

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE MARCH 4, 2014 REGULAR MEETING**

The meeting was called to order by Supervisor Brenda L. Stumbo, at approximately 7:00 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited and a moment of silent prayer was observed.

Members Present: Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees Jean Hall Currie, Mike Martin and Scott Martin

Members Absent: Trustee Stan Eldridge

Legal Counsel: Wm. Douglas Winters
Angela King

PUBLIC COMMENTS

Arloa Kaiser, Township Resident voiced her opposition to the AAATA millage proposal.

Kathy Leach, Township Resident expressed her opposition to the AAATA millage because she felt it would benefit the other communities far more than Ypsilanti Township. She said a report on the internet stated that Ypsilanti Township was the first community in the nation to propose having security cameras in every neighborhood. She felt it was intrusive and would not deter crime.

Wilma Gold-Jones, Township Resident expressed her support for the AAATA millage and said it would provide safe transportation to pedestrians. She said it was her understanding that the cameras had been requested by residents.

CONSENT AGENDA

A. MINUTES OF THE FEBRUARY 18, 2014 WORK SESSION, REGULAR MEETING AND EXECUTIVE SESSION

B. STATEMENTS AND CHECKS

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to approve the Consent Agenda, contingent upon the Honeywell discussion during the work session being typed verbatim. The motion carried unanimously.

ATTORNEY REPORT

Attorney Winters stated he provided detailed report in the Work Session.

Mr. Winters acknowledged the passing of Fred Veigel, a longtime member of the Huron Valley Labor Council who was a fixture in the community and a staunch supporter of the rights of working people.

NEW BUSINESS

1. BUDGET AMENDMENT #2

Clerk Lovejoy Roe read the Budget Amendment into the record.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budget Amendment #2 (see attached). The motion carried unanimously.

2. RESOLUTION NO. 2014-7, DAWN FARM 5TH ANNUAL RIDE FOR RECOVERY TEMPORARY ROAD CLOSURE REQUEST

Clerk Lovejoy Roe read the resolution into the record.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Resolution No. 2014-7, Dawn Farm 5th Annual Ride for Recovery Temporary Road Closure Request (see attached) The motion carried unanimously.

Supervisor Stumbo explained this was an annual fundraising event and Dawn Farm had contracted for police services to insure traffic flow.

3. 1ST READING RESOLUTION NO. 2014-8, PROPOSED ORDINANCE NO. 2014-435, REQUIRING REGISTRATION OF VACANT RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROPERTIES

Clerk Lovejoy Roe read the resolution into the record.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Mike Martin to approve the 1st Reading Resolution No. 2014-8, Proposed Ordinance No. 2014-435, Requiring Registration of Vacant Residential, Commercial and Industrial Properties (see attached).

Attorney Angela King provided a brief overview of the proposed ordinance designed to address all vacant structures in Ypsilanti Township. She explained it was not meant to include properties marketed for sale and recommended the proposed ordinance be changed for the 2nd reading to reflect that distinction.

Discussion followed on the procedure for actively marketed properties.

The motion carried as follows:

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|---------------------|---------------|-------------------|------------|---------------------|------------|----------------|------------|
| Eldridge: | Absent | S. Martin: | Yes | Hall Currie: | Yes | Stumbo: | Yes |
| Lovejoy Roe: | Yes | Doe: | Yes | M. Martin: | Yes | | |

OTHER BUSINESS

1. REQUEST OF KAREN WALLIN, HR DEPARTMENT TO APPROVE TEAMSTERS, LOCAL 214 BARGAINING UNIT AGREEMENT EXTENSION THROUGH 2017

Karen Wallin, Human Resource briefly reviewed the following proposed changes discussed during Executive Session, contingent upon Teamster ratification:

1. Retirement – increase MERS employee contributions, if needed, up to a cap of 1% per year for the next three years
2. Limit PTO time going into FAC calculation
3. No retiree health care for new hires
4. Change in multiplier and pension benefit for new hires
5. \$300 signing bonus upon ratification of contract with a 3% wage increase given to five employees that took a reduction on 2009

Trustee Mike Martin stated this contract came with long-term legacy cost containment and savings, which would greatly benefit the Township's financial future.

