who have been working diligently. Attorney Winters explained that someone dumped an unknown quantity of golf balls into the townships irrigation system. He said it is being investigated by Washtenaw County Sheriff's Department. He said they have an idea as to the location where it occurred. He said that as of this morning, Director Hoffmeister said that a total of 214 golf balls have been retrieved from the irrigation system. He said they are gathering all the documentation pertaining to the repairs to the golf course. Attorney Winters said they are trying to still have a golf course that will be functional during the 2022 golf season. He said, Kirk Sherwood, Director of Golf has sent out a notification to the golfers who have an annual pass explaining the acts of sabotage and vandalism that has occurred and is seeking their patience and understanding as we attempt to navigate through this. He said there will be a reduction in some of the fees that normally are charged. He said he will keep the board apprised as to what comes out of the ongoing investigations.

Attorney Winters stated that there is a court hearing on August 5, 2022 at 1:30 regarding seeking an order to demolish Gault Village Shopping Center. He said there should be a zoom link available. He said they were notified late today that the bank that had a mortgage on the property is going to discharge their lien on the property. He said this means the township would be in a position of priority. Attorney Winters stated that five years ago the current owner of Gault Village met with our development team and made all types of promises to the Township as to

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how this is going to be a great turnaround success story. He said that currently it's deemed to be a dangerous and condemned structure. He said the owner of the property lives out of state. Attorney Winters stated the blight alone is very upsetting and it has a negative impact upon that portion of the township. He said it is the townships' goal to have the court order the demolition of this shopping center. He said there have been people living in the abandoned structure which is very dangerous to them and the entire neighborhood. He said children, out of curiosity may be drawn to a building that is not secured and a tragedy could occur. He said this has been a long journey. He said he would encourage all to attend the hearing on August 5, 2022.

Attorney Winters stated there is an ongoing situation with the former Willow Run High School, specifically the business inside the high school that we refer to as Play at the Cage. He said this business is a minor league baseball training facility that went into the former middle and high school without zoning authorization or zoning approval, and has expanded throughout that portion of the former high school. He said he toured the building last week with the fire department because the building is not up to code regarding fire suppression. He said it is very difficult to accept that the taxpayers who live in the former Willow Run School District are paying school taxes to Ypsilanti Community Schools on this building which is being used for a for profit training facility and not a school that the residents passed a millage for. He said also those residents also pay school taxes for Ypsilanti Community School millage so in a way you can say they are double taxed. He said some of the school buildings in Willow Run have been demolished, some school buildings were sold.

Attorney Winters said the owner of Play at the Cage pays Ypsilanti Community Schools rent but the funds do not pay down the debt that the residents of the old Willow Run School District is paying off it goes in the general fund for Ypsilanti Community Schools. He said the residents in the former Willow Run District may not be able to send their child to Play at the Cage because the cost of the camp ranges from \$3,000 to \$6,000. He said the current Township Officials have reached

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out to the Ypsilanti Community School Board, as well as people in Lansing trying to lobby for our residents to reassess this situation and alleviate the extra burden of taxation that are on the backs of the residents who reside in the former Willow Run School District. He said it's simply not fair for them to continue to be assessed at that level of taxation on a property that is not being used or repurposed as an educational facility.

Attorney Winters stated there are so many things going on simultaneously sometimes you really have to figure out what to do and it's all about time management. Attorney Winters said the township has a great team that makes a lot of these issues more compatible. He said but soon we will have to have a conversation with Ypsilanti Community Schools, because what's going on over at the school needs to be dealt with. He said someone has to be held accountable for allowing it to occur.

Trustee Newman asked if the Play at the Cage could be shut down for violation with the fire suppression.

Attorney Winters stated Jason Iacoangeli has issued the zoning violation notice.