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to approve the Teamster, Local 214 Bargaining Unit Agreement Extension through 2017 contingent upon the changes discussed in Executive Session. The motion carried unanimously.

2. NEIGHBORHOOD SECURITY CAMERA CLARIFICATION

Supervisor Stumbo provided clarification regarding public surveillance cameras stating camera installation would be at the request of neighborhoods, similar to the street light policy. She said cameras were requested at several Neighborhood Watch meetings and a policy was adopted at the February 18, 2014 meeting. Supervisor Stumbo explained the cameras focused only on the roadway and the Washtenaw County Sheriff Department was the only agency with access to the cameras. She stated the pilot program, which had been in place for the last three years in the West Willow neighborhood, on Lakeview and in the Oaklawn/Hawthorne area, had been very successful. She explained the process for obtaining cameras in a neighborhood.

Mike Radzik, OCS Director stated that the local reports from Ann Arbor News and the Courier had been very accurate, however the regional and national reports had spun things out of control. He said they had reported the Township was installing cameras on every street corner with no regard to residents' wishes. He said he had done a radio interview on WJR this morning, which set the record straight.

Supervisor Stumbo stated any concerns of residents would be addressed in the process that would be brought back to the Board.

Clerk Lovejoy Roe clarified if the AAATA millage passed, transportation services would be available to all Ypsilanti Township residents outside the scheduled routes through the Dial-A-Ride service. She explained this was a very important service that would benefit our seniors and disabled residents.

AUTHORIZATIONS & BIDS

- 1. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO ACCEPT QUOTE FROM PADNOS-LEITELT FOR REPLACEMENT OF GENERATOR #2 WICKET GATES AND HARDWARE IN THE AMOUNT OF \$139,725, ALSO, SAFETY PERSONNEL FOR CONFINED SPACE IN THE AMOUNT OF \$44,320 AND A 10% CONTINGENCY IN THE AMOUNT OF \$20,000 FOR THE TOTAL AMOUNT OF \$204,045, BUDGETED IN LINE ITEM #252.252.000.930.000**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to accept quote from Padnos-Leitelt for replacement of Generator #2 Wicket Gates and hardware in the amount of \$139,725, safety personnel for confined space in the amount of \$44,320 and a 10% contingency in the amount of \$20,000 for the total amount of \$204,045, budgeted in line item #252.252.000.930.000, contingent upon attorney review and authorize the signing of the contract. The motion carried unanimously.

Michael Saranen, Hydro Station Operator provided a brief overview of the project and explained it would be FERC compliant and insure the generator for the power contract.

- 2. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE GRAPHIC SCIENCES, INC. AGREEMENT TO DIGITIZE MICROFILM RECORDS FOR BUILDING AND PLANNING DEPARTMENTS IN THE AMOUNT OF \$10,370, BUDGETED IN LINE ITEM #249.249.000.801.000**

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A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Graphic Sciences, INC. agreement to digitize microfilm records for Building and Planning departments in the amount of \$10, 370, budgeted in line item #249.249.000.801.000. The motion carried unanimously.

Mike Radzik reported they had about 99,000 microfilm images dating back to 1951.

ADJOURNMENT

A motion was made by Treasurer Doe, supported by Trustee Mike Martin to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at approximately 7:46 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

2014 BUDGET AMENDMENT #2

March 4, 2014

230 - RECREATION FUND

Total Increase \$12,608.00

Increase revenue and expenditure for private grant from the Helen McCalla Trust to purchase chairs, sound equipment and treadmills for the senior center. A budget amendment was originally approved at the 11/25/13 Board meeting, but not included as a carry forward on the 2014 budget. The funds were not received until January 2014 and no expenditures were made from funds in 2013. This is to be funded by a private grant from the Helen McCalla Trust.

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|---------------|--------------------------------|---------------------|--|
| Revenues: | Senior Grant - Private Grantor | 230-000-000-675.006 | <u>\$12,608.00</u> |
| | | | Net Revenues <u><u>\$12,608.00</u></u> |
| Expenditures: | Senior Rec Center - Equipment | 230.751.000.974.022 | <u>\$12,608.00</u> |
| | | | Net Expenditures <u><u>\$12,608.00</u></u> |

249 - BUILDING DEPARTMENT FUND

Total Increase \$10,370.00

Increase for professional service of Graphic Sciences Inc. to digitally scan building department plans. This is funded by an Appropriation of Prior Year Fund Balance.

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|---------------|-------------------------|---------------------|--|
| Revenues: | Prior Year Fund Balance | 249.000.000.699.000 | <u>\$10,370.00</u> |
| | | | Net Revenues <u><u>\$10,370.00</u></u> |
| Expenditures: | Professional Services | 249.249.000.801.000 | <u>\$10,370.00</u> |
| | | | Net Expenditures <u><u>\$10,370.00</u></u> |

252 - HYDRO STATION FUND

Total Increase \$204,045.00

Increase to replace the existing turbine #2 wicket gates and hardware that are showing deterioration. This is funded by an Appropriation of Prior Year Fund Balance.

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|---------------|-----------------------------|---------------------|---|
| Revenues: | Prior Year Fund Balance | 252.000.000.699.000 | <u>\$204,045.00</u> |
| | | | Net Revenues <u><u>\$204,045.00</u></u> |
| Expenditures: | Repairs Maint and Equipment | 252.252.000.930.000 | <u>\$204,045.00</u> |
| | | | Net Expenditures <u><u>\$204,045.00</u></u> |

266 - LAW ENFORCEMENT FUND

Total Increase \$2,000.00

Increase budget for payout of PTO & Sick time for approved payout of accrued time. This is funded by an Appropriation of Prior Year Fund Balance.

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|---------------|---------------------------------|---------------------|---|
| Revenues: | Prior Year Fund Balance | 266.000.000.699.000 | <u>\$2,000.00</u> |
| | | | Net Revenues <u><u>\$2,000.00</u></u> |
| Expenditures: | Salaries Pay Out - PTO&SICKTIME | 266.304.000.708.004 | <u>\$2,000.00</u> |
| | | | Net Expenditures <u><u>\$2,000.00</u></u> |

590 - COMPOST FUND

Total Increase \$30,000.00

Increase budget for Salary-Temporary/seasonal wages for the gate attendant. An explanation shows in the 2014 budget notes, but was inadvertently omitted in the original budget numbers. Budgeted prior year at \$29,000 and requesting \$30,000 for 2014. This is funded by an Appropriation of Prior Year Fund Balance.

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|---------------|---------------------------|---------------------|--|
| Revenues: | Prior Year Fund Balance | 590.000.000.699.000 | <u>\$30,000.00</u> |
| | | | Net Revenues <u><u>\$30,000.00</u></u> |
| Expenditures: | Salary/Temporary Seasonal | 590-590.000-707.000 | <u>\$30,000.00</u> |
| | | | Net Expenditures <u><u>\$30,000.00</u></u> |

Motion to Amend the 2014 Budget (#2):

Move to increase the Recreation Fund budget by \$12,608 to \$930,672 and approve the department line item changes as outlined.

Move to increase the Building Department Fund budget by \$10,370 to \$388,020 and approve the department line item changes as outlined.

Move to increase the Hydro Station Fund budget by \$204,045 to \$576,726 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund budget by \$2,000 to \$6,617,276 and approve the department line item changes as outlined

Move to increase the Compost Fund budget by \$30,000 to \$898,618 and approve the department line item changes as outlined.

RESOLUTION NO. 2014-7

CHARTER TOWNSHIP OF YPSILANTI TEMPORARY ROAD CLOSURE

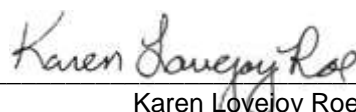
Resolution authorizing the temporary road closure of Stony Creek Road, to Textile Road, to Hitchingham Rd., to Merritt Road (back to Stony Creek Rd.) on Sunday, April 27, 2014, from 10:00 a.m. to Noon. for the "Ride for Recovery" Dawn Farm Fundraising Event.

WHEREAS, the Township of Ypsilanti has approved the temporary closure of Stony Creek, Textile, Hitchingham, and Merritt Roads as indicated; and

WHEREAS, the Driveways, Banners, and Parades Act 200 of 1969 requires the Township to authorize an official designated by resolution to make such request from the Road Commission.