Trustee Swanson stated that she wanted to point out the areas Attorney Winters has been talking about is in the area that are in or adjacent to the lowest areas of the Opportunity Index in the Township which is very sad. She said the community took a gamble that by combining the two schools district it would be better. She said the plan was that one high school facility would be used for older students and the other high school would be used for the middle school group. She said we took that opportunity away from our middle school group who could be utilizing that school building which has amenities such as a pool and indoor track. Trustee Swanson stated that in other area communities the middle school students do have these amenities. She said if we had followed through 7 years ago when the consolidation of the school districts happened just think about what opportunities are children would have had with having a facility that could provide them with at

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the least recreation that they don't currently get at the middle school they are attending.

NEW BUSINESS

1. REQUEST TO APPROVE THE CREATION OF A PUBLIC RELATIONS MANAGER POSITION AND RENAMING THE WEB CONTENT AND DESIGN POSITION TO PUBLIC RELATIONS SPECIALIST POSITION

Karen Wallin, Human Resources, stated that she took the comments back from the last time the board gave direction and made some small changes. There was also more research done in relation to pay range. Language was also added to the job description for grant writing experience. The current web design position will be renamed and moved under the public relations department. Karen stated that she has learned that many municipalities are now seeking these types of positions and that residents find it helpful. Karen has also been working with Accounting Director Javonna Neel to get budget line items set up and established. Those items will be brought back to the board.

Trustee Swanson asked a clarification question on the wording in the job description and thanked Karen Wallin for including the research that she had done in the packet.

Supervisor Stumbo further explained that this will be very beneficial for our residents to have more access to information and to receive it in a consistent way.

2. REQUEST TO AUTHORIZE CIRCUIT COURT LITIGATION TO ABATE PUBLIC NUISANCES LOCATED AT 5970 BRIDGE RD. AND 8 JUNE STREET BUDGETED IN LINE ITEM #101-729-801-023

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3. BUDGET AMENDMENT #10

Supervisor Stumbo explained the budget amendment.

AUTHORIZATIONS AND BIDS

1. REQUEST TO AWARD THE LOW BID AND APPROVE THE CONTRACT WITH DOAN CONSTRUCTION FOR THE HEWITT RD. FIRE STATION CONSTRUCTION PROJECT IN THE AMOUNT OF \$202,000.00 BUDGETED IN LINE ITEM #217-901-976-005

Supervisor Stumbo explained that there were four bids for this project. Doan was the lowest qualified bid. Attorney Winters has reviewed the contract and it is in proper form.

2. REQUEST TO AWARD THE BID AND APPROVE THE PURCHASE AGREEMENT FOR TWO (2) SPARTAN ER STAR SERIES SIDE MOUNT PUMPERS TO CSI EMERGENCY APPARATUS IN THE AMOUNT OF \$1,898,549.00 BUDGETED IN LINE ITEM #217-901-979-000 OTHER BUSINESS BOARD MEMBER UPDATE

Supervisor Stumbo explains that this will be paid for once the fire trucks are delivered. There was one bid received for this purchase.

Fred Anstead explained that the goal was for them to be built and delivered in 365 days. The two pumpers will be identical to the last purchased truck.

Trustee Swanson asked a clarifying question for the payment of the trucks. Supervisor Stumbo explained the payment of the trucks will be given upon delivery.

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4. OTHER DISCUSSION.....BOARD MEMBERS

Clerk Jarrell Roe provided an ARPA committee update. She explained some identified areas of focus including health wellness and safety, community gathering spaces, infrastructure improvements and upgrades, green thinking and energy efficiency and sustainability.

Supervisor Stumbo explained that we are distributing masks and test kits too. She explained that we are scheduled to meet with the Washtenaw County Health Department to discuss plans for the fall and how we can be best prepared to serve our residents.

Supervisor Stumbo discusses the jazz fest that is ongoing and what a wonderful event it has been. She discusses that the Jazz Fest went through a process and we are excited that people and nonprofits want to use our parks but there is a process that needs to be followed.

Clerk Jarrell Roe reminds everyone of the Public Accuracy Testing that is to occur in the upcoming week and open to the public. Additionally the Clerks office will be open the upcoming Saturday from 8-4 for residents to be able to vote.

The Work Session meeting was adjourned at approximately 6:20pm.

Respectfully Submitted,



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