NOW THEREFORE, BE IT RESOLVED that the Township of Ypsilanti Board of Trustees designates and agrees that Megan Rodgers, Dawn Farm Development Director be the authorized official designated in this instance, when application is made to the Washtenaw County Road Commission for this temporary road closure.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2014-7 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on March 4, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
PROPOSED
ORDINANCE NO. 2014-435**

An Ordinance to Amend Chapter 48 of the Ypsilanti
Charter Township Code of Ordinances to Require
Registration of Vacant Residential, Commercial and
Industrial Properties

The Charter Township of Ypsilanti hereby ordains that the Ypsilanti Township Code of Ordinances is amended as follows:

Add the following new article to Chapter 48 entitled Property Maintenance:

Section 1 – Purpose

The purpose of this article is to prevent the deterioration of Ypsilanti Township by regulating vacant abandoned and foreclosed properties to insure that such properties are in compliance with all applicable state law and Township Code requirements including the Township property maintenance code adopted by the Township in sections 48–27 and 48–28 of the Ypsilanti Township Code of Ordinances.

Section 2 – Definitions

As used in this article:

Code compliance certificate means an annual certificate issued by the township Office of Community Standards that the structure is in compliance with all applicable state law and Township Code requirements, including the Township's Property Maintenance Code.

Owner means any person or entity with legal or equitable ownership or possessory interest in any residential, commercial or industrial structure. The owner shall include, but not be limited to: a bank, credit union, trustee, financial institution or trust which is in possession (in whole or in part) of the real property, foreclosing a lien or mortgage interest in the affected property, but may or may not have legal or equitable title.

Vacant property means a residential, commercial or industrial structure that remains unoccupied for a period in excess of 30 days. Vacant property does not mean property that is temporarily unoccupied while the residents are away on vacation, tending to personal matters or business, or property that is not intended by the owner to be left vacant.

Section 3 - Scope

The provisions of this article shall apply to all existing residential, commercial and industrial structures. This article does not relieve any person from compliance with all other township ordinances, the state building code, and all other laws, rules and regulations.

Section 4 - Evidence of vacant property.

Evidence of vacancy shall include any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions include, but are not limited to: overgrown and/or dead vegetation; accumulation of newspapers, circulars, flyers and/or mail; past due utility notices and/or disconnected utilities; accumulation of trash, junk and/or debris; boarded up windows; abandoned vehicles, auto parts or materials; the absence of or continually drawn window coverings such as curtains, blinds and/or shutters; the absence of furnishings and/or personal items consistent with habitation or occupancy; statements by neighbors, delivery agents or utility agents, including Township employees, that the property is vacant.

Section 5 - Registry of vacant properties.

There is hereby created in the township Office of Community Standards a registry of vacant residential, commercial and industrial properties.

Section 6 - Vacant properties to be registered annually

Owners of real property are required to register all vacant residential, commercial and industrial properties within 30 days of the vacancy and to reregister the properties annually thereafter. Residential, commercial and industrial structures that are vacant at the time of the enactment of this article must register within 30 days.

Section 7 - Owner's registration form; content.

Owners who are required to register their properties pursuant to this article shall submit a completed vacant property registration form, as provided by the township Office of Community Standards containing the following information:

- (1) The name of the owner of the property.
- (2) A mailing address where mail may be sent that will be acknowledged as received by the owner. If certified mail/return receipt requested is sent by the township Office of Community Standards to the address and the mail is returned marked "refused" or "unclaimed," then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement. If ordinary mail sent by the township Office of Community Standards to the address is returned for whatever reason, then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement.
- (3) The name of an individual responsible for the care and control of the vacant property. Such individual may be the owner, if the owner is an individual, or may be someone other than the owner with whom he/she has contracted.
- (4) A current address, phone number, fax, and email address (if fax and email addresses are available) where communications may be sent that will be acknowledged as received by the owner or individual responsible for the care and control of the property. If certified mail/return receipt requested is sent to the address and the mail is returned marked "refused" or "unclaimed," or if ordinary mail sent to the address is returned for whatever reason, then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement.
- (5) Authorization to the township staff to access the exterior of the property for inspection purposes.
- (6) Verification that the utilities and the furnace are functioning.

Section 8 - Annual registration and safety and blight inspection fee.

The annual registration and safety and blight inspection fees shall be set by the Township Board to offset the cost of processing the form, conducting the safety and blight inspection and maintaining the records. In addition, if an owner fails to register, the owner shall be assessed the added cost of the Township's expense in having to determine ownership, which may include, but is not limited to title search and legal expenses.

Section 9 - Requirement to keep information current.

If at any time the information contained in the registration form is no longer valid, the property owner shall within ten (10) days file a new registration form containing current information. There shall be no fee to update the current owner's information.

Section 10 - Inspections required.

Owners of vacant residential, commercial and industrial structures who are required to file an owner's registration form under this article must immediately obtain and pay for a township Office of Community Standards safety and blight inspection of the vacant property; obtain necessary permits; make required repairs; obtain any follow-up inspections from the township Office of Community Standards thereafter to ensure the structure is safe, secure and maintained. The owner or the owner's agent shall certify by affidavit that all water, sewer, electrical, gas, HVAC, plumbing systems, roofing, structural systems, foundations, and drainage systems are sound, operational, or properly disconnected. The owner or the owner's agent shall also certify by affidavit that the property is in compliance with the township's property maintenance code, and the water and sewer requirements set forth in Chapters 48 and 62 of the Township Code.

Section 11 - Building inspection; maintenance and security requirements.

Properties subject to this article shall be maintained and secured to comply with the minimum security fencing, barrier and maintenance requirements of the township's property maintenance code.

Pools, spas, and other water features shall be kept in working order or winterized to ensure that the water remains clear and free of pollutants and debris, or drained and kept dry and free of debris, and must comply with the minimum security fencing, barrier and maintenance requirements of the Property Maintenance Code.

Vacant properties subject to this article shall be maintained in a secure manner so as not to be accessible to unauthorized persons. Secure manner includes, but is not limited to, the closure and locking of windows, doors (walk-through, sliding and garage), gates and any other opening of such size that it may allow a child to access the interior of the property and/or structure(s). Broken windows must be repaired or replaced within 14 days. Boarding up of open or broken windows is prohibited except as a temporary measure for no longer than 14 days.

Section 12 - Open property; securing fee.

Property subject to this article that is left open and/or accessible shall be subject to entry by the township in order to ensure that the property has not become an attractive nuisance and to ensure that the property is locked and/or secured and in compliance with the Township's Property Maintenance Code. The owner of property subject to this article which property is found open or unsecured shall be responsible for paying a securing fee as set by the township board to offset the cost incurred by the township in contacting the owner or management company to secure the property. If the owner and/or management company cannot be contacted or does not secure the property within a reasonable time, not to exceed 24 hours, the owner shall be responsible for paying the cost incurred by the township in securing the property.

Section 13 - Reoccupation of vacant property; notification to township.

Prior to reoccupation of property that is subject to this article, the owner shall notify the Township that the property has been sold or rented, and to whom.

Section 14 - Fire damaged property.

If an occupied structure is damaged by fire, the owner has 30 days, unless otherwise extended by the Director of Community Standards or his designee, from the date of the fire to apply for a permit to start construction or demolition. Failure to do so will result in the property being deemed vacant and subject to the requirements of this article.

Section 15 - Unpaid fees; assessment.

All fees hereunder that remain unpaid after 14 days written notice to the owner/management company shall be assessed against the property as a lien and placed on the tax roll.

Section 16 - Penalties; municipal civil infraction.

Except as otherwise provided, a violation of this article shall be a municipal civil infraction subject to prosecution and penalty under MCL 42.21(3). The requirements of this article are in addition to, and not in lieu of any other rights and remedies provided by law. Violation of this article shall be a municipal civil infraction and for the first offense subject to a minimum \$200.00 fine and any of the penalties authorized under MCL 600.8727 and/or MCL 600.8302. Second or subsequent offenses shall be subject to a minimum fine of \$400.00 and any of the penalties authorized under MCL 600.8727 and/or MCL 600.8302. Each day that a violation continues shall be considered a separate offense.

Severability

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

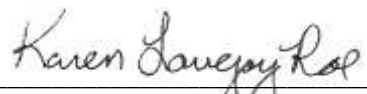
Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective date

This Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2014-435 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on March 4, 2014. The second reading is scheduled to be heard on April 1, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti