

CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES

Supervisor

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KAREN LOVEJOY ROE

Treasurer

LARRY J. DOE

Trustees

JEAN HALL CURRIE

STAN ELDRIDGE

MIKE MARTIN

SCOTT MARTIN

August 19, 2014

Regular Meeting – 7:00 p.m.

Work Session – 5:00 p.m.

Ypsilanti Township Civic Center

7200 S. Huron River Drive

Ypsilanti, MI 48197

August 13, 2014

Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

Attention: Jeff Allen

RE: Recommendation of Award for Veterans Drive Road Construction

Sealed bids for the Veteran's Drive construction project were received and publicly read aloud at 3:01 pm on Wednesday, August 13, 2014 at the Charter Township of Ypsilanti Civic Center. Nine (9) prospective contractors obtained plans and specifications for the project. Proposals were received from two (2) bidders with as-checked results ranging from \$689,529.10 to \$727,741.78.

Based on the time of year and limited availability of many local contractors, we would recommend rebidding this project this winter for Spring 2015 construction. We feel that rebidding this in January will allow the Township to more bids overall and secure more competitive prices that are more in line with the engineer's estimate. The final engineer's estimate was \$580,000. Since June 2014, we have seen steady increases in bid prices which is a reflection of the capacity at which these contractors are working at.

While both contractors that did bid on the job have a great reputation in the industry and are both capable of performing the work, we feel that rebidding this project in early 2015 is in the Township's best interest. It should be noted that AAATA bus routes are not expected to change until Summer of 2015 so our goal would be to target a January rebid with an tentative April start date and a July completion date. Giving the contractor additional time to do the work should also help keep prices lower.

I will be in attendance at the next board meeting to answer any questions.

Sincerely,

OHM Advisors,



Matthew D. Parks

cc: Brenda Stumbo, Supervisor
Jessica Howard, OHM

DEPARTMENTAL REPORTS

14-B District Court

Revenue Report for July 2014

General Account

Account Number
Due to Washtenaw County
(101-000-000-214.222) **\$4,091.00**

Due to State Treasurer

| | |
|---|---------------------------|
| Civil Filing Fee Fund (MCL 600.171): | \$19,026.00 |
| State Court Fund (MCL 600.8371): | \$1,270.00 |
| Justice System Fund (MCL 600.181): | \$15,690.00 |
| Juror Compensation Reimbursement Fund: | |
| Civil Jury Demand Fee (MCL 600.8371): | \$10.00 |
| Drivers License Clearance Fees (MCL 257.321a): | \$1,887.00 |
| Crime Victims Rights Fund (MCL 780.905): | \$5,692.50 |
| Judgment Fee (Dept. of Natural Resources): | \$10.00 |
| Due to Secretary of State (101-000-000-206.136) | \$1,922.40 |
| Total: | <u>\$45,507.90</u> |

Due to Ypsilanti Township

| | |
|--|----------------------------|
| Court Costs (101-000-000-602.136): | \$36,986.90 |
| Civil Fees (101-000-000-603.136): | \$17,559.00 |
| Probation Fees (101-000-000-604.000): | \$8,053.25 |
| Ordinance Fines (101-000-000-605.001): | \$37,147.95 |
| Bond Forfeitures (101-000-000-605.003): | \$2,000.00 |
| Interest Earned (101-000-000-605.004): | \$0.00 |
| State Aid-Caseflow Assistance (101-000-602.544): | \$0.00 |
| Expense Write-Off: | \$0.00 |
| Bank Charges (Expense - 101.136.000.957.000): | (\$478.23) |
| Total: | <u>\$101,268.87</u> |

Total to General Account - (101.000.000.004.136): **\$150,867.77**

Escrow Account

(101-000-000-205.136)

| | |
|---|---------------------------|
| Court Ordered Escrow: | \$6,915.00 |
| Garnishment Proceeds: | \$0.00 |
| Bonds: | \$20,279.00 |
| Restitution: | \$2,789.82 |
| Total to Escrow Account - (101.000.000.205.136): | <u>\$29,983.82</u> |

14-B District Court

Monthly Disbursements

July 2014

Revenue received as a Fine for violation of a State Statute is disbursed to the Washtenaw County Treasurer, for library purposes.

Revenue received as a Fine for violation of a Township Ordinance and all Court Costs are disbursed to the Ypsilanti Township Treasurer. Local revenue also includes Probation oversight fees and Bond Forfeitures.

Revenue received as State Filing Fee, State Court Fund, Justice System Fund, Juror Compensation, Crime Victims Rights Fund and Dept. of Natural Resources Judgment Fee is forwarded to the State Treasurer.

Money received as Garnishment Proceeds, Criminal Bonds, Restitution, and Court Ordered Escrow are deposited in the Escrow Account of the Court.

All other revenues are transferred to the Ypsilanti Township Treasurer.

July 2014 Disbursements:

| | |
|-------------------------------|---------------|
| Washtenaw County: | \$ 4,091.00 |
| State of Michigan: | \$ 45,507.90 |
| Ypsilanti Township Treasurer: | \$ 101,268.87 |

TOTAL: \$150,867.77

| | | | |
|--------------------|----------------|-----------------------|--|
| | | Year to Date | |
| | | Prior Year Comparison | |
| | | | |
| | | | |
| Month | Revenue | Revenue | |
| | 2013 | 2014 | |
| | | | |
| January | \$93,843.72 | \$93,424.58 | |
| February | \$120,646.88 | \$134,377.46 | |
| March | \$120,330.43 | \$116,070.56 | |
| April | \$87,844.43 | \$104,192.57 | |
| May | \$91,209.97 | \$106,156.14 | |
| June | \$90,086.73 | \$107,897.55 | |
| July | \$75,083.36 | \$101,268.87 | |
| August | \$89,198.00 | | |
| September | \$92,229.66 | | |
| October | \$137,889.48 | | |
| November | \$70,380.21 | | |
| December | \$81,613.89 | | |
| Caseload | | | |
| Standardization | | | |
| Payment: | \$45,724.00 | \$45,724.00 | |
| Year-to Date | | | |
| Totals: | \$1,196,080.76 | \$809,111.73 | |
| Expenditure | | | |
| Budget: | \$1,265,772.00 | \$1,267,085.00 | |
| Difference: | (\$69,691.24) | (\$456,660.27) | |

**BUILDING DEPARTMENT REPORT
RON FULTON - BUILDING DIRECTOR**

BUILDING DEPARTMENT MONTHLY REPORT - JULY 2014

| Permit Type | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | TOTALS |
|------------------|------------------|------------------|------------------|------------------|-------------------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| Building | 55 | 44 | 66 | 90 | 127 | 124 | 91 | | | | | | 597 |
| | \$ 16,244 | \$ 16,632 | \$ 12,783 | \$ 18,614 | \$ 96,726 | \$ 56,621 | \$ 12,936 | | | | | | \$ 230,556 |
| Electrical | 16 | 16 | 23 | 18 | 49 | 43 | 41 | | | | | | 206 |
| | \$ 1,290 | \$ 2,175 | \$ 1,815 | \$ 1,800 | \$ 3,855 | \$ 2,775 | \$ 3,465 | | | | | | \$ 17,175 |
| Mechanical | 85 | 51 | 50 | 58 | 81 | 98 | 75 | | | | | | 498 |
| | \$ 4,980 | \$ 2,760 | \$ 3,095 | \$ 4,185 | \$ 5,925 | \$ 10,000 | \$ 7,161 | | | | | | \$ 38,106 |
| Plumbing | 28 | 30 | 83 | 35 | 46 | 107 | 39 | | | | | | 368 |
| | \$ 2,145 | \$ 2,010 | \$ 4,545 | \$ 2,745 | \$ 3,525 | \$ 6,300 | \$ 2,955 | | | | | | \$ 24,225 |
| Zoning | 2 | - | 1 | 14 | 13 | 26 | 16 | | | | | | 72 |
| | \$ 90 | \$ - | \$ 45 | \$ 630 | \$ 585 | \$ 1,170 | \$ 720 | | | | | | \$ 3,240 |
| Sub Totals | 186 | 141 | 223 | 215 | 316 | 398 | 262 | - | - | - | - | - | 1,741 |
| TOTAL YTD | \$ 24,749 | \$ 23,577 | \$ 22,283 | \$ 27,974 | \$ 110,616 | \$ 76,866 | \$ 27,237 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 313,302 |

BUILDING DEPARTMENT MONTHLY REPORT - 2013

| Permit Type | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | TOTALS |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Building | 61 | 57 | 63 | 100 | 85 | 96 | 107 | 90 | 100 | 143 | 61 | 68 | 1,031 |
| | \$ 14,504 | \$ 14,185 | \$ 9,331 | \$ 31,205 | \$ 15,676 | \$ 28,985 | \$ 24,060 | \$ 22,689 | \$ 19,098 | \$ 74,598 | \$ 8,597 | \$ 10,382 | \$ 273,310 |
| Electrical | 37 | 27 | 27 | 29 | 49 | 30 | 30 | 36 | 36 | 35 | 21 | 25 | 382 |
| | \$ 2,435 | \$ 2,475 | \$ 2,190 | \$ 2,685 | \$ 4,805 | \$ 2,745 | \$ 2,430 | \$ 2,880 | \$ 3,750 | \$ 3,585 | \$ 3,165 | \$ 2,460 | \$ 35,605 |
| Mechanical | 69 | 30 | 38 | 51 | 59 | 63 | 45 | 39 | 61 | 116 | 70 | 51 | 692 |
| | \$ 5,115 | \$ 2,680 | \$ 3,005 | \$ 4,198 | \$ 6,670 | \$ 10,565 | \$ 3,750 | \$ 3,035 | \$ 3,675 | \$ 6,105 | \$ 3,935 | \$ 3,235 | \$ 55,968 |
| Plumbing | 34 | 21 | 29 | 46 | 36 | 49 | 37 | 29 | 45 | 56 | 29 | 21 | 432 |
| | \$ 2,895 | \$ 1,680 | \$ 2,055 | \$ 3,555 | \$ 3,855 | \$ 4,260 | \$ 2,910 | \$ 2,370 | \$ 3,435 | \$ 8,040 | \$ 1,920 | \$ 1,605 | \$ 38,580 |
| Zoning | 1 | 2 | 4 | 17 | 14 | 16 | 17 | 12 | 14 | 12 | 3 | 2 | 114 |
| | \$ 90 | \$ 90 | \$ 180 | \$ 765 | \$ 630 | \$ 675 | \$ 765 | \$ 540 | \$ 630 | \$ 540 | \$ 135 | \$ 90 | \$ 5,130 |
| Sub Totals | 202 | 137 | 161 | 243 | 243 | 254 | 236 | 206 | 256 | 362 | 184 | 167 | 2,651 |
| TOTAL YTD | \$ 25,039 | \$ 21,110 | \$ 16,761 | \$ 42,408 | \$ 31,636 | \$ 47,230 | \$ 33,915 | \$ 31,514 | \$ 30,588 | \$ 92,868 | \$ 17,752 | \$ 17,772 | \$ 408,593 |

**BUILDING DEPARTMENT REPORT
RON FULTON - BUILDING DIRECTOR**

| INSPECTION RUNNING TOTALS | | | | | | | | | | | | | |
|----------------------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|---------------|
| Inspections | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | TOTALS |
| Total 2014 | 318 | 253 | 354 | 417 | 429 | 501 | 581 | | | | | | 2,853 |
| Total 2013 | 336 | 328 | 239 | 306 | 445 | 404 | 389 | 507 | 459 | 647 | 410 | 378 | 4,848 |
| Total 2012 | 852 | 259 | 592 | 328 | 340 | 268 | 275 | 419 | 317 | 382 | 340 | 276 | 4,648 |
| Total 2011 | 319 | 238 | 280 | 311 | 371 | 369 | 319 | 411 | 349 | 432 | 316 | 143 | 3,858 |
| Total 2010 | 292 | 220 | 361 | 366 | 379 | 358 | 427 | 405 | 350 | 449 | 322 | 140 | 4,069 |
| Total 2009 | 323 | 315 | 340 | 337 | 350 | 372 | 440 | 401 | 463 | 374 | 341 | 137 | 4,193 |
| Total 2008 | 460 | 352 | 326 | 432 | 432 | 628 | 727 | 562 | 533 | 577 | 393 | 128 | 5,550 |

| Rental Inspections | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | TOTALS |
|---------------------------|--|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|---------------|
| Total 2014 | 234 | 225 | 303 | 337 | 310 | 290 | 267 | | | | | | 1,966 |
| Total 2013 | 197 | 237 | 206 | 175 | 226 | 251 | 291 | 302 | 222 | 297 | 215 | 175 | 2,794 |
| Total 2012 | 142 | 165 | 228 | 194 | 209 | 202 | 185 | 258 | 225 | 265 | 231 | 131 | 2,435 |
| Total 2011 | 95 | 49 | 102 | 146 | 129 | 179 | 183 | 243 | 177 | 214 | 187 | 153 | 1,857 |
| Total 2010 | 214 | 170 | 139 | 216 | 223 | 158 | 264 | 179 | 212 | 183 | 83 | 48 | 2,089 |
| Total 2009 | (Began tracking separate rental inspection totals Oct, 2009) | | | | | | | | | 57 | 160 | 77 | 294 |

YPSILANTI TOWNSHIP FIRE DEPARTMENT
MONTHLY REPORT

JULY 2014

Fire Department staffing levels are as follows:

| | | |
|-----------------|---------------------|-----------------------------|
| 1 Fire Chief | 3 Shift Captains | 17 Fire Fighters |
| 1 Fire Marshall | 3 Shift Lieutenants | 1 Clerk III / Staff Support |

All fire department response personnel are licensed as Emergency Medical Technicians by the State of Michigan Public Health. During the month, the fire department responded to 375 requests for assistance. Of those requests, 243 were medical emergency service calls, with the remaining 132 incidents classified as non-medical and/or fire related.

Department activities for the month of July, 2014:

- 1) The Public Education Department participated in the following events:
 - a) Fire Safety / Truck Demonstration for 2146 Moeller (15 children)
 - b) Car Seat fittings
- 2) Fire fighters attended 17 neighborhood watch meetings
- 3) Fire fighters received training in the following areas:
 - a) Washtenaw County Tech Rescue
 - b) Washtenaw County HazMat

The Fire Marshal had these activities for the month of July, 2014:

- 1) Inspections / Tests completed:
 - a) Building Site Inspections: 15
 - b) Fire Sprinkler System Inspections: 1
 - c) Fire Protection System Inspections: 3
 - d) Plan Reviews: 1
 - e) Fire Investigations: 1
 - f) Burning Complaints: 2
 - g) Burn Permits Issued: 7
 - h) Tech Rescue Team Responses – Mutual Aid: 1 (Pittsfield Twp – trench rescue)
- 2) Attended 4 meetings / events:
 - a) Meeting at University of Michigan re: ICC Soccer match
 - b) UASI Homeland Security meeting
 - c) HazMat Team training
 - d) Fire Dispatch meeting

The Fire Chief attended 11 meetings / events for the month of July, 2014:

- 1) 800 MHz meeting
- 2) Box Alarm meeting
- 3) Turnout Gear meeting
- 4) Meetings with 3 BoardUp Vendors
- 5) Meeting with Ann Arbor Fire Chief regarding MABAS
- 6) Truck Committee meeting
- 7) 2015 Budget Prep meeting
- 8) Creation of MABAS run cards
- 9) Meeting with HVA regarding Dispatch Code

There were 0 injuries and 0 deaths reported this month for civilians.

There were 0 injuries and 0 deaths reported this month for fire fighters.

This month the total fire loss, including vehicle fires, is estimated at **\$188,000.00**. All occurred at the following locations:

| DATE OF LOSS | ADDRESS | ESTIMATED LOSS |
|----------------|-----------------------|-------------------------------------|
| 1) 07/04/2014 | 4793 Sandstone Pass | \$ 0.00 (Mutual Aid-Pittsfield Twp) |
| 2) 07/05/2014 | 7135 Homestead | \$ 1,500.00 (building) |
| 3) 07/05/2014 | 7259 Spy Glass Lane | \$ 0.00 (natural vegetation) |
| 4) 07/07/2014 | 2740 International Dr | \$ 0.00 (dumpster) |
| 5) 07/11/2014 | 832 Forest Court | \$ 0.00 (dumpster) |
| 6) 07/11/2014 | WB I-94 @ Wiard | \$ 10,000.00 (vehicle) |
| 7) 07/13/2014 | 6336 Orchard Lane | \$ 0.00 (Mutual Aid-Superior Twp) |
| 8) 07/13/2014 | 432 Allston Court | \$ 0.00 (outside rubbish) |
| 9) 07/20/2014 | 766 E Clark | \$ 1,500.00 (vehicle) |
| 10) 07/25/2014 | 942 N River | \$ 0.00 (outside rubbish) |
| 11) 07/26/2014 | 2735 Washtenaw | \$ 175,000.00 (building) |
| 12) 07/28/2014 | 2122 Chevrolet | \$ 0.00 (careless cooking) |

Respectfully submitted,

Rhonda Bates, Clerical Support Staff
Charter Township of Ypsilanti Fire Department

Attachment: Fire House Incident Type Report (Summary) 07/01/2014 – 07/31/2014

Ypsilanti Township Fire Department

Incident Type Report (Summary)

Alarm Date Between {07/01/14} And {07/31/14}

| Incident Type | Count | Pct of Incidents | Total Est Loss | Pct of Losses |
|--|--------------|-------------------------|-----------------------|----------------------|
| 1 Fire | | | | |
| 111 Building fire | 4 | 1.07% | \$176,500 | 93.88% |
| 113 Cooking fire, confined to container | 1 | 0.27% | \$0 | 0.00% |
| 131 Passenger vehicle fire | 2 | 0.53% | \$11,500 | 6.11% |
| 140 Natural vegetation fire, Other | 1 | 0.27% | \$0 | 0.00% |
| 150 Outside rubbish fire, Other | 1 | 0.27% | \$0 | 0.00% |
| 151 Outside rubbish, trash or waste fire | 1 | 0.27% | \$0 | 0.00% |
| 154 Dumpster or other outside trash receptacle fire | 2 | 0.53% | \$0 | 0.00% |
| | 12 | 3.20% | \$188,000 | 100.00% |
| 3 Rescue & Emergency Medical Service Incident | | | | |
| 300 Rescue, EMS incident, other | 39 | 10.40% | \$0 | 0.00% |
| 311 Medical assist, assist EMS crew | 40 | 10.67% | \$0 | 0.00% |
| 320 Emergency medical service, other | 15 | 4.00% | \$0 | 0.00% |
| 321 EMS call, excluding vehicle accident with injuries | 34 | 35.73% | \$0 | 0.00% |
| 322 Motor vehicle accident with injuries | 7 | 1.87% | \$0 | 0.00% |
| 323 Motor vehicle/pedestrian accident (MV Ped) | 1 | 0.27% | \$0 | 0.00% |
| 324 Motor Vehicle Accident with no injuries | 6 | 1.60% | \$0 | 0.00% |
| 354 Trench/below-grade rescue | 1 | 0.27% | \$0 | 0.00% |
| | 243 | 64.80% | \$0 | 0.00% |
| 4 Hazardous Condition (No Fire) | | | | |
| 400 Hazardous condition, Other | 2 | 0.53% | \$0 | 0.00% |
| 424 Carbon monoxide incident | 2 | 0.53% | \$0 | 0.00% |
| 440 Electrical wiring/equipment problem, Other | 2 | 0.53% | \$0 | 0.00% |
| 444 Power line down | 12 | 3.20% | \$0 | 0.00% |
| 445 Arcing, shorted electrical equipment | 6 | 1.60% | \$0 | 0.00% |
| | 24 | 6.40% | \$0 | 0.00% |
| 5 Service Call | | | | |
| 500 Service Call, other | 2 | 0.53% | \$0 | 0.00% |
| 531 Smoke or odor removal | 3 | 0.80% | \$0 | 0.00% |
| 542 Animal rescue | 1 | 0.27% | \$0 | 0.00% |
| 550 Public service assistance, Other | 1 | 0.27% | \$0 | 0.00% |
| 551 Assist police or other governmental agency | 1 | 0.27% | \$0 | 0.00% |
| 553 Public service | 2 | 0.53% | \$0 | 0.00% |
| 561 Unauthorized burning | 11 | 2.93% | \$0 | 0.00% |
| | 21 | 5.60% | \$0 | 0.00% |

Ypsilanti Township Fire Department

Incident Type Report (Summary)

Alarm Date Between {07/01/14} And {07/31/14}

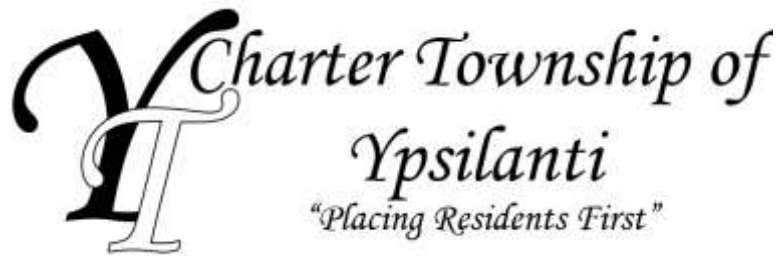
| Incident Type | Count | Pct of Incidents | Total Est Loss | Pct of Losses |
|--|--------------|-------------------------|-----------------------|----------------------|
| 6 Good Intent Call | | | | |
| 600 Good intent call, Other | 1 | 0.27% | \$0 | 0.00% |
| 611 Dispatched & cancelled en route | 42 | 11.20% | \$0 | 0.00% |
| 622 No Incident found on arrival at dispatch address | 4 | 1.07% | \$0 | 0.00% |
| 631 Authorized controlled burning | 9 | 2.40% | \$0 | 0.00% |
| 651 Smoke scare, odor of smoke | 1 | 0.27% | \$0 | 0.00% |
| | <u>57</u> | <u>15.20%</u> | <u>\$0</u> | <u>0.00%</u> |
| 7 False Alarm & False Call | | | | |
| 700 False alarm or false call, Other | 8 | 2.13% | \$0 | 0.00% |
| 730 System malfunction, Other | 1 | 0.27% | \$0 | 0.00% |
| 735 Alarm system sounded due to malfunction | 1 | 0.27% | \$0 | 0.00% |
| 736 CO detector activation due to malfunction | 1 | 0.27% | \$0 | 0.00% |
| 743 Smoke detector activation, no fire - unintentional | 1 | 0.80% | \$0 | 0.00% |
| 745 Alarm system activation, no fire - unintentional | 2 | 0.53% | \$0 | 0.00% |
| | <u>16</u> | <u>4.27%</u> | <u>\$0</u> | <u>0.00%</u> |
| 8 Severe Weather & Natural Disaster | | | | |
| 813 Wind storm, tornado/hurricane assessment | 1 | 0.27% | \$0 | 0.00% |
| | <u>1</u> | <u>0.27%</u> | <u>\$0</u> | <u>0.00%</u> |
| 9 Special Incident Type | | | | |
| 911 Citizen complaint | 1 | 0.27% | \$0 | 0.00% |
| | <u>1</u> | <u>0.27%</u> | <u>\$0</u> | <u>0.00%</u> |

Total Incident Count: 375

Total Est Loss:

\$188,000

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



**Office of
Community Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151
www.ytown.org

MEMORANDUM

August 11, 2014

To: Township Board

From: Joe Lawson
Planning Director

Re: **Planning Division (OCS) July/August 2014**

Please be advised of the following activities related to the Planning Department for July/August 2014.

Planning Commission Activity

The following is a summary of actions taken by the Planning Commission since my last report:

On July 22, 2014, the Commission held its regular meeting to consider the following applications:

- 435 Joe Hall Drive – Special Conditional Use permit to allow the establishment of medical marijuana dispensary/nursery. Due to a lack of representation and the lack of proper notification within a newspaper of general circulation, this item was removed from the agenda and rescheduled for the August 26, 2014 meeting date.
- 2220 East Michigan – To consider the Class 'A' Non-Conforming Use permit for the former ABCAT Auto Salvage facility. The new owner/operator (Ferrous Processing) is requesting the approval to permit their plans for further improvements to the site. After much discussion, the Commission passed a motion to approve the requested Class 'A' Designation with the condition that the applicant enter into a recordable agreement with the Township. Township Staff and legal counsel are currently working on a draft agreement to be signed by the applicant and staff.
- 527 N. Mohawk – Special Conditional Use permit request to permit the establishment of a group daycare home, providing care for up to 12 children. After the public hearing, the Commission passed a motion to deny the request for

a special conditional use permit based on the fact that there was another group daycare home located within 1,500 feet of the applicant's location in addition to concerns of an overabundance of traffic on a dead end street.

- Proposed Sign Ordinance Amendment – to consider changes to the current sign ordinance in order to better regulate LED message boards and other forms of digital signage. Any proposed changes will be further discussed with staff and brought to the Board for final consideration and approval. The Commission offered suggested changes to the first draft of the text amendment. A second draft will be presented to the Commission for further consideration before forwarded to the Board of Trustees for consideration. It is anticipated that the proposed changes will be presented to the Board in either October or November of this year.
- The Commission also considered the request of the Board to reconsider the proposed Master Plan update by adding two appendices to the plan. The Commission agreed and recommended approval of the plan noting the two appendices (Automotive Heritage Trail Master Plan and the Washtenaw Avenue Corridor Improvement Plan).
- A request was made by the property owner of the Los Amigos Restaurant located at 2851 East Michigan Avenue asking the Commission to consider their preliminary site plan prior to a full review in order to allow them to expedite their final engineering review. Due to the fact that no reviews had been conducted, the Commission did not approve the request and further requested that the site plan be brought back once a full review had been conducted. It is anticipated that the plan will be presented to the Commission during their August meeting date.

Plans in Process

Kroger Fuel Station – 1771 East Michigan: No new or additional information has been provided in relation to this project, though the Commission did receive a request from the developer requesting a 12 month extension to their previously approved site plan. The Commission considered and approved the 12 month extension during their February meeting date.

Lakeside Park/Boat House Project: Site work continues on the site. Due to the unfortunate structural collapse of the roof trusses, the project has been delayed. It is the understanding of staff that the contractor still plans to complete the project by this fall.

WalMart Expansion – 2515 Ellsworth: The project is currently under construction with an anticipated completion date of November 2014 with the possibility of minor site restoration to occur into the spring of 2015.

Blackmore Addition #3 – The preliminary site plan was reviewed and approved by the Planning Commission during their May 27th meeting date. The second round of final

engineering reviews are currently underway. It appears that the construction of the proposed addition will take place later this summer with a late fall/early spring completion.

Cueter Chrysler Dealership – A set of revised site plan drawings have been submitted to this office and are currently in review. Should the plans prove to be in proper form, the plans will be presented to the Commission for consideration during their August meeting date.

Los Amigos – As previously mentioned the owner of the Los Amigos property requested that the Commission consider the approval of the preliminary site plan prior to a full review. The commission denied their request and therefore the plans are currently under review by the appropriate agents. Should the reviews come back positive, the plan will be brought back to the commission for consideration during their August meeting date.

Zoning Board of Appeals

The following is a summary of actions taken by the Zoning Board of Appeals since my last report:

The regularly scheduled August 2014 meeting date was canceled due to a lack of quorum. The only application scheduled for the August meeting date was a variance request of At Home. As you may recall, At Home is the new tenant of the former K-Mart building located at 3100 Washtenaw Avenue. At Home is request a variance from the adopted sign regulations to permit more wall signage that what is permitted by ordinance. Due to the lack of a quorum, the application has been rescheduled to the September meeting date.

Committee Meetings

WATS Technical Committee – The August meeting date was moved to a late July meeting date for which I was unable to attend due to another commitment.

Willow Run Storm Water Meeting – RACER along with YAM are currently working of the final easement documents for the property. As stated in previous reports, the property is littered with unused utility easements, utilities with no easements and even some utilities outside of their easements. It has been a challenge clean up the spiders web of easements and it appears that the finish line may be in sight.

194/Huron Street Pedestrian Crossing – On July 30, 2014, a meeting was called for all participating parties to meet with URS, the consulting engineer. URS outlined their work schedule for the project and also stated that a number of public workshops would be scheduled in the very near future in order to get public input on the proposed pedestrian crossing. In recent weeks, MDOT performed a pedestrian count at this intersection. The results of this study should be available very soon.

Paint Ypsilanti Project: No meetings have been held since my last report. A meeting has been scheduled for August 18th for which I will be happy to report back to the Board any information coming from this meeting.

Re-Imagine Washtenaw: The Re-Imagine Washtenaw group along with AAATA and Washtenaw County have been presented with an alternative funding request in order to continue funding a half time county position to service the overall group. A formal request should come before the Board shortly.

Administrative Items:

On July 8th, I had the opportunity to meet with Ypsilanti Community Schools Board member Tony Vanderworp. The purpose of the meeting was to discuss the reuse of the unused school buildings located within the Township. Mr. Vanderworp further requested that the Township consider amending our currently zoning ordinance to permit the establishment of attached senior housing within these school buildings. Many of the other proposed uses, such as a church, private school or daycare facility are uses that are already permitted either by right or by special use within the district. Should a formal request be made, the proposed text amendment would first be presented to the Planning Commission for a public hearing before sending a recommendation to the Board for final consideration.

On July 17th I had the opportunity to meet with the owner of the Dairy Queen located on Washtenaw Avenue. The owner has expressed his desire to remodel the current facility in addition to adding a drive-thru lane. We walked the site in order to discuss the location of the proposed drive-thru and the location of the required parking. It appears that the drive-thru may be possible though it will require the issuance of a special conditional use permit. Once an application has been presented, I will surely keep the Board apprised.

On July 29th, I had the opportunity to meet with representatives of AGC, Inc. As you may recall, AGC owns the research facility located at 1401 S. Huron Street. The purpose of the meeting was to discuss the possibility of a large addition to the existing building. Though the potential addition would be 3-4 years down the road, AGC is considering a substantial addition of up to 30,000 square-feet. I was pleased to hear that AGC is considering such a large expansion in the Township. I look forward to working with them.

On August 1st, Clerk Roe and I had the opportunity to tour the Township with a Wolverine Services representative. The purpose of the tour was to show the available offices and services within the Township. Wolverine Services provides support services for foster parents within southeast Michigan. It was important to the group that the proposed building be located on a bus line, be easy to get to and provide enough space for larger meetings. Clerk Roe and I presented a number of available spaces

throughout the Township. The representative appeared pleased with the locations presented. Should they relocate to the Township, I will be happy to inform the Board.

If you should have any question or comments as it relates to this report, please contact me at my office (734-544-3651) or by email at jlawsen@ytown.org.



WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON
SHERIFF

2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL sheriffinfo@ewashtenaw.org

MARK A. PTASZEK
UNDERSHERIFF

To: Brenda Stumbo, Ypsilanti Township Supervisor
From: Jim Anuszkiewicz, Police Services Lieutenant
Cc: Mike Radzik, Ypsilanti Township Police Administrator & Ypsilanti Township Board
Dieter Heren, WCSO Police Services Commander
Date: July 15, 2014
Re: June 2014 Police Services Monthly Report

In June of 2014 there were 3,873 calls for service in Ypsilanti Township, which is an 8% increase in calls for service as compared to June of 2013. Removing the non-terminal (medical) calls and traffic stops, these results are 2,649 calls for service.

SEARCH WARRANTS EXECUTED THIS MONTH

| | |
|--|---|
| 1200 Blk of Desoto on June 13, 2014 | 1400 Blk of Desoto on June 13, 2014 |
| 1300 Blk of Nash on June 13, 2014 | 1100 Blk of Nash on June 13, 2014 |
| 2300 Blk of Sunnyglen on June 13, 2014 | 2300 Blk of Cedarcliff on June 16, 2014 |

SOLICITATION ENFORCEMENT

Deputies on June 19, 2014 made 6 arrest involving citizens attempting to solicit undercover deputies along east Michigan ave. In each of these incidents, vehicles were seized under public nuisance and individuals will be charged through the 14B district court. Continued plans for further enforcement are planned through the month of July.

NEIGHBORHOOD ENFORCEMENT TEAM

Effective on June 22, 2014 both the Ypsilanti Community Deputy and Lincoln Consolidated Deputy were reassigned to the Township for the summer. Both these deputies area assisted the neighborhood enforcement team and will be working primarily in areas of high crime. In addition they will be on bike patrols and foot patrols throughout neighborhoods focusing on juvenile problems. These deputies will be assigned to the township until the start of the new school year at the end of the summer.

NEIGHBORHOOD WATCH PROGRAM

During the month of June, 2014, the Sheriff's Office in partnership with Ypsilanti Township officials attended 19 neighborhood watch meetings. There were a total of 249 residents in attendance at these meetings. This is a 31% increase in attendance compared to last year during the month of June. One of the significant events for the program was Fairhills Toddler parade held on June 28, 2014.

ANIMAL CONTROL ENFORCEMENT

The Sheriff Animal Control Services began stepping up enforcement in local neighborhoods regarding dog licensing/stray dogs/barking dogs and other nuisance animal control problems. During the month of June Animal Control Officers canvassed several neighborhoods in the north/south/east and west districts. A total of 29 citations were issued during this canvassing. There are plans to continue this enforcement in July.

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT



| | |
|-------------------------|-------------------------------|
| Month: | June |
| Year: | 2014 |
| Print Option: | Print Both Monthly and YTD |
| Include Unfounded: | Yes |
| Report Offenses: | Include Primary Only |
| Attempted/Completed/NA: | Includes Attempted, Completed |
| City: | Ypsilanti Twp-YPT |

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of June

| Classification | Jun/2013 | Jun/2014 | %Change |
|---|----------|----------|---------|
| 09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY) | 0 | 0 | 0% |
| 09004 JUSTIFIABLE HOMICIDE | 0 | 0 | 0% |
| 10002 PARENTAL KIDNAPPING | 0 | 1 | 0% |
| 11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE | 1 | 2 | 100% |
| 11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE | 0 | 1 | 0% |
| 11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE | 1 | 1 | 0% |
| 11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE | 0 | 1 | 0% |
| 11005 SEXUAL PENETRATION OBJECT -CSC 1ST DEGREE | 1 | 0 | -100% |
| 11006 SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE | 0 | 0 | 0% |
| 11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE | 1 | 3 | 200% |
| 11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE | 2 | 0 | -100% |
| 12000 ROBBERY | 4 | 7 | 75% |
| 13001 NONAGGRAVATED ASSAULT | 53 | 24 | -54.7% |
| 13002 AGGRAVATED/FELONIOUS ASSAULT | 15 | 17 | 13.33% |
| 13003 INTIMIDATION/STALKING | 5 | 2 | -60% |
| 20000 ARSON | 1 | 1 | 0% |
| 22001 BURGLARY -FORCED ENTRY | 23 | 20 | -13.0% |
| 22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit) | 11 | 3 | -72.7% |
| 23001 LARCENY -POCKETPICKING | 0 | 0 | 0% |
| 23002 LARCENY -PURSES/NATCHING | 0 | 2 | 0% |
| 23003 LARCENY -THEFT FROM BUILDING | 14 | 24 | 71.42% |
| 23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE | 0 | 0 | 0% |
| 23005 LARCENY -THEFT FROM MOTOR VEHICLE | 16 | 15 | -6.25% |
| 23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES | 4 | 2 | -50% |
| 23007 LARCENY -OTHER | 17 | 14 | -17.6% |
| 24001 MOTOR VEHICLE THEFT | 14 | 5 | -64.2% |
| 24002 MOTOR VEHICLE, AS STOLEN PROPERTY | 0 | 1 | 0% |
| 24003 MOTOR VEHICLE FRAUD | 0 | 0 | 0% |
| 25000 FORGERY/COUNTERFEITING | 0 | 2 | 0% |
| 26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME | 8 | 5 | -37.5% |
| 26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE | 2 | 1 | -50% |
| 26003 FRAUD -IMPERSONATION | 4 | 0 | -100% |
| 26005 FRAUD -WIRE FRAUD | 0 | 0 | 0% |
| 27000 EMBEZZLEMENT | 1 | 2 | 100% |
| 28000 STOLEN PROPERTY | 2 | 1 | -50% |
| 29000 DAMAGE TO PROPERTY | 40 | 26 | -35% |
| 30001 RETAIL FRAUD -MISREPRESENTATION | 0 | 1 | 0% |
| 30002 RETAIL FRAUD -THEFT | 11 | 2 | -81.8% |
| 30003 RETAIL FRAUD -REFUND/EXCHANGE | 0 | 1 | 0% |
| 35001 VIOLATION OF CONTROLLED SUBSTANCE ACT | 14 | 15 | 7.142% |
| 35002 NARCOTIC EQUIPMENT VIOLATIONS | 0 | 1 | 0% |
| 37000 OBSCENITY | 0 | 0 | 0% |
| 40001 COMMERCIALIZED SEX -PROSTITUTION | 0 | 0 | 0% |

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of June

| Classification | Jun/2013 | Jun/2014 | %Change |
|--|-------------|-------------|---------------|
| 40002 COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION | 0 | 6 | 0% |
| 52001 WEAPONS OFFENSE- CONCEALED | 0 | 3 | 0% |
| 52002 WEAPONS OFFENSE -EXPLOSIVES | 0 | 0 | 0% |
| 52003 WEAPONS OFFENSE -OTHER | 0 | 1 | 0% |
| Group A Totals | 265 | 213 | -19.6% |
| 22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT) | 0 | 0 | 0% |
| 26006 FRAUD -BAD CHECKS | 0 | 1 | 0% |
| 36003 PEEPING TOM | 0 | 0 | 0% |
| 36004 SEX OFFENSE -OTHER | 1 | 0 | -100% |
| 38001 FAMILY -ABUSE/NEGLECT NONVIOLENT | 3 | 5 | 66.66% |
| 38003 FAMILY -OTHER | 0 | 0 | 0% |
| 41001 LIQUOR LICENSE -ESTABLISHMENT | 0 | 0 | 0% |
| 41002 LIQUOR VIOLATIONS -OTHER | 0 | 1 | 0% |
| 42000 DRUNKENNESS | 0 | 0 | 0% |
| 48000 OBSTRUCTING POLICE | 5 | 4 | -20% |
| 50000 OBSTRUCTING JUSTICE | 4 | 6 | 50% |
| 53001 DISORDERLY CONDUCT | 4 | 3 | -25% |
| 53002 PUBLIC PEACE -OTHER | 0 | 0 | 0% |
| 54001 HIT and RUN MOTOR VEHICLE ACCIDENT | 0 | 0 | 0% |
| 54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS | 13 | 4 | -69.2% |
| 55000 HEALTH AND SAFETY | 1 | 0 | -100% |
| 57001 TRESPASS | 0 | 0 | 0% |
| 62000 CONSERVATION | 0 | 0 | 0% |
| 63000 VAGRANCY | 0 | 0 | 0% |
| 70000 JUVENILE RUNAWAY | 10 | 13 | 30% |
| 73000 MISCELLANEOUS CRIMINAL OFFENSE | 0 | 0 | 0% |
| 75000 SOLICITATION | 0 | 0 | 0% |
| 77000 CONSPIRACY (ALL CRIMES) | 0 | 0 | 0% |
| Group B Totals | 41 | 37 | -9.75% |
| 2800 JUVENILE OFFENSES AND COMPLAINTS | 63 | 70 | 11.11% |
| 2900 TRAFFIC OFFENSES | 32 | 38 | 18.75% |
| 3000 WARRANTS | 56 | 52 | -7.14% |
| 3100 TRAFFIC CRASHES | 105 | 81 | -22.8% |
| 3200 SICK / INJURY COMPLAINT | 76 | 66 | -13.1% |
| 3300 MISCELLANEOUS COMPLAINTS | 939 | 910 | -3.08% |
| 3400 WATERCRAFT COMPLAINTS / ACCIDENTS | 1 | 5 | 400% |
| 3500 NON-CRIMINAL COMPLAINTS | 750 | 882 | 17.6% |
| 3700 MISCELLANEOUS TRAFFIC COMPLAINTS | 666 | 1016 | 52.55% |
| 3800 ANIMAL COMPLAINTS | 78 | 143 | 83.33% |
| 3900 ALARMS | 173 | 180 | 4.046% |
| Group C Totals | 2939 | 3443 | 17.14% |
| 4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS | 4 | 0 | -100% |

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of June

| Classification | Jun/2013 | Jun/2014 | %Change |
|---|-------------|-------------|---------------|
| 4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS | 0 | 0 | 0% |
| 4200 PARKING CITATIONS | 4 | 8 | 100% |
| 4300 LICENSE / TITLE / REGISTRATION CITATIONS | 0 | 0 | 0% |
| 4500 MISCELLANEOUS A THROUGH UUUU | 11 | 5 | -54.5% |
| 4900 TRAFFIC WARNINGS | 0 | 0 | 0% |
| Group D Totals | 19 | 13 | -31.5% |
| 5000 FIRE CLASSIFICATIONS | 1 | 0 | -100% |
| 5100 18A STATE CODE FIRE CLASSIFICATIONS | 4 | 2 | -50% |
| Group E Totals | 5 | 2 | -60% |
| 6000 MISCELLANEOUS ACTIVITIES (6000) | 116 | 30 | -74.1% |
| 6100 MISCELLANEOUS ACTIVITIES (6100) | 128 | 92 | -28.1% |
| 6300 CANINE ACTIVITIES | 2 | 8 | 300% |
| 6500 CRIME PREVENTION ACTIVITIES | 31 | 29 | -6.45% |
| 6600 COURT / WARRANT ACTIVITIES | 8 | 1 | -87.5% |
| 6700 INVESTIGATIVE ACTIVITIES | 7 | 5 | -28.5% |
| Group F Totals | 292 | 165 | -43.4% |
| City : Ypsilanti Twp Totals | 3561 | 3873 | 8.761% |

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through June

| Classification | 2013 | 2014 | %Change |
|---|----------|----------|-----------|
| Group F Totals | 0 | 0 | 0% |
| 09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY) | 1 | 1 | 0% |
| 09004 JUSTIFIABLE HOMICIDE | 0 | 1 | 0% |
| 10002 PARENTAL KIDNAPPING | 1 | 1 | 0% |
| 11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE | 9 | 13 | 44.44% |
| 11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE | 3 | 3 | 0% |
| 11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE | 5 | 3 | -40% |
| 11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE | 3 | 4 | 33.33% |
| 11005 SEXUAL PENETRATION OBJECT -CSC 1ST DEGREE | 1 | 0 | -100% |
| 11006 SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE | 1 | 0 | -100% |
| 11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE | 9 | 7 | -22.2% |
| 11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE | 8 | 4 | -50% |
| 12000 ROBBERY | 21 | 27 | 28.57% |
| 13001 NONAGGRAVATED ASSAULT | 337 | 192 | -43.0% |
| 13002 AGGRAVATED/FELONIOUS ASSAULT | 113 | 99 | -12.3% |
| 13003 INTIMIDATION/STALKING | 45 | 19 | -57.7% |
| 20000 ARSON | 3 | 4 | 33.33% |
| 22001 BURGLARY -FORCED ENTRY | 157 | 119 | -24.2% |
| 22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit) | 33 | 18 | -45.4% |
| 23001 LARCENY -POCKETPICKING | 1 | 3 | 200% |
| 23002 LARCENY -PURSESNAATCHING | 2 | 3 | 50% |
| 23003 LARCENY -THEFT FROM BUILDING | 76 | 104 | 36.84% |
| 23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE | 2 | 2 | 0% |
| 23005 LARCENY -THEFT FROM MOTOR VEHICLE | 103 | 58 | -43.6% |
| 23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES | 26 | 14 | -46.1% |
| 23007 LARCENY -OTHER | 85 | 50 | -41.1% |
| 24001 MOTOR VEHICLE THEFT | 39 | 62 | 58.97% |
| 24002 MOTOR VEHICLE, AS STOLEN PROPERTY | 4 | 6 | 50% |
| 24003 MOTOR VEHICLE FRAUD | 1 | 1 | 0% |
| 25000 FORGERY/COUNTERFEITING | 15 | 9 | -40% |
| 26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME | 50 | 40 | -20% |
| 26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE | 27 | 16 | -40.7% |
| 26003 FRAUD -IMPERSONATION | 26 | 31 | 19.23% |
| 26005 FRAUD -WIRE FRAUD | 1 | 1 | 0% |
| 27000 EMBEZZLEMENT | 5 | 5 | 0% |
| 28000 STOLEN PROPERTY | 14 | 11 | -21.4% |
| 29000 DAMAGE TO PROPERTY | 166 | 120 | -27.7% |
| 30001 RETAIL FRAUD -MISREPRESENTATION | 6 | 4 | -33.3% |
| 30002 RETAIL FRAUD -THEFT | 60 | 37 | -38.3% |
| 30003 RETAIL FRAUD -REFUND/EXCHANGE | 2 | 1 | -50% |
| 35001 VIOLATION OF CONTROLLED SUBSTANCE ACT | 94 | 92 | -2.12% |
| 35002 NARCOTIC EQUIPMENT VIOLATIONS | 12 | 11 | -8.33% |
| 37000 OBSCENITY | 1 | 3 | 200% |

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through June

| Classification | 2013 | 2014 | %Change |
|--|--------------|--------------|---------------|
| 40001 COMMERCIALIZED SEX -PROSTITUTION | 3 | 4 | 33.33% |
| 40002 COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION | 6 | 6 | 0% |
| 52001 WEAPONS OFFENSE- CONCEALED | 3 | 12 | 300% |
| 52002 WEAPONS OFFENSE -EXPLOSIVES | 1 | 0 | -100% |
| 52003 WEAPONS OFFENSE -OTHER | 5 | 4 | -20% |
| Group A Totals | 1586 | 1225 | -22.7% |
| 22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT) | 1 | 4 | 300% |
| 26006 FRAUD -BAD CHECKS | 7 | 7 | 0% |
| 36003 PEEPING TOM | 1 | 0 | -100% |
| 36004 SEX OFFENSE -OTHER | 2 | 1 | -50% |
| 38001 FAMILY -ABUSE/NEGLECT NONVIOLENT | 19 | 22 | 15.78% |
| 38003 FAMILY -OTHER | 1 | 0 | -100% |
| 41001 LIQUOR LICENSE -ESTABLISHMENT | 1 | 0 | -100% |
| 41002 LIQUOR VIOLATIONS -OTHER | 2 | 5 | 150% |
| 42000 DRUNKENNESS | 1 | 0 | -100% |
| 48000 OBSTRUCTING POLICE | 15 | 13 | -13.3% |
| 50000 OBSTRUCTING JUSTICE | 24 | 38 | 58.33% |
| 53001 DISORDERLY CONDUCT | 24 | 12 | -50% |
| 53002 PUBLIC PEACE -OTHER | 4 | 2 | -50% |
| 54001 HIT and RUN MOTOR VEHICLE ACCIDENT | 2 | 2 | 0% |
| 54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS | 60 | 43 | -28.3% |
| 55000 HEALTH AND SAFETY | 10 | 4 | -60% |
| 57001 TRESPASS | 2 | 2 | 0% |
| 62000 CONSERVATION | 2 | 0 | -100% |
| 63000 VAGRANCY | 1 | 2 | 100% |
| 70000 JUVENILE RUNAWAY | 51 | 60 | 17.64% |
| 73000 MISCELLANEOUS CRIMINAL OFFENSE | 4 | 4 | 0% |
| 75000 SOLICITATION | 1 | 0 | -100% |
| 77000 CONSPIRACY (ALL CRIMES) | 0 | 2 | 0% |
| Group B Totals | 235 | 223 | -5.10% |
| 2800 JUVENILE OFFENSES AND COMPLAINTS | 241 | 302 | 25.31% |
| 2900 TRAFFIC OFFENSES | 194 | 207 | 6.701% |
| 3000 WARRANTS | 339 | 304 | -10.3% |
| 3100 TRAFFIC CRASHES | 558 | 733 | 31.36% |
| 3200 SICK / INJURY COMPLAINT | 371 | 378 | 1.886% |
| 3300 MISCELLANEOUS COMPLAINTS | 4728 | 4523 | -4.33% |
| 3400 WATERCRAFT COMPLAINTS / ACCIDENTS | 3 | 12 | 300% |
| 3500 NON-CRIMINAL COMPLAINTS | 3784 | 4676 | 23.57% |
| 3700 MISCELLANEOUS TRAFFIC COMPLAINTS | 4414 | 6593 | 49.36% |
| 3800 ANIMAL COMPLAINTS | 379 | 475 | 25.32% |
| 3900 ALARMS | 958 | 1121 | 17.01% |
| Group C Totals | 15969 | 19324 | 21.00% |

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through June

| Classification | 2013 | 2014 | %Change |
|---|--------------|--------------|---------------|
| 4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS | 26 | 1 | -96.1% |
| 4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS | 13 | 2 | -84.6% |
| 4200 PARKING CITATIONS | 22 | 21 | -4.54% |
| 4300 LICENSE / TITLE / REGISTRATION CITATIONS | 1 | 0 | -100% |
| 4500 MISCELLANEOUS A THROUGH UUUU | 59 | 54 | -8.47% |
| 4900 TRAFFIC WARNINGS | 1 | 0 | -100% |
| Group D Totals | 122 | 78 | -36.0% |
| 5000 FIRE CLASSIFICATIONS | 2 | 2 | 0% |
| 5100 18A STATE CODE FIRE CLASSIFICATIONS | 15 | 15 | 0% |
| Group E Totals | 17 | 17 | 0% |
| 6000 MISCELLANEOUS ACTIVITIES (6000) | 563 | 209 | -62.8% |
| 6100 MISCELLANEOUS ACTIVITIES (6100) | 592 | 502 | -15.2% |
| 6300 CANINE ACTIVITIES | 19 | 36 | 89.47% |
| 6500 CRIME PREVENTION ACTIVITIES | 162 | 171 | 5.555% |
| 6600 COURT / WARRANT ACTIVITIES | 11 | 14 | 27.27% |
| 6700 INVESTIGATIVE ACTIVITIES | 21 | 29 | 38.09% |
| Group F Totals | 1368 | 961 | -29.7% |
| City : Ypsilanti Twp Totals | 19297 | 21828 | 13.11% |

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Residential Services

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0073
Fax: (734) 544-3501
www.ytown.org

MEMORANDUM

TO: Charter Township Board of Trustees

FROM: Jeff Allen, Director- Residential Services

DATE: August 11, 2014

RE: RSD Monthly Board Report – July/August 2014

It has been a busy summer so far with many projects underway. Many of the staff here are picking up extra duties as well with the sudden resignation of Art Serafini.

The Textile path is under construction and about 60% complete. They began paving and they should be completed with that by the time of the Board Meeting. I am sure it will be a couple more weeks of clean-up but it should be done by Labor Day. We will now have a connection to go around almost around the lake, pending the Grove Rd. project. You may recall this is partially funded by 2 Connecting Community grants we received from the County in the total amount of \$325,000.

The Grove Rd. project just begun and is only 5-10% completed. They started at the City line and this morning were tearing up and pouring concrete for walks and some driveway replacement. When completed down Bridge Rd., this will give a complete loop around the lake. This loop will be over 10 miles long around Ford Lake and have 2 sections of bike lanes along the road, otherwise all else will be off-road. On Huron Street and Bridge Rd. there is a combined distance of about a mile of bike lanes, leaving about 9 miles of non-motorized off road opportunities. You may recall, we were awarded almost \$1.2 million in TAP grants from MDOT for this work.

The RSD department also authorized our Compost equipment and labor to go to Green Oaks golf course to grind up the large brush pile that had been accumulating there for years. This pile was almost the size of a football field and up to 10' deep in many areas. The new grinder that the Board authorized allowed us to complete this in less than a week with 2 people working it.

The Hydro Station has completed a lot of their summer shut-down work as well. The wicket gate project is half over. They have removed the old ones from the generator and Leitelt is back on-site to re-install them. In the meantime, we did get the inside of the generator sandblasted & coated with the Teflon-type material the Board approved for us at a prior meeting. We expect this work to be completed by the end of August. At that point, we will be back to 2 turbines. Another point of good news is, I have never experienced the lake water to be as algae free as we approach the middle of August in my times of observation of the lake.

Honeywell is making a lot of progress on the work at 1501 S. Huron St. I believe it is now being referred to as the Law Enforcement Center. The large air handler was received at the contractor's shop. It will now be disassembled, hauled into the building/ boiler room and re-assembled. It is too large to fit in the door and we expect that work to be completed by the end of next week. The goal is still to get the police moved in over there yet this fall.

I have had a lot of meetings with Comcast, our cable provider and Conti, our camera contractor. We are getting close to getting the cameras in for the neighborhood project and they should be mounted here in the next few weeks as well as the Comcast modems so we can receive the signal back from the cameras. This will include West Willow and Sugarbrook/Lakeview neighborhood.

I conducted the "Dry Weather Screening" on Ford Lake last week. This is a requirement of the MDEQ every couple of years. This year, I was able to plot the inverts according to their GPS coordinates.

Staff here has had meetings with EMU with regard to the Boathouse Project. We continue to work on that now that there was a truss collapse. Ron Fulton has been greatly involved and helpful with this work. The other part of the project is the fishing pier/boat launch/pavilion. This project is nearly complete and it looks very nice as you walk down toward the lake.

Hydro Station General Summary:

The Hydro Station continues to operate safely and continues to get routine safety inspections and preventive maintenance. Operators had 3 after hour call-ins for the month.

Average precipitation for July is about 3.5", this year it was about 2.1". Production for July was well above average. We saw flows high enough to both generators in order to maintain the lake level and other days we diverted water to the spillway gates to help keep the lake mixing.

Regulatory Update:

The Department is now collecting data until March 2015 in order to complete the FERC Form 80 Report. Data collected from the Recreation Department and Operators that visit North Hydro Park and Ford Lake Park daily will be used to compile the report that due in April 2015.

We are finishing up the Security compliance items in the next couple of weeks.

Projects:

Transfer Trip Communication

The Township Board approved looking into reducing communication costs related to the DTE substations. DTE has conducted a site visit and supplied an application for upgrading our transfer trip system. DTE Electric has provided a project cost of \$280,000. We have received a contract from DTE for review, if accepted the project could be completed in about 6 months.

North Hydro Park Stabilization

The North Hydro Shoreline Project field work is done and is now closed out.

Wicket gate & Hardware Replacement

Generator #2- The Board has approved Padnos-Leitelt of Grand Rapids to complete repairs to the large unit. Work started on July 14th, the first step was to remove the old parts, and secondly the coating contractor came in and blasted and coated the turbine and associated parts. In early August, the mechanical will return and install the new parts. I believe the work will be completed by the end of August.

Operation Summary

| | July | YTD | 2013 |
|----------------------------------|---------|-----------|-----------|
| Days Online | 31 | 211.5 | 345 |
| Generation MWH (estimated) | 629.651 | 6,959.744 | 8,991.285 |
| Generation lost MWH (estimated)* | 103.793 | 262.251 | 454.824 |

*losses related to scheduled & unscheduled maintenance and water quality discharges.

After Hour Call In

| | | | |
|-----------------------|---|----|----|
| Water levels | 3 | 31 | 44 |
| Mechanical/Electrical | 0 | 2 | 1 |
| Other | 0 | 0 | 0 |
| Totals | 3 | 33 | 45 |

Spilling Summary:

Releasing water from the sluice gates is done primary to maintain lake level when flow exceeds the powerhouse. At certain times we can use the gates to help keep the lake mixing to maintain oxygen levels (effectiveness depends on a number of factors) at the bottom of the lake.

The water quality monitoring begins on June 1st and will end on September 30th; operators monitor the water quality conditions and take readings as outline in the WQ Plan. The hydro discharges from the bottom gates to maintain run of river and/or help with water quality in Ford Lake. The Federal License requires we pass water with a minimum of 5mg/l of dissolved oxygen all the time. Therefore, spilling from the bottom gates in the summer for the purpose of improving the lake is not always possible.

Sluice Gate Usage Summary

| | Current Year Days Spilled | Current Year Lost KwH* | Current Year Lost \$* | Prior Year Lost \$* |
|-----------|------------------------------|---------------------------|--------------------------|------------------------|
| 2014 | | | | |
| January | .2 | 0 | 0 | 0 |
| February | 0 | 0 | 0 | 0 |
| March | 17.7 | 0 | 0 | 0 |
| April | 16.7 | 0 | 0 | 0 |
| May | 16.4 | 6,125 | 139 | 3,817 |
| June | 25.3 | 130,436 | 5,219 | 4,133 |
| July | 11.8 | 46,393 | 2,230 | 1,551 |
| August | | | | 5,617 |
| September | | | | 1,187 |
| October | | | | 0 |
| November | | | | 0 |
| December | | | | 0 |
| Totals | 71.7 | 182,954* | \$ 7,588* | \$ 16,305* |

*estimated losses from diverting water away from generators for the purpose improving WQ.

Sargent Charles Dam and Tyler Dam

Each dam continues to get routine safety inspections and appropriate maintenance.

Tyler Dam –

Phase 2-

The Twp. has approved Phase 2 for Stantec to prepare concept plan and hold meeting with Stake holders. Phase 2 got started in late July.

This Dam just received the 4 year engineering inspection. The inspection was conducted by the State's Dam Safety Division, no new findings were found.



Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK KAREN LOVEJOY ROE • TREASURER LARRY DOE
TRUSTEES: JEAN HALL CURRIE • STAN ELDRIDGE • MIKE MARTIN • SCOTT MARTIN

WORK SESSION AGENDA CHARTER TOWNSHIP OF YPSILANTI TUESDAY, AUGUST 19, 2014

5:00 P.M.

**CIVIC CENTER
BOARD ROOM
7200 S. HURON RIVER DRIVE**

1. 2013 AUDIT PRESENTATION RANA EMMONS
2. REVIEW AGENDA SUPERVISOR STUMBO
3. OTHER DISCUSSION BOARD MEMBERS

2013 Audit Presentation

A. 2013 Audit Presentation Rana Emmons, Auditor

REVIEW AGENDA

- A. SUPERVISOR STUMBO WILL REVIEW BOARD MEETING AGENDA

OTHER DISCUSSION

- A. BOARD MEMBERS HAVE THE OPPORTUNITY TO DISCUSS ANY OTHER PERTINENT ISSUES



Charter Township of Ypsilanti

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SUPERVISOR BRENDA STUMBO • CLERK KAREN LOVEJOY ROE • TREASURER LARRY DOE
TRUSTEES: JEAN HALL CURRIE • STAN ELDRIDGE • MIKE MARTIN • SCOTT MARTIN

REGULAR MEETING AGENDA

TUESDAY, AUGUST 19, 2014

7:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. PUBLIC COMMENTS
4. CONSENT AGENDA
 - A. MINUTES OF THE JULY 15, 2014 WORK SESSION AND REGULAR MEETING AND JULY 28, 2014 SPECIAL MEETING
 - B. STATEMENTS AND CHECKS
 1. AUGUST 5, 2014 - \$1,517,458.50
 2. AUGUST 19, 2014 - \$2,790,929.80
 3. CHOICE HEALTHCARE DEDUCTIBLE - \$34,536.34
 4. CHOICE HEALTHCARE ADMINISTRATION FEE - \$1,162.50
 - C. JULY 2014 TREASURER REPORT
6. SUPERVISOR REPORT
7. CLERK REPORT
8. TREASURER REPORT
9. TRUSTEE REPORT
10. ATTORNEY REPORT
 - A. GENERAL LEGAL UPDATE

OLD BUSINESS

1. REQUEST OF KAREN LOVEJOY ROE TO PURCHASE 2 YEARS, 1 MONTH OF MERS SERVICE CREDITS AND AUTHORIZE SIGNING OF THE RESOLUTION (TABLED AT THE JULY 15, 2014 REGULAR MEETING)
2. REQUEST OF JOE LAWSON, PLANNING DIRECTOR TO APPROVE YPSILANTI TOWNSHIP 2014 MASTER PLAN (TABLED AT THE MAY 20, 2014 REGULAR MEETING AND REFERRED TO THE PLANNING COMMISSION AT THE JULY 15, 2014 REGULAR MEETING)

NEW BUSINESS

1. BUDGET AMENDMENT #10

2. 1ST READING ORDINANCE NO. 2014-438, AMENDING ORDINANCE NO. 2013-433, CHAPTER 48, ENTITLED PROPERTY MAINTENANCE, ARTICLE III, ONE AND TWO UNIT DWELLING RENTAL PROPERTIES
3. 1ST READING ORDINANCE NO. 2014-439, SEWAGE DISPOSAL RATE CHANGE
4. REQUEST TO APPOINT GLORIA PETERSON TO THE YPSILANTI TOWNSHIP PLANNING COMMISSION TO FILL VACANCY CREATED BY THE RESIGNATION OF NATHAN REED
5. REQUEST TO APPROVE ANIMAL CONTROL ENFORCEMENT CONTRIBUTION CONTRACT RENEWAL WITH WASHTENAW COUNTY IN THE AMOUNT OF \$30,000, BUDGETED IN LINE ITEM #266.301.000.831.012 AND TO AUTHORIZE SIGNING OF THE CONTRACT
6. REQUEST OF JOE LAWSON, PLANNING DIRECTOR TO APPROVE THE AGREEMENT BETWEEN YPSILANTI TOWNSHIP AND RACER TRUST AND TO AUTHORIZE SIGNING OF THE AGREEMENT
7. REQUEST OF KAREN WALLIN, HUMAN RESOURCE DEPARTMENT TO APPROVE AMENDMENT TO NON-BARGAINING EMPLOYEE LEAVE TIME POLICY
8. REQUEST OF KAREN WALLIN, HUMAN RESOURCE DEPARTMENT TO RESTORE PART-TIME APPRAISER I/CLERK (MICHIGAN CERTIFIED ASSESSING TECHNICIAN) POSITION TO A FULL-TIME MICHIGAN CERTIFIED ASSESSING OFFICER (MCAO) POSITION
9. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO APPROVE REPAIR OF NON-MOTORIZED TRAIL IN NORTH BAY PARK BY BARRETT PAVING IN THE AMOUNT OF \$20,196, BUDGETED IN LINE ITEM #212.970.000.997.000
10. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO AWARD CIVIC CENTER PARKING LOT REPAIR PROJECT TO BARRETT PAVING MATERIALS, INC. IN THE AMOUNT OF \$70,235, BUDGETED IN LINE ITEM #101.970.000.976.007
11. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO APPROVE OHM CONSTRUCTION CONTRACT ADMINISTRATION SERVICES PROPOSAL FOR CIVIC CENTER IMPROVEMENT PROJECT IN THE AMOUNT OF \$37,200, BUDGETED IN LINE ITEM #101.970.000.971.008
12. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO AUTHORIZE EXPANSION OF GUARDIAN CARD ACCESS SECURITY SYSTEM TO INCLUDE LAW ENFORCEMENT CENTER LOCATED AT 1501 S. HURON, NOT TO EXCEED \$15,500, BUDGETED IN LINE ITEM #101.970.000.975.266
13. REQUEST FOR YPSILANTI TOWNSHIP TO SIGN PETITION TO JOIN STORM DRAIN PROJECT ALONG EASTERLY AREA OF WHITTAKER ROAD FROM S. HURON RIVER DRIVE TO YPSILANTI DISTRICT LIBRARY RETENTION POND
14. SET A PUBLIC HEARING DATE OF TUESDAY, SEPTEMBER 16, 2014 AT APPROXIMATELY 7:00 P.M. – CREATION OF SPECIAL ASSESSMENT DISTRICT FOR THURSTON NEIGHBORHOOD SECURITY CAMERAS

15. SET PUBLIC HEARING DATE OF TUESDAY, SEPTEMBER 16, 2014 AT APPROXIMATELY 7:15 PM - 2014 SPECIAL ASSESSMENT LEVY
16. SET A PUBLIC HEARING DATE OF TUESDAY, OCTOBER 7, 2014 AT APPROXIMATELY 7:00 PM - TRANSFER OF INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FROM GENERAL DYNAMICS TO MDA INFORMATION SYSTEMS, LLC, LOCATED AT 1200 JOE HALL DRIVE IN YPSILANTI TOWNSHIP

OTHER BUSINESS

PUBLIC COMMENTS

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JULY 15, 2014 WORK SESSION**

Supervisor Stumbo 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 Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Trustees Stan Eldridge, Jean Hall Currie, Mike Martin and Scott Martin

Members Absent: Treasurer Larry Doe

Legal Counsel: Wm. Douglas Winters and Angela King

Supervisor Stumbo stated with the support of the Board, she would like to add to the Agenda under Other Business, the authorization for Stan Eldridge to continue his role at the Green Oaks Golf Course for the next 90 days. She explained this would allow time for a job description, salary and advertisement of the position to be brought back to the Board.

HOLMES/WENDELL PROPERTY DISCUSSION

Clerk Lovejoy Roe stated there had been ongoing discussion regarding Township owned properties being offered for sale to residents. The Clerk explained many hours of mowing was required for the Township to maintain those properties. She requested the Board's approval for establishing a pilot program and to send letters of inquiry out to residents. She stated OHM had been contacted to determine the cost involved. Clerk Lovejoy Roe provided a breakdown of the cost for a survey and new legal description which came to \$938.38 per parcel. She had asked Brian McCleery to figure out how much could be collected in taxes if the properties were owned by residents and it was determined an average of \$71.00 per year, could be assessed per parcel in new taxes. She asked for direction from the Board.

Trustee Scott Martin asked how much more property would be included and it was determined to be an average of 60 x 95 feet per parcel.

Supervisor Stumbo stated it was important to be consistent on this issue.

Discussion followed on buildable property procedures.

Arloa Kaiser asked for clarification on what the Township would be paying for.

Supervisor Stumbo stated she supported selling the vacant properties and wanted to get a policy in place so the Township didn't have the expense to maintain them.

**CHARTER TOWNSHIP OF YPSILANTI
JULY 15, 2014 WORK SESSION MINUTES
PAGE 2**

Trustee Scott Martin asked if every resident had to purchase or accept the extra parcels.

Jeff Allen, Residential Services Director explained that if everyone didn't want the property it would create an even more complicated process for maintenance.

Discussion followed on researching a policy or resolution, since no action could be taken until after the August election.

Arloa Kaiser asked if the lots could be sold for a token amount.

Clerk Lovejoy Roe stated she wanted to bring back to the Board an actual Agenda item to authorize selling parcels or donating parcels to property owners. She said the Township would not spend the money for surveys if residents were not interested in acquiring the parcels. She explained she needed clarification from the Board if they wanted to sell or donate the properties on unbuildable lots.

Trustee Scott Martin questioned how many of the residential lots were rental properties, since that would make a difference, as well.

Arloa Kaiser asked if a resident acquired two of the extra lots, would that be considered a buildable lot and Clerk Lovejoy Roe explained it would not, since it was not accessible to the street. Clarification was given that a house could not be built but other structures such as a storage shed could be built.

Supervisor Stumbo agreed the Township had several lots that needed to be dealt with.

REVIEW AGENDA

Supervisor Stumbo briefly reviewed the board meeting agenda with additional comments on the follow agenda items:

Authorizations and Bids

Item #2 / Purchase of FTR Reporter System and additional shelving for File Room

Supervisor Stumbo asked the Board's consideration to accommodate the request of Mark Nelson, 14-B Court Magistrate at this time.

Mark Nelson provided a brief explanation regarding his request which would enable the Court to keep records of every court proceeding in a digital format and provided two quotes for shelving to accommodate storage of records for the next few years.

**CHARTER TOWNSHIP OF YPSILANTI
JULY 15, 2014 WORK SESSION MINUTES
PAGE 3**

Public Hearing

- A. Creation of Special Assessment District for Operation and Maintenance Cost of Neighborhood Security Cameras in the Lakeview/Sugarbrook Area**
- B. Creation of Special Assessment District for Operation and Maintenance Cost of Neighborhood Security Cameras in the West Willow Area**

Supervisor Stumbo provided packets for both areas. She recognized two West Willow residents in attendance. Supervisor Stumbo provided a brief overview and cost for the projects. She stated a special meeting would be called in two weeks to consider the creation of the Districts.

Clerk Lovejoy Roe had included two letters of support in the packet.

Supervisor Stumbo and Clerk Lovejoy Roe provided a list of other residents that had sent in their support: Mrs. Baird, the owner of two properties on Eugene, Donti Williams lived on Desoto, Jack Cross, had asked if it was only in the public right-of-way and Lena Mae Jones lived on Heather Ridge.

Trustee Stan Eldridge asked why the price was the same for operation and maintenance for the Lakeview/Sugarbrook/Wingate Area, which had more cameras, as it was for West Willow Area.

Jeff Allen explained they had offered a package deal for all the cameras in their bid.

Supervisor Stumbo and Mr. Allen explained that the Thurston Area had been included in the original bid as well but it wasn't quite ready for the public hearing.

Linda Mealing, Township Resident asked if the pricing for Thurston was included in the West Willow cost and it was not.

Lawrence Johnson, Township Resident said he didn't understand how the cost had been arrived at a per household basis since Wingate Condominiums made up about 25% of the households in the West Willow Special Assessment District. He felt they would get one camera at the entrance and basically subsidize the rest of the cameras in the neighborhood. He asked why the Sugarbrook Area just south of I-94 had been excluded.

Supervisor Stumbo said there was no direct benefit to them and would they would possibly be included in the Gault Village area if cameras were installed there.

Consent Agenda

No discussion

**CHARTER TOWNSHIP OF YPSILANTI
JULY 15, 2014 WORK SESSION MINUTES
PAGE 4**

Supervisor Report

No discussion

CLERK REPORT

- **AUGUST 5, 2014 PRIMARY ELECTION**-Planning, training and organization for the election is well underway. Voters can request absentee ballots up until 4:00 p.m. on Monday, August 4, 2014 but must vote at the Civic Center on Monday the day before the election. The Clerk's office will be open on Saturday, August 2, 2014 from 9AM – 2 P.M. for voters wishing to vote absentee. Please call 734.484.4700 or email klovejoyroe@ytown.org to request an absentee ballot. Ypsilanti Township will host election inspector certification training conducted by Washtenaw County Clerk's office on Monday, July 10, 2014 from 1:00 p.m. – 4:00 p.m. and also on Thursday, July 24, 2014 from 6:00 p.m. – 9:00 p.m. Clerk Lovejoy Roe has been conducting Electronic Poll Book Training for the August 5th election. Absentee ballots were mailed out on July 8th. Requests for ballots are being processed daily by the Clerk's office.
- **WAY FINDING-YPSILANTI ANN ARBOR VISITORS AND CONVENTION BUREAU**-On Friday, May 16, 2014 Clerk Lovejoy Roe along with Parks & Recreation Director Art Serafinski attended a meeting of the Way Finding group from the City of Ypsilanti, the Ypsilanti Ann Arbor Visitors and Convention Bureau, the City of Ypsilanti Downtown Development Authority and others to continue to proceed with the sign locations and design for the planning part of a grant. This process is supported by a grant that includes working with a consultant to establish sign locations and to design the signs for tourists visiting the Ypsilanti area community.
- **REIMAGINE WASHTENAW GOLF SIDE CHARRETTE MEETING**- Supervisor Brenda Stumbo and Clerk Karen Lovejoy Roe attended a meeting on June 17, 2014 with representatives from Pittsfield Township, Washtenaw County Planning and consultants to begin planning the Charrette that is being organized for the Golfside Dr. and Washtenaw Ave. nodes located in both the Charter Townships of Pittsfield and Ypsilanti. The Charrette process was explained and scheduling was presented to the attendees. A presentation was made by a target market analysis professional in regards to the type of housing needs by specific lifestyle clusters that are located in Washtenaw County. This analysis is approved by the State of Michigan and is crucial to attracting new emerging populations to Washtenaw County and specifically to this area. This planning process is supported by the HUD grant the county received for economic development along the Washenaw Ave. corridor. The focus is to develop a plan for housing and commercial corridors for the Washtenaw and Golfside area that will attract and keep the college graduate lifestyle cluster and others including senior clusters to live in this area of the county to spur economic development and long term sustainability in the Washtenaw Avenue corridor.
- **WASHTENAW COUNTY CLERK'S MEETING**- On Wednesday, June 18, 2014 Clerk Karen Lovejoy Roe attended the quarterly Washtenaw County Clerk's meeting held at Superior Township Hall. A presentation on how to train election inspectors was given by Terry Bennett, Canton Township Clerk. Several vendors presented new election equipment and technology that the State of Michigan may make available to municipalities for use by the year 2016. Washtenaw County presented information to the clerks in regards to updates and requirements for the upcoming Primary Election on August 5, 2014.
- **URBAN COUNTY EXECUTIVE COMMITTEE MEETING**-Clerk Lovejoy Roe attended the monthly meeting of the Urban County Executive Committee on Tuesday, June 24, 2014.

**CHARTER TOWNSHIP OF YPSILANTI
JULY 15, 2014 WORK SESSION MINUTES
PAGE 5**

The Urban County Executive Committee approved the coordinated funding program for 2014-2015. This program funds \$4,321,494 of human services throughout Washtenaw County. The Committee also approved a substantial amendment to the 2013 action plan for funds for Habitat for Humanity.

- **WASTE MANAGEMENT MEETING**-Residential Services Director Jeff Allen, Treasurer Larry Doe and Clerk Karen Lovejoy Roe met with representative from Waste Management to discuss the current contracts and ways to save future expenses related to the contract on Tuesday, July 8, 2014.

Clerk Lovejoy Roe provided a brief update on the removal of the lights on Grove Road by DTE. She said installation of the overhead lights would begin in four weeks and the permit for the underground work had not yet been approved by the Washtenaw County Road Commission. She stated she had informed DTE that the Township was not happy about the delays and had asked the residents in the area to keep their porch lights on.

Clerk Lovejoy Roe stated the Primary Election was underway and issuing of Absentee Ballots had begun July 8th. She stated AV ballots would be available until 4:00 on Monday, August 4, 2014 and the Clerk's Office would be open on Saturday, August 2, 2014 from 9:00 a.m. to 2:00 p.m. for Absentee voting.

TREASURER REPORT

No report

TRUSTEE REPORT

Trustee Scott Martin suggested leaving Stan Eldridge in the current position at the Green Oaks Golf Course through the end of the season, November 2014, to give a longer time to gather criteria for the posting. He stated they would hire someone for a month and then have to pay them a salary for the rest of the year and he felt it would be wiser to take a closer look at the situation.

Supervisor Stumbo asked Trustee Eldridge if he already had a draft of the job description.

Trustee Eldridge stated he did have one done but he had not shared it with Larry Doe or Karen Wallin, yet.

Attorney Report

A. General Legal Update

**CHARTER TOWNSHIP OF YPSILANTI
JULY 15, 2014 WORK SESSION MINUTES
PAGE 6**

1397 Crestwood

Attorney Winters stated the Board had shown wise judgment and vision when they were made aware the Michigan Medical Marijuana Act had been passed. Supervisor Stumbo, Planning Director Joe Lawson, Attorney Angela King and OCS Director Mike Radzik had taken steps to insure that our residential neighborhoods would not be inundated with Grow Operations. He explained the Township Board had passed a zoning ordinance that went into effect May 2010 which stated any Medical Marijuana Grow Operation would have to be located in a commercial/industrial district.

He presented an update regarding the legal battle that had ensued on this issue regarding the residence at 1397 Crestwood. He stated the Court ruled June 20, 2014 that the Township Ordinance was not in conflict with the Michigan Medical Marijuana Act.

Planet Aid Lawsuit

Attorney Winters reported there had been much fanfare with the filing in Federal Court by the operators of Planet Aid, claiming the Township had required Planet Aid to adhere to the Township Zoning Ordinance. Mr. Winters stated the judge had refused to grant Planet Aid a Preliminary Injunction against the Township and the Temporary Restraining Order had been dissolved. He reported the Township was active in enforcing the rules for all donation bins.

Clark East Towers

Attorney Winters provided an update that HUD had approved the installation of 80 security cameras at Clark East Towers. Mr. Winters stated the security cameras would be a helpful tool, but in his opinion an on-site security presence was also needed.

Supervisor Stumbo received a letter from a resident at Clark East Towers stating their rent had been increased \$7.00 a month and she wondered if that increase was a result of the camera installation. She stated the window inspection had not occurred to date.

Attorney Winters said the inspections would not take place until an agreement was reached.

Supervisor Stumbo and Attorney Winters reported the residents were pleased with the security measures that had been implemented.

1289 Duncan

Attorney Winters stated this property had been declared uninhabitable and the Certificate of Occupancy had been revoked by the Office of Community Standards. He reported the residents had violated an order to have the property cleaned professionally by putting a dumpster on the property and starting the process themselves.

**CHARTER TOWNSHIP OF YPSILANTI
JULY 15, 2014 WORK SESSION MINUTES
PAGE 7**

1417 Gattegno

Attorney Winters reported he had received confirmation from the insurance company that the Withholding Funds would be remitted to the Township and then the demolition process would begin.

OLD BUSINESS

1. 2ND READING RESOLUTION NO. 2014-13, PROPOSED ORDINANCE NO. 2014-436, PARENTAL RESPONSIBILITY SCHOOL TRUANCE (FIRST READING HELD AT APRIL 15, 2014 REGULAR MEETING)

Supervisor Stumbo stated this item was tabled at the May 20, 2014 Regular Meeting. She said Attorney Angela King was present to answer any questions. Supervisor Stumbo stated that after meeting with the School Districts and the Sheriff, the Ypsilanti Community School Board had sent a resolution of support for the current proposed ordinance. She stated the biggest change was lowering the upper age range of a student from 18 years of age to 13 years of age. She reported on the process for this proposed ordinance which sought compliance in order to keep the children in school.

Attorney Angela King explained cases were only referred to the Court after the school has exhausted every possible avenue at their disposal. She said the goal of the Court was compliance and the very last resort would be any punishment.

Supervisor Stumbo explained a lot of discussion had taken place regarding the sentencing phase, which could be deferred or determined to be community service, possibly in the particular school in which the offense had taken place, in order to send a message to the students. She felt this was a tool which could effectively be used.

Trustee Eldridge asked why the age was lowered to age 13.

Attorney King explained this ordinance's focus was really on the parents, and the reasoning was that once a child was over the age of 13, the student themselves from age 14 and over, would be subject to penalties under a State law, which invokes jurisdiction from the Juvenile Court to get both the student and the parent in the courtroom.

Supervisor Stumbo explained the statistics that had been reviewed showed the younger students were more at risk.

Trustee Eldridge stated the bottom line was up to the School District and it's leaders to enforce the Ordinance. He asked if foster parents were included in the Ordinance. Discussion took place regarding whether or not to amend the Ordinance to include foster parents.

**CHARTER TOWNSHIP OF YPSILANTI
JULY 15, 2014 WORK SESSION MINUTES
PAGE 8**

Discussion followed on the students and parents appearance in Court under the State law and the Ordinance.

Linda Mealing, Township Resident voiced concern over not including the older students in the proposed Ordinance.

Mike Radzik, OCS Director explained the new Ordinance addressed parental responsibility for chronically absent children. He stated the Truancy Ordinance already in effect in the Township addressed the truancy of the older teens and if required to go to Court, a parent must appear with them.

Clerk Lovejoy Roe asked if we adopted the Ordinance, what process would be followed if someone over the age of 13 continued to be truant.

Attorney King stated the school would be responsible to initiate through the Sheriff's Department, a petition in Juvenile Court for violating the State Law requiring school attendance.

Clerk Lovejoy Roe asked if the school's already had the authority to take matters of school truancy to the Juvenile Court system and Attorney King agreed they did.

Supervisor Stumbo acknowledged the School Board members in the audience.

David Bates, President of the Ypsilanti Community Schools Board of Education introduced Maria Sheler-Edwards, a Board Trustee. Mr. Bates stated he appreciated the conversation regarding the proposed Ordinance and planned to raise the questions dealing with foster parents with the School Board. He said the whole objective was to make sure kids were in school. He realized this was a highly charged issue but appreciated the Township's partnership in trying to find ways to help these kids stay in school. Mr. Bates agreed with Clerk Lovejoy Roe that the School Board was not getting the necessary support from the other court and wanted to move this to a local level. He stated their commitment was to work with the parents in order to gain compliance, not prosecution. He said the School Board appreciated the Township's effort on this issue and offered support.

Maria Sheler-Edwards, School Board Trustee thanked the Township Board for their cooperation and hard work on this issue.

Supervisor Stumbo asked if Mr. Bates or Ms. Sheler-Edwards were aware why the age was requested to be lowered from 17 to 13 years old.

Laura Lisiski, Superintendent of Ypsilanti Community Schools stated the reason they had requested that change was because once a student reached the secondary level in their own education, the student shared in the responsibility of attending school and knowing their education was important.

Trustee Eldridge stated his appreciation for the School Board members for their presence and support on this issue.

**CHARTER TOWNSHIP OF YPSILANTI
JULY 15, 2014 WORK SESSION MINUTES
PAGE 9**

**2. REQUEST OF JOE LAWSON, PLANNING DIRECTOR TO APPROVE YPSILANTI
TOWNSHIP 2014 MASTER PLAN (TABLED AT MAY 20, 2014 REGULAR MEETING)**

Supervisor Stumbo stated Joe Lawson would present a slide show at the Regular Meeting.

No other items were reviewed at this point in the Work Session

The meeting adjourned at approximately 6:47 P.M.

Respectfully submitted,
Karen Lovejoy Roe, Clerk

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JULY 15, 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 Stan Eldridge, Jean Hall Currie, Mike Martin and Scott Martin

Members Absent: None

Legal Counsel: Wm. Douglas Winters and Angela B. King

Supervisor Stumbo recognized Marissa Williams and presented her with a plaque commemorating her heroic actions which saved a young boy from drowning.

Marissa Williams thanked the Fire Department, the Sheriff's Department and the Community for presenting this award to her and stated she was just so happy his Mom still had her little boy.

PUBLIC HEARING

A. TUESDAY, JULY 15, 2014 AT APPROXIMATELY 7:00 P.M. - CREATION OF A SPECIAL ASSESSMENT DISTRICT FOR OPERATION AND MAINTENANCE COST OF NEIGHBORHOOD SECURITY CAMERAS IN THE LAKEVIEW/SUGARBROOK AREA (PUBLIC HEARING SET AT THE JUNE 17, 2014 REGULAR MEETING)

The public hearing opened at approximately 7:05 p.m.

Douglas Brown, Township Resident voiced his opposition to the security cameras. He stated there was plenty of police protection and the cost was too high since he lived on a fixed income.

Ann Garner, Township Resident voiced her support for the security cameras.

Andy Blakita, Township Resident voiced his support for the security cameras and the cost of maintaining them.

Lawrence Johnson, Township Resident voiced his opposition to the cameras because he felt they were an invasion of his privacy and the public was being subjected to a police state.

Sheila Preston, Township Resident voiced her reservations regarding the monitoring of the cameras.

Steven Dickerson, Township Resident stated the cameras were a major violation of his privacy.

Robert Humble, Township Resident for 55 years voiced his support of the cameras because he was tired of having drug people live next to him.

May Easley, Township Resident voiced her support for the cameras because she had seen armed men walking around the neighborhood during the day.

**CHARTER TOWNSHIP OF YPSILANTI
JULY 15, 2014 REGULAR MEETING MINUTES
PAGE 2**

Kenneth Ball, Township Resident for 45 years voiced his support for the cameras, hoping they will help in the stabilization of his neighborhood.

Goldie Glbson, Township Resident voiced her support for the cameras.

Jainelle Robinson, Township Resident voiced her opposition to the cameras and felt the money should be used to stimulate the economy, in order to create a safe environment.

Arloa Kaiser, Township Resident stated the Township had worked very hard at neighborhood stabilization. She explained the cameras would not infringe on the privacy of individual homes but would be directed toward the street. She voiced her support.

Jane Dickerson, Township Resident voiced her opposition because she really didn't understand the purpose of the cameras.

Keith Jason, Township Resident voiced his support especially in view of his experiences in the last couple of years on Gattegno.

Douglas Brown, stated his opposition again by saying the cameras would not have seen the explosion on Gattegno and had he been headed out of the neighborhood at that particular time, he would have been considered a suspect since his car was caught on camera.

Supervisor Stumbo stated in that particular incident, camera footage would not have even been pulled, because the reason for the explosion was apparent to authorities.

Sheila Preston asked how the cameras would affect her home, which was on a corner.

Supervisor Stumbo said the cameras would only focus on the public road right-of-way.

Pecola Lewis, Township Resident asked what the purpose would be if the cameras would not pick up criminal activity at a home.

Steven Dickerson felt the cameras would be a waste since it would not stop crime.

Andy Blakita agreed the cameras themselves could not stop a crime being committed but could help identify the perpetrators and be a deterrent to crime.

Ann Garner stated we are all affected by the internet whether we like it or not.

The public hearing closed at 7:32 p.m.

Mike Radzik OCS Director provided a brief overview of the 3-year pilot security camera program. He explained only the Sheriff's Department would have access to review any camera footage, making the cameras strictly a police investigative resource. He stated the cameras would not view any home or any part of private property, they would strictly focus on pedestrian traffic on sidewalks and the street traffic coming in and out of individual neighborhoods.

Jim Anuskiewicz, Operations Lieutenant with the Washtenaw County Sheriff's Department stated the Sheriff's Department had found the cameras in the pilot program very helpful, and used in several investigations. He stated one of the most helpful incidents had been the apprehension of a sexual predator in the West Willow neighborhood that had been preying on kids at the school bus stops. He said he was caught on camera, riding a bike. He explained current law enforcement used video surveillance on a daily basis. The Lieutenant explained cameras were not foolproof but had proven to be a very helpful investigative tool. He stated no one was watching the feeds all the time, they were only logged onto as needed and very careful records

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were kept in each instance. He applauded the Township Board for taking the initiative to have the cameras in the neighborhoods.

Supervisor Stumbo asked for a show of hands of those present for the Sugarbrook/Lakeview area and 17 people were counted, with 13 of those in support of security cameras in the Lakeview/Sugarbrook area. She explained 975 property owners had been contacted regarding this public hearing and it would be brought back to the Board for a decision at a Special Township Board Meeting in two weeks.

Clerk Lovejoy Road read emails from residents regarding the issue. Martha Brown, Township Resident was in support and willing to pay extra for more cameras. Mark Warner, Township Resident stated he would have been in support, but since they had already been installed, without permission, he did not support them. Lena Mae Jones, Township Resident gave her full support.

Supervisor Stumbo briefly reviewed the annual cost of \$28.45 per year for the operation, maintenance and unlimited broadband for the cameras.

B. TUESDAY, JULY 15, 2014 AT APPROXIMATELY 7:15 P.M. - CREATION OF A SPECIAL ASSESSMENT DISTRICT FOR OPERATION AND MAINTENANCE COST OF NEIGHBORHOOD SECURITY CAMERAS IN THE WEST WILLOW AREA (PUBLIC HEARING SET AT THE JUNE 17, 2014 REGULAR MEETING)

The public hearing opened at 7:47 p.m.

Linda Mealing, Township Resident voiced her support and stated she had seen the benefits of the security cameras for investigative purposes.

Jo Ann McCollum, Township Resident stated she supported the cameras 100%.

Janice Patrick, Township Resident said she was grateful for the pilot program and voiced her support from a landlord's perspective.

Monica Ross-Williams stated she definitely supported the cameras and they were very much needed in the park.

Rene Michaud, Township Resident for 33 years stated he was not in favor of the cameras and questioned the costs.

William Lundy, Township Resident stated technology has benefitted the community by providing peace of mind and voiced his support for the cameras.

Larry Smith, Township Resident did not support the cameras because he felt it was his duty to be vigilant personally to protect his community.

Martha Anderson, Township Resident stated she was in favor of having the cameras.

Laura Lisicki, Ypsilanti Community Schools Superintendent reinforced Lt. Anuszkiewicz's account regarding the predator on the bicycle, indicating the cameras did work as a tool for law enforcement.

Derrick Jackson, Township Resident and Director for Washtenaw County Sheriff's Office applauded the Board for placing some of the cameras in West Willow Park. He stated video cameras were one of best deterrents for crime and provided specific examples from the West Willow area which had seen a 16% decrease in overall crime in the first year after the cameras had been installed.

Dyer Williams, Township Resident said he had his own camera and voiced support for the cameras.

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Shatara Clayborn, Township Resident and employee of Habitat for Humanity stated she was in favor of the cameras.

The public hearing closed at 8:04 p.m.

Supervisor Stumbo asked for a show of hands of those present from the West Willow Area and 21 residents were counted, with 19 counted in support of the cameras.

Supervisor Stumbo stated that she would be voting to support the creation of a Special Assessment District and a proposed Resolution at a Special Board Meeting in two weeks. She said after that was done, all the equipment could be ordered and installation would begin as soon as possible.

Clerk Lovejoy Roe reported John Cross, owner of five Township properties had sent an email expressing support for the cameras and that Mrs. Baird, owner of two West Willow properties wrote that she supported the cameras 100%.

Treasurer Doe went on record with his support of the creation of a Special Assessment District for the operations and maintenance for Neighborhood Security Cameras.

Clerk Lovejoy Roe stated she and Supervisor Stumbo had been with the Township, in different roles, since 1988 and the changes in technology had been great for the Township. She said some residents have installed their own cameras and had gone from being terrorized to having peace of mind. She voiced her total support for the cameras.

Trustee Eldridge stated that as a former police officer he felt the cameras were not a panacea to solve all the problems with crime but were a great tool for creating a deterrent for crime. He said he did understand people being reluctant regarding their privacy and that was why the Sheriff's Department would be the only ones to view the video. He stated he supported the cameras as a measure to move forward and help law enforcement do the job we've asked them to do.

PUBLIC COMMENTS

Arloa Kaiser, Township Resident said she was not in favor of the Township donating any money to the proposed Water Street recreation facility for the City of Ypsilanti.

Roderick Casey, Township Resident asked the Board not to be hasty in passing the proposed Parental Responsibility Ordinance. He personally felt this was a matter for the Department of Social Services and not the Court system. He said if the Board was compelled to pass the Ordinance, he requested that they make it temporary and measure it's success.

Monica Ross-Williams, Township Resident said she hoped the issue regarding the Parental Responsibility was closely reviewed to include some type of counseling before a penalty phase was ever invoked. She hoped the School District had researched their own policies as well to alleviate school truancy, which was leading to crime in our community.

Jeff Harrold, Pastor of New Beginnings Community Church, member of the Washtenaw Regional Organizing Coalition and Chairman of the Educational Committee voiced opposition to the proposed Parental Responsibility Ordinance. He voiced his concern regarding some confusion of the legal description of a "minor" and felt some type of social programs were called for, instead of making this a matter of the Courts.

Crystal Forbes, Township Resident stated she was new to the community and listed some concerns regarding the neighborhood to which they had moved. She

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applauded the efforts of the Board in utilizing the cameras to help provide safety and said she would be interested to see if her neighborhood was eligible for cameras.

Andrew Goebel, Township Resident explained new water mains were put in last summer in the Smokler-Textile Subdivision. His purpose in coming tonight was to request help for the problems that had ensued regarding that work. He stated speeding down New Meadow was now a problem since the speed bumps had been installed on Big Pine and the roadway on New Meadow was falling apart. He said the sidewalks the water department installed were already beginning to crumble.

Supervisor Stumbo stated someone had reported the condition of New Meadow and had sent pictures, which she had forwarded to the Road Commission and had asked for a cost estimate to repair the road.

Trustee Scott Martin confirmed the Road Commission and YCUA had been contacted regarding the damage to New Meadow.

Supervisor Stumbo explained that Mr. Goble could contact the Road Commission to begin the process for speed bumps on New Meadow. She explained the process was lengthy but if all the residents were in favor it would go quicker.

Jeff Harrold felt the excused absences section of the Parental Responsibility Ordinance needed to be more clearly defined.

David Bates, President of the Ypsilanti Community Schools Board of Education, along with Maria Scheler-Edwards, School Board Trustee and Laura Lisiski, Superintendent of Ypsilanti Community Schools, addressed some of the concerns regarding the proposed Parental Responsibility Ordinance. He explained there were laws on the books already to address this issue, but they were in a different jurisdiction and the School Board was working with the Township. He stated the goal was not putting new legislation in place, but rather to move who gets to handle the issues, by moving them into our home community. He stated the School Board had been in discussion with Sheriff Clayton to work out with the Judge, an appropriate range of consequences. He said it was not their intent to put parents in jail or levy big fines, it was an additional tool to give parents an incentive to get their kids to school. He said the School Board was committed to putting a whole range of approaches in place to communicate and work with parents in a positive way to make sure their kids are in school. He said the School Board would be happy to answer any questions.

CONSENT AGENDA

A. MINUTES OF THE JUNE 17, 2014 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

- 1. JULY 1, 2014 - \$1,426,414.95**
- 2. JULY 15, 2014 - \$1,690,810.29**
- 3. CHOICE HEALTHCARE DEDUCTIBLE - \$56,703.46**
- 4. CHOICE HEALTHCARE ADMINISTRATION FEE - \$1,170.00**

C. JUNE 2014 TREASURER REPORT (see attached)

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to approve the Consent Agenda. The motion carried unanimously.

Supervisor Stumbo stated she and Clerk Lovejoy Roe had attended the funeral for Pastor Melvin T. Walls. She explained he was the builder of the Melvin T. Walls Manor for senior citizens on Hewitt Road. She voiced her appreciation for all he had done for the community and stated that his presence would be missed.

CLERK'S REPORT

Supervisor Stumbo stated the Clerk's report had been given in the Work Session.

Clerk Lovejoy added Absentee Ballots were available at the Clerk's Office until Monday, August 4, 2014 at 4:00 p.m. and the Office would be open on the Saturday before the election, August 2, 2014 from 9:00 a.m. to 2:00 a.m.

ATTORNEY REPORT

Attorney Winters added the following item to the report he had given in the Work Session:

Habitat for Humanity

Attorney Winters reported that he and Treasurer Doe had gone to the County Treasurer, Catherine McClary and completed the transaction to purchase fifteen properties that otherwise would have been auctioned in the Tax Foreclosure Auction, sometime in early July. He stated the deeds would be arriving soon and the properties would be sold to Habitat for Humanity. He said Habitat would make a significant financial investment and then sell them to homeowners in order to continue the quest for neighborhood stabilization.

OLD BUSINESS

- 1. 2nd READING RESOLUTION NO. 2014-13, PROPOSED ORDINANCE NO. 2014-436, PARENTAL RESPONSIBILITY SCHOOL TRUANCY (FIRST READING HELD AT THE APRIL 15, 2014 REGULAR MEETING) (TABLED AT REGULAR MEETING HELD MAY 20, 2014**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Hall Currie to remove this item from the table.

The motion carried as follows:

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

Clerk Lovejoy Roe read the Resolution into the record.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the 2nd reading of Resolution No. 2014-13, Ordinance No. 2014-436, Parental Responsibility School Truancy (see attached).

Supervisor Stumbo reported the Ypsilanti Community Schools had sent a letter of approval for the amended Ordinance and Lincoln Schools had sent an email stating their agreement to the proposed changes.

Clerk Lovejoy Roe briefly explained there was a State Statute that covered the truancy issue regarding students from the age of 14 to 17 years of age. She stated that age group would still be handled under that State Statute within the Juvenile Court. She stated this proposed Ordinance allowed for the School Boards to work in conjunction with the local courts for the students 6-13 years of age.

Trustee Mike Martin stated he would ultimately support this Ordinance but truly felt there were much deeper problems than this Ordinance alone could address.

Supervisor Stumbo stated State Representative David Rutledge has asked for this item to be tabled for sixty days in order to meet with the community and the School District. She reported Sheriff Jerry Clayton had been very involved with

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this issue and had met with the School Districts, the community, Judge Pope, Mike Radzik and herself to review the proposed Ordinance. She explained the Ypsilanti Community Schools had truly tried to work with the parents regarding this issue but had met resistance. She stated the common thread for everyone regarding this Ordinance was love and concern for our children to receive a good education. Supervisor Stumbo stated any child from the age of 6 to 12 should not be held responsible for not attending school, therefore she supported the age compromise for the Ordinance.

The motion carried as follows:

**Eldridge: Yes S. Martin: Yes Hall Currie: Yes Stumbo: Yes
Lovejoy Roe: Yes Doe: Yes M. Martin: Yes**

**2. REQUEST OF JOE LAWSON, PLANNING DIRECTOR TO APPROVE
YPSILANTI TOWNSHIP 2014 MASTER PLAN (TABLED AT THE MAY 20,
2014 REGULAR MEETING)**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to remove the item from the table.

**Eldridge: Yes S. Martin: Yes Hall Currie: Yes Stumbo: Yes
Lovejoy Roe: Yes Doe: Yes M. Martin: Yes**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Hall Currie to refer the Ypsilanti Township 2014 Master Plan back to the Planning Commission with recommendations to include the Huron River Watershed Council and River Up Plans as well as the latest Re-Imagine Washtenaw Plan.

The motion carried unanimously.

NEW BUSINESS

1. BUDGET AMENDMENT #8

Clerk Lovejoy Roe read the Budget Amendment into the record.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve Budget Amendment #8 (see attached). The motion carried unanimously.

**2. REQUEST OF BRIAN MCCLEERY, ASSISTANT ASSESSOR TO
APPROVE AUDIT OF MINIMUM ASSESSING REQUIREMENTS (AMAR)
REQUIRED PUBLIC POLICY REGARDING INSPECTION OF RECORDS**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve an audit of Minimum Assessing Requirements (AMAR) required Public Policy regarding inspection of records. The motion carried unanimously.

**3. REQUEST TO ACCEPT THE RESIGNATION OF ART SERAFINSKI,
RECREATION DIRECTOR**

A motion was made by Trustee Eldridge, supported by Trustee Hall Currie to accept the resignation of Art Serafinski, Recreation Director. The motion carried unanimously.

Supervisor Stumbo stated a job description and salary range would be brought back to the Board in two weeks at a Special Meeting. Supervisor Stumbo reported Angela Verges, had served as Mr. Serafinski's assistant, until she had

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been laid off from that department in 2010, was willing and able to come back.

4. REQUEST OF KAREN LOVEJOY ROE TO PURCHASE 2 YEARS, 1 MONTH OF MERS SERVICE CREDITS AND AUTHORIZE SIGNING OF THE RESOLUTION

A motion was made by Trustee Scott Martin, supported by Clerk Lovejoy Roe to approve request of Karen Lovejoy Roe to purchase 2 years, 1 month of MERS Service Credits and to authorize signing of the Resolution.

Supervisor Stumbo asked Clerk Lovejoy Roe if she should, procedurally be voting on this issue.

Clerk Lovejoy Roe stated when the original MERS Resolution was made that allowed all the 3 full-time officials to join MERS, everyone voted so she was not asking to abstain.

Supervisor Stumbo stated there was a motion and support to approve the purchase of 2 years and 1 month of MERS and asked for a vote of those in favor.

Trustee Scott Martin, Treasurer Doe and Clerk Lovejoy Roe voted in favor, as well as another voice that is not distinguishable.

Supervisor Stumbo asked for a vote of those opposed.

Trustee Eldridge voted no.

Supervisor Stumbo asked who was in favor of the motion. She said Mike and Scott Martin and then asked for a roll call vote. Supervisor Stumbo then asked for discussion.

Supervisor Stumbo stated this item was not discussed during the Work Session but it had been on the Agenda previously and was voted down.

Clerk Lovejoy Roe stated this specific request for 2 years and 1 month of MERS was never on an Agenda, rather the past request was for 7 years of MERS Credits and the Board had approved 5 years of MERS credits at that time.

Supervisor Stumbo explained previously the Township Board had voted to allow employees to purchase 5 years of service and every employee had that opportunity.

Clerk Lovejoy Roe provided a brief explanation and background saying that in 2009 the Township Board voted to abolish the pension program that was in place and join the MERS System for the full-time, elected officials and totally eliminate the contributions for the Trustees, as a cost saving measure. She stated the Board had allowed her to buy 5 years of prior service credits in 2010 and she was requesting a resolution at this time to buy the other 2 years and 1 month of prior service credits.

Supervisor Stumbo stated she did not support the purchase of additional years.

Trustee Scott Martin stated he supported the request because he felt she was very dedicated and deserved to have it.

Trustee Eldridge stated his concern was for going over the 5 years any other employee had received and the total break in service which the Clerk had and questioned if this would set a precedent.

Trustee Mike Martin questioned why Clerk Lovejoy Roe couldn't get pension credits for the 2 years and 1 month.

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Clerk Lovejoy Roe provided more detail regarding emails between MERS and the Township, which asked how much more time each of the full-time officials had purchased and was told this information could not be provided. She explained she just wanted to buy all the time for all the years she had worked at the Township. Clerk Lovejoy Roe stated MERS had responded in an email that said she could do that, but a resolution was needed. Clerk Lovejoy Roe stated MERS had done an actuarial on the 3 full-time officials and hers had figured to be 12.7 years of service in the actuarial study.

Trustee Mike Martin stated his only concern was from a monetary aspect and if the funds the Clerk was requesting had not accrued interest he did not support the request.

Clerk Lovejoy Roe explained MERS had figured an actuarial amount to cover the complete cost of the purchase. Clerk Lovejoy Roe stated it was disappointing because Supervisor Stumbo had actually written that she would vote for the eight years Clerk Lovejoy Roe had originally requested, even though the Board had approved only 5 years.

Supervisor Stumbo said she did not remember that conversation. Supervisor Stumbo stated when the action was taken in 2009 the Ordinance was very clear, that the money would be taken from our pension fund to buy these years. Supervisor Stumbo stated Clerk Lovejoy Roe had a break in service and she had taken her money out and invested it, now she wanted to purchase more years, more than the 5 years that other people have been able to purchase. The people working in JYRO were working for the City and the Township and had brought their years over with them and retired from the Township. She stated the Board should look at eliminating the 5 years because of the increase in the legacy cost keeps compounding, and might not be a good idea for future employees.

Clerk Lovejoy Roe agreed, but stated that was a separate issue, because that would allow people to buy more than they actually worked but that was not her case. Clerk Lovejoy Roe stated that Supervisor Stumbo had been in the MERS meetings regarding the actuarial costs and had stated in an email to MERS that she didn't have a problem with Karen Lovejoy Roe purchasing her 8 years of services because she was due them, since they were not in John Hancock.

Trustee Eldridge questioned if Clerk Lovejoy Roe should abstain from this vote and requested a legal opinion from Attorney Winters. Discussion followed.

Attorney Winters stated they had abstained recently when the vote was taken for their salary increases, so everyone knew if they had financial gain they had to abstain. Attorney Winters then asked the Board if they had abstained.

Clerk Lovejoy Roe answered that they had abstained on the vote for salary increases.

Clerk Roe added that the elected officials did not abstain on any of the retirement MERS votes.

Clerk Lovejoy Roe stated she was following what they had done, as a Board, when they all joined MERS, when they voted to buy their pension credits, nobody abstained, she explained that all the Board Members voted and this was the same thing.

Trustee Eldridge called for a roll call vote and then withdrew the request.

Trustee Mike Martin stated he did not have a problem granting the request if Clerk Lovejoy Roe had actually paid the actuarial cost to obtain the pension, but if she had not paid it he was not in favor. He asked why people were saying no if she had paid the actuarial and he wanted a logical answer.

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Supervisor Stumbo explained from her perspective, when we adopted to move in the MERS program, the full-time officials took the years of service they had in their pension program. She said when Clerk Lovejoy Roe was not elected she took all of her funds out of the pension and invested them independently.

Trustee Scott Martin stated Clerk Lovejoy Roe couldn't leave her retirement at the Township when she wasn't elected because she hadn't been here 10 years to be vested at that point.

Trustee Mike Martin asked if the years that people bought were generic, which meant they didn't actually work them and it was explained that was the case. He stated he would like some more information before a vote was taken.

A motion was made by Trustee Stan Eldridge, seconded by Trustee Scott Martin to table the request of Karen Lovejoy Roe to purchase 2 years, 1 month of MERS Service Credits and authorize signing of the Resolution.

The motion carried as follows:

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

- 5. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR FORMAL AUTHORIZATION TO INITIATE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR PROPERTIES LOCATED AT 1289 DUNCAN, 1417 GATTEGNO, 5211 MERRITT AND 9749 TEXTILE, BUDGETED IN LINE ITEM #101.950.000.801.023**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the request of Mike Radzik, OCS Director for formal authorization to initiate legal action in Washtenaw County Circuit Court to abate the public nuisance for properties located at 1289 Duncan, 1417 Gattegno, 5211 Merritt and 9749 Textile, budgeted in line item #101.950.000.801.023.

Mike Radzik, OCS Director provided a brief overview of the properties. He stated 1289 Duncan and 1417 Gattegno had been administratively authorized and Attorney Winters had addressed them in the Work Session.

Mr. Radzik stated 5211 Merritt was a foreclosed property that had been brought to the Township's attention when police were called after a break in. When the police arrived, they found the front door open, windows broken, the basement with four feet of standing water, and the electricity was still on. He stated the property was not registered as a vacant house, according to our new Ordinance, therefore several fees had been assessed.

Mr. Radzik, explained the property at 9749 Textile gained attention because the property owner was involved in cutting trees and some earth moving without necessary permits. He stated, upon further investigation, numerous additions had been made to the house, without necessary permits and our Ordinance Officer had been threatened while trying to investigate.

Trustee Mike Martin applauded the fast action taken by the Office of Community Standards regarding the sensitive issue at 1289 Duncan property.

Mr. Radzik provided more information on 1289 Duncan and stated it was the fastest the Township had obtained an Emergency Court Order and Show Cause Hearing through the Circuit Court and felt it was due, in large, to the relationship and reputation of our legal staff in bringing reliable and valid cases to them in the past.

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Supervisor Stumbo stated she appreciated Bill Elling for his effort as he extends himself in helping the people that find themselves in these difficult situations. Mike Radzik added his compliments.

The motion carried unanimously.

6. REQUEST TO APPROVE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2013 YPSILANTI TOWNSHIP ROAD IMPROVEMENT AGREEMENT WITH WASHTENAW COUNTY AND TO AUTHORIZE SIGNING OF THE AGREEMENT

A motion was made by Treasurer Doe, supported by Trustee Mike Martin to approve Community Development Block Grant (CDBG) 2013 Ypsilanti Township Road Improvement Agreement with Washtenaw County and to authorize signing of the agreement (see attached). The motion carried unanimously.

Supervisor Stumbo explained these CDBG dollars, from Urban County were for the Sugarbrook area and would complete all the roads slated to be approved this year.

7. REQUEST TO APPROVE BOAT HOUSE LEASE AGREEMENT BETWEEN YPSILANTI TOWNSHIP AND EASTERN MICHIGAN UNIVERSITY AND TO AUTHORIZE SIGNING OF THE AGREEMENT

A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to approve the Boat House Lease Agreement between Ypsilanti Township and Eastern Michigan University and to authorize signing of the agreement.

Attorney Winters stated the agreement was not ready.

Clerk Lovejoy Roe withdrew the motion and Trustee Scott Martin withdrew his support of the motion.

OTHER BUSINESS

1. REQUEST TO EXTEND THE APPOINTMENT OF STAN ELDRIDGE TO OVERSEE THE GREEN OAKS GOLF COURSE UNTIL THE POSITION COULD BE FILLED AND BROUGHT BACK TO THE BOARD

Trustee Eldridge made a request to abstain from the vote.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to allow Trustee Eldridge to abstain from the vote.

The motion carried as follows:

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

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to extend the appointment of Stan Eldridge to oversee the Green Oaks Golf Course until the position could be filled and brought back to the Board.

Supervisor Stumbo provided a brief history regarding the appointment and the good job he had done. Ms. Stumbo stated the Golf Pro Shop had been named in honor of Leon Jackson and a formal dedication would be held in September. She explained the need to extend the appointment until the position could be filled.

The motion carried unanimously.

AUTHORIZATIONS AND BIDS

- 1. REQUEST OF MIKE SARANEN, HYDRO DAM OPERATOR TO APPROVE LOW QUOTE FROM COMPOSITE INDUSTRIAL GROUP TO COAT TURBINE AND ASSOCIATED PARTS WITH BELZONA PRODUCT, NOT TO EXCEED \$59,042.00, BUDGETED IN LINE ITEM # 252.252.000.930.000**

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to approve low quote from Composite Industrial Group to coat turbine and associated parts with Belzona Product, not to exceed \$59,042.00, budgeted in line item #252.252.000.930.000.

Supervisor Stumbo stated a presentation had been given in the Work Session on using the coating versus purchasing new equipment.

Michael Saranen, Hydro Dam Operator stated final cost to purchase new turbines would be over \$400,000. He said the goal was to protect the equipment from further decay and extend the life to the next licensing process in 2033. He explained the \$59,000 included coating for the turbine, the new wicket gates and the top and bottom gates.

Mr. Saranen stated that he has seen a 5% reduction in Hydro Dam revenue since 1998 and hoped the coating process would allow revenue to be increased.

Treasurer Doe stated if the coating presented in two colors to indicate wear, he questioned the effectiveness of the product.

Mr. Seranan stated the two colors were designed specifically to show wear.

The motion carried unanimously.

- 2. REQUEST OF MARK NELSON, 14-B COURT MAGISTRATE FOR AUTHORIZATION TO PURCHASE FTR REPORTER SYSTEM TO RECORD COURT PROCEEDINGS, IN THE AMOUNT OF \$19,490.00 AND TO PURCHASE ADDITIONAL SHELVING FOR FILE ROOM, IN THE AMOUNT OF \$5,826.00, BUDGETED IN LINE ITEM #236.136.000.977.000**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to authorize purchase FTR Reporter System to record Court proceedings, in the amount of \$19,490.00 and to purchase additional shelving for file room in the amount of \$5,826.00, budgeted in line item #236.136.000.977.000. The motion carried unanimously.

- 3. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO APPROVE QUOTE FROM PAVEX CORPORATION FOR ADDITIONAL WORK ON TEXTILE ROAD NON-MOTORIZED TRAIL IN THE AMOUNT OF \$19,356, BUDGETED IN LINE ITEM #212.970.000.997.000**

A motion was made by Treasurer Doe, supported by Trustee Eldridge to approve quote from Pavel Corporation for additional work on Textile Road Non-Motorized Trail in the amount of \$19,356, budgeted in line item #212.970.000.997.000.

Jeff Allen, Residential Services explained this request was for the portion of Textile Road in front of Teddy Bear Daycare. He stated there had been complaints of sections buckling. He reported some stabilization had been done with the addition of a culvert.

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Supervisor Stumbo asked for a percentage of work accomplished at this point and Mr. Allen said they were between 10 and 15% done and should be completed at the end of August.

The motion carried unanimously.

- 4. REQUEST OF RON FULTON, BUILDING DIRECTOR TO AWARD BID FOR INTERIOR CONSTRUCTION PHASE OF THE LAW ENFORCEMENT CENTER RENOVATION PROJECT TO A&R TOTAL CONSTRUCTION IN THE AMOUNT OF \$132,353.00, BUDGETED IN LINE ITEM #101.970.000.975.266**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to award bid for interior construction phase of the Law Enforcement Center Renovation Project to A&R Total Construction in the amount of \$132,353.00, budgeted in line item #101.970.000.975.266.

Trustee Scott Martin stated they had done a great job explaining this project.

Supervisor Stumbo stated she was pleased to hear that the sub-contractors were union workers.

Mike Radzik confirmed the general contractor had indicated that all of his trades were union.

The motion carried unanimously.

ADJOURNMENT

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at approximately 9:47 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2014-13

Parental Responsibility for School Attendance

Whereas, local school district officials have expressed concerns regarding a number of children, ages 6 through 13 inclusive, who are chronically absent from their classrooms without explanation or valid excuse; and

Whereas, local school district officials have made diligent efforts to communicate with the parents and legal guardians of chronically absent students to determine the reasons why the students have been absent; and

Whereas, in a number of cases, school officials have been unable to collaborate and work with the parents and legal guardians to insure that they are present in classrooms on a regular basis unless excused due to illness, medical/dental/orthodontic appointments, family emergencies, religious observances or other similar reason commonly recognized as excused absences; and

Whereas, the failure of a parent or legal guardian to exercise their parental authority to prevent chronic unexcused absences from school constitutes parental educational neglect; and

Whereas, parental education neglect of a child ages 6 through 13 places that child a high risk of falling behind their classroom peers in academic achievement in critically important skills, including but not limited to reading and mathematics; and

Whereas, the Ypsilanti Township Board of Trustees, by adopting ordinance 2014-436 Parental Responsibility for School Attendance, intends to hold parents responsible for their children's' school attendance, by making it a misdemeanor violation for a parent to allow their child ages 6 through 13 to accumulate 10 or more unexcused absences during an academic school year; and

Whereas, the Ypsilanti Township Board of Trustees intent in adopting Ordinance 2014-436 is to provide a tool for local schools and law enforcement officials to use as a last resort, after all other avenues have been pursued, to assist with getting children to school on a regular basis.

Now therefore, be it resolved that Ordinance 2014-436 is adopted by reference.

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. 2014-13 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on July 15, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

ORDINANCE NO. 2014-436

PARENTAL RESPONSIBILITY FOR SCHOOL ATTENDANCE

An Ordinance to Amend Chapter 42 of the Ypsilanti Charter Township Code of Ordinances to Make it Unlawful for Parents and Legal Guardians of Minor Children Ages 6 through 13 Enrolled in Public, Private or Charter Schools to Permit Chronic Unexcused Absences from School

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

Add the following new section to Chapter 42 Article VIII entitled Offenses Concerning Under Aged Persons:

Section 1 - Purpose

The purpose of this ordinance is to aid local public, private and charter schools in educating children ages six (6) through thirteen (13) inclusive, who are enrolled in schools by requiring parents and legal guardians exercise sufficient supervisory control over their minor children to require their attendance in school classrooms on a regular basis. The ordinance is premised on the belief that the academic achievement of a chronically absent minor from school without justifiable excuse undermines his or her academic achievement and the teachers' ability to teach. This ordinance is intended to apply to parents and legal guardians who are unwilling to exercise their authority over their children by requiring regular school attendance unless excused due to illness, medical/dental/orthodontic appointments, family emergencies, religious observances or other similar reasons commonly recognized by schools as justified, excused absences.

Section 2 – Definitions

As used in this section:

Chronically absent means the minor accumulated the following number of unexcused absences from the public, private, or charter school during the academic school year in which the minor is enrolled:

- a) 10 or more days unexcused absences; or
- b) the equivalent of 10 or more days of unexcused absences calculated by adding the total number of unexcused class hours missed and dividing the sum by the number of hours per day the minor is scheduled to be in school.

Parent means a biological parent, adoptive parent or step parent of a minor.

Legal guardian means a person who, under court order, is the guardian of a minor.

Minor means a person at least six (6) years old through (13) years of age.

Section 3 – Parental Responsibility for Chronically Absent Students

It is unlawful for the parent or legal guardian residing with a minor ages six (6) through thirteen (13) years of age enrolled in a public, private or charter school, to permit the minor to be chronically absent from school.

Section 4 – Penalty

A person who violates Section 3 of this ordinance is guilty of a misdemeanor punishable by a maximum sentence of 90 days in jail and/or a fine of not less than \$5.00 nor more than a \$50.00 fine.

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.

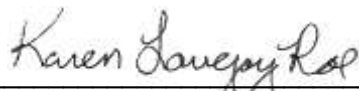
Publication

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 adoption of Ordinance No. 2014-436 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on July 15, 2014 after first being introduced at a Regular Meeting held on April 15, 2014. The motion to approve was made by member Roe and seconded by member Doe. Yes: Mike Martin, Eldridge, Currie, Scott Martin, Stumbo, Roe, Doe. NO: None. ABSTAIN: None.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Published: July 24, 2014

CHARTER TOWNSHIP OF YPSILANTI

2014 BUDGET AMENDMENT #8

July, 15, 2014

101 - GENERAL OPERATIONS FUND

Total Increase \$27,770

Increase budget for road work by Washtenaw County Road Commission 2013 agreement approved 3/25/13 for Section 14 roads to include Mollie Street, Dorothy Street, Lynn Avenue, and Heather Ridge not started in 2013. The original budget amendment on February 18, 2014 for the Township portion was \$106,807 but the bids came back \$27,769.50 higher. An additional budget amendment is needed for the increase. This is funded by an Appropriation of Prior Year Fund Balance.

| | | | |
|---------------|--------------------------------------|---------------------|--|
| Revenues: | Prior Year Fund Balance | 101-000-000-699.000 | \$27,769.50 |
| | | | <u>Net Revenues</u> <u>\$27,769.50</u> |
| Expenditures: | Highway & Street - Road Construction | 101-446.000-818.022 | \$27,769.50 |
| | | | <u>Net Expenditures</u> <u>\$27,769.50</u> |

212 - BIKE, SIDEWALK, RECREATION, ROAD AND GENERAL OPERATIONS FUND (BSR II)

Total Increase \$19,356

Increase the budget for Connecting Communities Program - Textile Road Bike Path. There is a section of the existing Textile pathway that needs to be repaired. This will be funded by an Appropriation of Prior Year Fund Balance.

| | | | |
|---------------|---------------------------|---------------------|---|
| Revenues: | Prior Year Fund Balance | 212-000-000-699.000 | \$19,356 |
| | | | <u>Net Revenues</u> <u>\$19,356</u> |
| Expenditures: | Capital Outlay/Bike Paths | 212-970-000-997.000 | \$19,356 |
| | | | <u>Net Expenditures</u> <u>\$19,356</u> |

236 - 14B DISTRICT COURT FUND

Total Increase \$25,316.00

Increase expenditure to purchase FTR Reporter System at \$19,490 and additional shelving at \$5,826 for the file room. This will be funded by an Appropriation of Prior Year Fund Balance.

| | | | |
|---------------|-------------------------|---------------------|--|
| Revenues: | Prior Year Fund Balance | 236-000-000-699.000 | \$25,316.00 |
| | | | <u>Net Revenues</u> <u>\$25,316.00</u> |
| Expenditures: | Equipment | 236-136-000-977.000 | \$25,316.00 |
| | | | <u>Net Expenditures</u> <u>\$25,316.00</u> |

252 - HYDRO STATION FUND

Total Increase \$66,000.00

Increase expenditure to coat the turbine and the plates and wicket gates. Increase the revenue line for the power produced and sold to DTE due to the higher volumes of water. Increase the expenditure line Due to City of Ypsilanti for their 10% portion of revenue. This will be funded by the revenue from power produced by Hydro dam.

| | | | |
|---------------|-----------------------------|---------------------|--|
| Revenues: | Ford Lake Hydro Station | 252.000.000.641.003 | \$66,000.00 |
| | | | <u>Net Revenues</u> <u>\$66,000.00</u> |
| Expenditures: | Repairs Maint and Equipment | 252.252.000.930.000 | \$59,042.00 |
| | Due to City of Ypsilanti | 252.252.000.956.009 | \$6,958.00 |
| | | | <u>Net Expenditures</u> <u>\$66,000.00</u> |

**CHARTER TOWNSHIP OF YPSILANTI
2014 BUDGET AMENDMENT #8**

July, 15, 2014

301 - GENERAL OBLIGATION DEBT FUND

Total Increase \$15,500.00

Increase budget to transfer cash funds to 397 - Debt Fund Series B Bond to pay for budgeted expenditures. The cash funds are needed to supplement the funds held in trust. This is funded by an Appropriation of Prior Year Fund Balance.

| | | | |
|---------------|------------------------------|---------------------|--|
| Revenues: | Prior Year Fund Balance | 301.000.000.699.000 | <u>\$15,500.00</u> |
| | | | <u>Net Revenues</u> <u>\$15,500.00</u> |
| Expenditures: | Transfer Out: To Debt Fund B | 301-991-000-969.397 | <u>\$15,500.00</u> |
| | | | <u>Net Expenditures</u> <u>\$15,500.00</u> |

397 - DEBT FUND SERIES B

Total Increase \$0.00

Increase revenue line item for transfer in of funds from General Obligation Debt Fund and decrease the Appropriation of Prior Year Fund Balance. The cash funds are needed to supplement the funds held in trust. This will net a ZERO increase to the budgeted 2014 funds.

| | | | |
|-----------|---------------------------------------|---------------------|--|
| Revenues: | Transfer IN: From Gen Obligation Debt | 397.000.000.697.301 | <u>\$15,500.00</u> |
| | | | <u>Net Revenues</u> <u>\$15,500.00</u> |
| Revenues: | Prior Year Fund Balance | 397.000.000.699.000 | <u>(\$15,500.00)</u> |
| | | | <u>Net Expenditures</u> <u>(\$15,500.00)</u> |

Motion to Amend the 2014 Budget (#8):

Move to increase the Recreation Fund budget by \$27,770 to \$10,420,976 and approve the department line item changes as outlined.

Move to increase the Bike, Sidewalk, Recreation, Road and General Operations (BSRII) Fund budget by \$19,356 to \$4,819,148 and approve the department line item changes as outlined.

Move to increase the 14B District Court Fund budget by \$25,316 to \$1,354,121 and approve the department line item changes as outlined.

Move to increase the Hydro Station Fund budget by \$66,000 to \$642,726 and approve the department line item changes as outlined.

Move to increase the General Obligation Debt Fund budget by \$15,500 to \$15,500 and approve the department line item changes as outlined.

**County of Washtenaw Office of Community and Economic Development Subrecipient Agreement
Community Development Block Grant (CDBG) Program**

This AGREEMENT dated the 15 day of July, 2014, is between the COUNTY OF WASHTENAW, a municipal corporation, with office located at 220 North Main Street, Ann Arbor, Michigan 48107-8645 ("Grantee") and the Charter Township of Ypsilanti, a municipal corporation, with offices located at 7200 S. Huron River Drive, Ypsilanti, MI 48197, ("Subrecipient").

| | |
|---------------------------------|--|
| Federal Awarding Agency | U.S. Department of Housing and Urban Development |
| Federal / State Contract Number | B-13-UC-26-006 |
| Federal Program Title | CDBG 2013 |
| CFDA Number | 14.218 |
| Federal Funding % | 100% |

WHEREAS, the Grantee receives funds from the United States Department of Housing and Urban Development (HUD) pursuant to HUD's Community Development Block Grant Entitlement Communities Grants ("CDBG") and the Grantee is authorized to award CDBG funds pursuant to Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C. 5301, et. seq.; and

WHEREAS, the Grantee has been designated as an entitlement county for the CDBG Program and acts as the lead entity for the Washtenaw Urban County, which consists of Washtenaw County, the City of Ann Arbor, the City of Ypsilanti, Ypsilanti Township, Pittsfield Township, Ann Arbor Township, Bridgewater Township, Salem Township, Superior Township, York Township, Scio Township, Northfield Township, Dexter Township, Lima Township, Manchester Village, Manchester Township, Saline City, Saline Township, and Webster Township; and

WHEREAS, the Subrecipient has agreed to collaborate with the Office of Community and Economic Development (OCED) to manage this public improvement project; and

WHEREAS, on April 23, 2013, the Urban County Executive Committee approved \$154,193 in 2013 Urban County CDBG Funding as a grant to the Subrecipient to support the eligible Ypsilanti Township Road Improvements within the Urban County boundaries, as specified in this Agreement;

In consideration of the mutual covenants and obligations contained in this Agreement, including the Attachments, and subject to the terms and conditions stated, **THE PARTIES AGREE AS FOLLOWS:**

I. SCOPE OF SERVICE

A. Activities

The Subrecipient will be responsible for administering a CDBG 2013 Ypsilanti Township Road Improvement for the eligible costs of working with the Washtenaw County Road Commission to make improvements to Mollie Street (Grove to Dorothy), Dorothy Street (Grove to Harry), Lynn Avenue (McCarthy to Harry) and Heather Ridge (McCarthy to Andrea), including milling, placement of 3" HMA overlay, structure adjustments and ADA sidewalk ramps.

B. National Objectives

All activities funded with CDGB funds must meet one of the CDBG program's National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as defined in 24 CFR 570.208.

The Subrecipient certifies that the activity carried out under this Agreement will **benefit low- and moderate-income persons**.

C. Levels of Accomplishment-- Goals and Performance Measures

The Subrecipient agrees to improve four street segments in conjunction with the **Project Timeline (Attachment A)** and the **Project Budget (Attachment B)**.

D. Performance Monitoring

The Grantee will monitor the performance of the Subrecipient against goals and performance standards as stated above. Substandard performance as determined by the Grantee will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Grantee, contract suspension or termination procedures will be initiated.

II. TIME OF PERFORMANCE

Services of the Subrecipient shall start on May 1, 2014 and end on May 1, 2016. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the Subrecipient remains in control of CDBG funds or other CDBG assets, including program income.

III. BUDGET

The Subrecipient agrees to complete all work in accordance with the budget set forth in the **Project Budget (Attachment B)**. The Grantee may require a more detailed budget breakdown than the one contained herein, and the Subrecipient shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the Grantee.

IV. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the Grantee under this Agreement shall not exceed one hundred fifty four thousand and one hundred ninety three (**\$154,193**). The Subrecipient will comply with the disbursement schedules and procedures established by the Grantee. CDBG funds will be disbursed to the Subrecipient upon submission of invoices for work completed and inspected, and the submission of Davis-Bacon and Section 3 documentation, sworn statements and other required documents, as deemed necessary by the Grantee. Payments may be contingent upon certification of the Subrecipient's financial management system in accordance with the standards specified in 24 CFR 84.21.

V. GENERAL CONDITIONS

A. General Compliance

The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)) including subpart K of these regulations, except that (1) the Subrecipient does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the Subrecipient does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The Subrecipient also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this contract. The Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The Grantee shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Subrecipient is an independent contractor.

C. Indemnification Agreement

The Subrecipient will protect, defend and indemnify the Grantee, its officers, agents, servants, volunteers and employees from any and all liabilities, claims, liens, fines, demands and costs, including legal fees, of whatsoever kind and nature which may result in injury or death to any persons, including the Subrecipient's own employees, and for loss or damage to any property, including property owned or in the care, custody or control of the Grantee in connection with or in any way incident to or arising out of the occupancy, use, service, operations, performance or non-performance of work in connection with this contract resulting in whole or in part from negligent acts or omissions of Subrecipient, any contractor or sub-contractor, or any employee, agent or representative of the Subrecipient or any contractor or sub-contractor.

D. Workers' Compensation

The Subrecipient shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement.

E. Payroll Taxes

The Subrecipient is responsible for all applicable state and federal social security benefits and unemployment taxes and agrees to indemnify and protect the Grantee against such liability.

F. Insurance & Bonding

The Subrecipient shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Grantee. The Subrecipient shall comply with the bonding and insurance requirements of 24 CFR 84.31 and 84.48, Bonding and Insurance.

G. Grantee Recognition

The Subrecipient shall ensure recognition of the role of the Grantee in providing services through this Agreement. Where feasible, all activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

H. Amendments

The Grantee or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization. Such amendments shall not invalidate this Agreement, nor relieve or release the Grantee or Subrecipient from its obligations under this Agreement.

The Grantee may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Grantee and Subrecipient.

I. Suspension or Termination

In accordance with 24 CFR 85.43, the Grantee may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

1. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;
2. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement;
3. Ineffective or improper use of funds provided under this Agreement; or
4. Submission by the Subrecipient to the Grantee reports that are incorrect or incomplete in any material respect.

In accordance with 24 CFR 85.44, this Agreement may also be terminated for convenience by either the Grantee or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Grantee determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Grantee may terminate the award in its entirety.

J. Practice and Ethics

The parties will conform to the code of ethics of their respective national professional associations.

K. Choice of Law and Form

This contract is to be interpreted by the laws of Michigan. The parties agree that the proper forum for litigation arising out of this contract is in Washtenaw County, Michigan.

VI. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

1. Accounting Standards

The Subrecipient agrees to comply with 24 CFR 84.21-28 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

2. Cost Principles

The Subrecipient shall administer its program in conformance with OMB Circulars A-122, "Cost Principles for Non-Profit Organizations," or A-21, "Cost Principles for Educational Institutions," or A-87 Revised "Cost Principles for State, Local and Indian Tribal Governments" as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record Keeping

1. Records to be Maintained

The Subrecipient shall maintain all records required by the Federal regulations specified in 24 CFR 570.506, that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

- a. Records providing a full description of each activity undertaken;
- b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;
- c. Records required to determine the eligibility of activities;
- d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
- e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
- f. Financial records as required by 24 CFR 570.502, and 24 CFR 84.21-28; and
- g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

2. Retention

The Subrecipient shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the Agreement for a period of five (5) years. The retention period begins on the date of the submission of the Grantee's annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be

retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

3. Client Data

The Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to Grantee monitors or their designees for review upon request.

4. Disclosure

The Subrecipient understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the Grantee's or Subrecipient's responsibilities with respect to services provided under this contract, is prohibited unless written consent is obtained from such person receiving service and, in the case of a minor, that of a responsible parent/guardian.

5. Close-outs

The Subrecipient's obligation to the Grantee shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the Grantee), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the Subrecipient has control over CDBG funds, including program income.

6. Audits & Inspections

All Subrecipient records with respect to any matters covered by this Agreement shall be made available to the Grantee, grantor agency, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The Subrecipient hereby agrees to have an annual agency audit conducted in accordance with current Grantee policy concerning subrecipient audits and OMB Circular A-133.

C. Reporting and Payment Procedures

1. Program Income

The Subrecipient shall report monthly all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this contract, if program income is generated. The use of program income by the Subrecipient shall comply with the requirements set forth at 24 CFR 570.504. By way of further limitations, the Subrecipient may use such income during the

contract period for activities permitted under this contract and shall reduce requests for additional funds by the amount of any such program income balances on hand. All unexpended program income shall be returned to the Grantee at the end of the contract period. Any interest earned on cash advances from the U.S. Treasury and from funds held in a revolving fund account is not program income and shall be remitted promptly to the Grantee.

2. Indirect Costs

If indirect costs are charged, the Subrecipient will develop an indirect cost allocation plan for determining the appropriate Subrecipient's share of administrative costs and shall submit such plan to the Grantee for approval, in a form specified by the Grantee.

3. Payment Procedures

The Grantee will pay to the Subrecipient funds available under this Agreement based upon information submitted by the Subrecipient and consistent with any approved budget and Grantee policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by the Subrecipient, and not to exceed actual cash requirements. Payments will be adjusted by the Grantee in accordance with advance fund and program income balances available in Subrecipient accounts. In addition, the Grantee reserves the right to liquidate funds available under this contract for costs incurred by the Grantee on behalf of the Subrecipient. The Grantee will submit all requests for payment on the **Reimbursement for Reimbursement Form (Attachment C)**.

4. Progress Reports

The Subrecipient shall submit regular Progress Reports to the Grantee in the form, content, and frequency as required by the Grantee.

D. Procurement

1. Compliance

The Subrecipient shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the Grantee upon termination of this Agreement.

2. OMB Standards

Unless specified otherwise within this agreement, the Subrecipient shall procure all materials, property, or services in accordance with the requirements of 24 CFR 84.40-48.

3. Travel

The Subrecipient shall obtain written approval from the Grantee for any travel outside the metropolitan area with funds provided under this Agreement.

E. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 24 CFR Part 84 and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following:

1. The Subrecipient shall transfer to the Grantee any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.
2. Real property under the Subrecipient's control that was acquired or improved, in whole or in part, with funds under this Agreement in excess of \$25,000 shall be used to meet one of the CDBG National Objectives pursuant to 24 CFR 570.208 until five (5) years after expiration of this Agreement [or such longer period of time as the Grantee deems appropriate]. If the Subrecipient fails to use CDBG-assisted real property in a manner that meets a CDBG National Objective for the prescribed period of time, the Subrecipient shall pay the Grantee an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property. Such payment shall constitute program income to the Grantee. The Subrecipient may retain real property acquired or improved under this Agreement after the expiration of the five-year period [or such longer period of time as the Grantee deems appropriate].
3. In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the Subrecipient for activities under this Agreement shall be (a) transferred to the Grantee for the CDBG program or (b) retained after compensating the Grantee [an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment].
4. Pursuant to 24 CFR 85.32 (d) (3) and 24 CFR 84.345 (f) (4) The Subrecipient shall ensure that all property and equipment that was acquired or improved, in whole or in part, with funds under this agreement is properly locked and secured when not in use for its intended purpose.

VII. RELOCATION, REAL PROPERTY ACQUISITION AND ONE-FOR-ONE HOUSING REPLACEMENT

The Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in 24 CFR 570.606(d) governing optional relocation policies. [The Grantee may preempt the optional policies.] The Subrecipient shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606(b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project. The Subrecipient also agrees to comply with applicable Grantee ordinances, resolutions and policies concerning the displacement of persons from their residences.

VIII. PERSONNEL & PARTICIPANT CONDITIONS

A. Civil Rights

1. Compliance

The Subrecipient agrees to comply with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086.

2. Non discrimination

The Subrecipient agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

3. Land Covenants

This contract is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P. L. 88-352) and 24 CFR 570.601 and 570.602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this contract, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the Grantee and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

4. Section 504

The Subrecipient agrees to comply with all Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federally assisted program. The Grantee shall provide the Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

B. Affirmative Action

1. Approved Plan

The Subrecipient agrees that it shall be committed to carry out pursuant to the Grantee's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966

2. Women and Minority Owned Businesses (WMBE)

The Subrecipient will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and

women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The Subrecipient may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

3. Access to Records

The Subrecipient shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the Grantee, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

4. Notifications

The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the Subrecipient's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5. Equal Employment Opportunity and Affirmative Action (EEC/AA) Statement

The Subrecipient will, in all solicitations or advertisements for employees placed by or on behalf of the Subrecipient, state that it is an Equal Opportunity or Affirmative Action employer.

The Subrecipient will not discriminate against any employee or applicant for employment because of race, creed, color, sex, sexual orientation, national origin, physical handicap, age, height, weight, marital status, veteran status, religion and political belief (except as it relates to a bona fide occupational qualification reasonably necessary to the normal operation of the business).

The Subrecipient will take affirmative action to eliminate discrimination based on sex, race, or a handicap in the hiring of applicant and the treatment of employees. Affirmative action will include, but not be limited to: Employment; upgrading, demotion or transfer; recruitment advertisement; layoff or termination; rates of pay or other forms of compensation; selection for training, including apprenticeship.

The Contractor agrees to post notices containing this policy against discrimination in conspicuous places available to applicants for employment and employees. All solicitations or advertisements for employees, placed by or on the behalf of the Contractor, will state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, sexual orientation, gender identity, national origin, physical handicap, age, height, weight, marital status, veteran status, religion and political belief.

C. Employment Restrictions

1. Prohibited Activity

The Subrecipient is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; and nepotism activities.

2. Living Wage

The parties understand that the County has enacted a Living Wage Ordinance that requires covered vendors who execute a service or professional service contract with the County to pay their employees under that contract, a minimum of either \$11.64 per hour with benefits or \$ 13.65 per hour without benefits. Contractor agrees to comply with this Ordinance in paying its employees. Contractor understands and agrees that an adjustment of the living wage amounts, based upon the Health and Human Services poverty guidelines, will be made on or before April 30, 2014 and annually thereafter which amount shall be automatically incorporated into this contract. County agrees to give Contractor thirty (30) days written notice of such change. Contractor agrees to post a notice containing the County's Living Wage requirements at a location at its place of business accessed by its employees.

3. Labor Standards

The Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq.*) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The Subrecipient agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq.*) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The Subrecipient shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the Grantee for review upon request.

The Subrecipient agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of \$2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the Grantee pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher wage. The Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

4. "Section 3" Clause

a. Compliance

Compliance with the provisions of Section 3 of the HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the Grantee, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the Grantee, the Subrecipient and any of the Subrecipient's

subrecipients and subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. The Subrecipient certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The Subrecipient further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this Agreement:

"The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The Subrecipient further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

The Subrecipient certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notifications

The Subrecipient agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts

The Subrecipient will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

D. Conduct

1. Assignability

The Subrecipient shall not assign or transfer any interest in this Agreement without the prior written consent of the Grantee thereto; provided, however, that claims for money due or to become due to the Subrecipient from the Grantee under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Grantee.

2. Subcontracts

a. Debarment and Suspension

The Subrecipient shall not enter into any contracts or subcontracts with any agency or individual in the performance of this contract if such agency or individuals do not comply with Federal Regulation 45 CFR 79. The Subrecipient certifies that to the best of its knowledge and belief any contractor and subcontractor retained by the Subrecipient:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal department or contractor;
2. Have not within a three-year period preceding this Contract been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;
3. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state or local) with commission of any of the offenses enumerated in section 2, and ;
4. Have not within a three-year period preceding this Contract had one or more public transactions (federal, state or local) terminated for cause or default.

b. Monitoring

The Subrecipient will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content

The Subrecipient shall cause all of the provisions of this contract in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement.

d. Selection Process

The Subrecipient shall undertake to insure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the Grantee along with documentation concerning the selection process.

3. Hatch Act

The Subrecipient agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

4. Conflict of Interest

The Subrecipient agrees to abide by the provisions of 24 CFR 84.42 and 570.611, which include (but are not limited to) the following:

- a. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.
- b. No employee, officer or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.
- c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

5. Lobbying

The Subrecipient hereby certifies that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- c. It will require that the language of paragraph (d) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:
- d. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

6. Copyright

If this contract results in any copyrightable material or inventions, the Grantee and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for governmental purposes.

7. Religious Activity

The Subrecipient agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

8. Drug-Free Workplace

As required by the Drug-Free Workplace Act of 1988, the Contractor assures the County that it will or will continue to provide a drug-free workplace by:

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's

workplace and specifying the actions that will be taken against employees for violation of such prohibition;

- b. Establishing an on-going drug-free awareness program to inform employees about—
 - i. The dangers of drug abuse in the workplace;
 - ii. The grantee's policy of maintaining a drug-free workplace;
 - iii. Any available drug counseling, rehabilitation, *and* employee assistance programs; and
 - iv. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- d. Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will—
 - i. Abide by the terms of the statement; and
 - ii. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the County, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to the County;
- f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted—
 - i. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - ii. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

IX. ENVIRONMENTAL CONDITIONS

A. Air and Water

The Subrecipient agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

- Clean Air Act, 42 U.S.C. , 7401, *et seq.*;
- Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq.*, as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;

- Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

B. Flood Disaster Protection

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the Subrecipient shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint

The Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

D. Historic Preservation

The Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.

X. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

XI. WAIVER

The Grantee's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the Grantee to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

XII. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the Grantee and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Grantee and the Subrecipient with respect to this Agreement.

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first written above.

ATTESTED TO:


WASHTENAW URBAN COUNTY:


By: _____
Lawrence Kestenbaum (DATE)
County Clerk/Register

By: _____
Verna J. McDaniel (DATE)
County Administrator

ATTESTED TO:

CHARTER TOWNSHIP OF YPSILANTI:

By:  _____
Karen Lovejoy Roe (DATE)
Township Clerk 7-16-14

By:  _____
Brenda Stumbo (DATE)
Township Supervisor 7-16-14

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

By: _____
Curtis N. Hedger (DATE)
Office of Corporation Counsel

By: _____
Mary Jo Callan, Director (DATE)
Office of Community & Economic Development

ATTACHMENT A- PROJECT TIMELINE

2013 Ypsilanti Township Road Improvements: Ypsilanti Township will work with the Washtenaw County Road Commission to make improvements to Mollie Street (Grove to Dorothy), Dorothy Street (Grove to Harry), Lynn Avenue (McCarthy to Harry) and Heather Ridge (McCarthy to Andrea), including milling, placement of 3" HMA overlay, structure adjustments and ADA sidewalk ramps.

PROJECT TIMELINE:

| Activity | Deadline |
|---|------------------------|
| TOWNSHIP/Road Commission will advertise for bids on project. | 06/02/2014 |
| TOWNSHIP/Road Commission will hold bid opening. | 06/12/2014 |
| TOWNSHIP/Road Commission will award contract to most responsible and responsive bidder. | 06/17/2014 |
| TOWNSHIP/Road Commission will send a notice to proceed to winning bidder. | 06/18/2014 |
| Contractor will begin project. | July 2014 |
| Contractor will achieve substantial completion of project. | August 2014 |
| Contractor will complete project and TOWNSHIP/Road Commission will perform a final inspection. | On or before 8/14/2014 |
| TOWNSHIP will submit request for reimbursement, along with accompanying sworn statements and required, original Davis-Bacon payroll forms and Section 3 compliance forms. | See Township |
| Project Completion Date: | August 2014 |

ATTACHMENT B- PROJECT BUDGET

2013 Ypsilanti Township Road Improvements: Ypsilanti Township will work with the Washtenaw County Road Commission to make improvements to Mollie Street (Grove to Dorothy), Dorothy Street (Grove to Harry), Lynn Avenue (McCarthy to Harry) and Heather Ridge (McCarthy to Andrea), including milling, placement of 3" HMA overlay, structure adjustments and ADA sidewalk ramps.

The COUNTY agrees to pay to or on behalf of the TOWNSHIP the sum of one hundred fifty four thousand and one hundred ninety three (\$154,193) in 2013 CDBG Funding according to the budget below:

PROJECT BUDGET:

| 2013 Ypsilanti Township Road Improvements Project Budget | |
|---|--------------|
| REVENUE SOURCE(S): | TOTAL |
| Grant Amounts – CDBG (2013) | \$154,193 |
| Other Support | |
| Status of Funds | |
| Total Revenues | |
| | |
| PROGRAM EXPENSES | TOTAL |
| Personnel, Taxes & Fringe Benefits | |
| Consultant & Contractual Fees | |
| Space & Related Costs | |
| Printing / Supplies | |
| Other – postage, communications | |
| Other – travel, insurance | |
| Other – staff development | |
| Other – construction | |
| Total Expenditures | |

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JULY 28, 2014 SPECIAL MEETING**

The meeting was called to order by Supervisor Brenda L. Stumbo, at approximately 8:30 a.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

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

Members Absent: None

Legal Counsel: Wm. Douglas Winters

1. RESOLUTION NO. 2014-15, CREATION OF A SPECIAL ASSESSMENT DISTRICT FOR SUGARBROOK/LAKEVIEW/WINGATE FOR PUBLIC SECURITY CAMERAS

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. 2014-15, creation of a Special Assessment District for Sugarbrook/Lakeview/Wingate for Public Security Cameras (see attached). The motion carried unanimously.

Supervisor Stumbo stated a Memorandum was in the packet, which verified the charges from the Assessor's Department, dated July 22, 2014.

2. RESOLUTION NO. 2014-16, CREATION OF A SPECIAL ASSESSMENT DISTRICT FOR WEST WILLOW FOR PUBLIC SECURITY CAMERAS

Clerk Lovejoy Roe read the Resolution into the record.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to approve Resolution No. 2014-16, creation of a Special Assessment District for West Willow (see attached). The motion carried unanimously.

Supervisor Stumbo stated a Memorandum was in the packet, which verified the charges from the Assessor's Department, dated July 22, 2014.

3. BUDGET AMENDMENT #9

Clerk Lovejoy Roe read the Budget Amendment into the record.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budet Amendment #9 (see attached). The motion carried unanimously.

4. REQUEST TO SEEK BIDS FOR LAKESIDE PARK LANDSCAPING IMPROVEMENTS

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to seek bids for Lakeside Park Landscaping Improvements. The motion carried unanimously.

**CHARTER TOWNSHIP OF YPSILANTI
JULY 28, 2014 SPECIAL MEETING MINUTES
PAGE 2**

5. REQUEST TO AWARD CIVIC CENTER IMPROVEMENTS CONTRACT TO ENVISION BUILDERS, INC. IN THE AMOUNT OF \$287,400, WITH A CONTINGENCY BUDGET OF \$40,000, BUDGETED IN LINE ITEM #101-970-000-971-008

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to award Civic Center Improvements Contract to Envision Builders, Inc. in the amount of \$287,400 with a Contingency Budget of \$40,000, budgeted in line item #101-970-000-971-008 (see attached). The motion carried unanimously.

Matt Parks, OHM Engineer provided a brief overview and listed improvements slated for the Civic Center. He stated Envision Builders, Inc. had the overall low bid of \$287,400 with contingencies of \$40,000 for the project. Mr. Parks explained a quote for additional work for future lighting and additional heated sidewalks had been obtained which made the Contingency Budget higher than normal.

Brandon Krisman, OHM Architect provided clarification on the Contingency Budget. He stated the \$287,400 was the base bid which included all the work in the construction documents and specifications. He stated the Contingency Budget was added due to the nature of the project regarding water around any existing building that was over thirty years old, because it was difficult to be able to itemize every item that was discovered, after the work was started. He stated nothing would be added to that amount without express written permission from Jeff Allen or a designated authority. He stated the second reason for the Contingency Budget was the quote for additional work.

Clerk Lovejoy Roe withdrew her motion with the support of Treasurer Doe.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the bid for \$287,400, plus \$13,365 for the additional heated sidewalks for a total amount of \$300,765.00.

Attorney Winters stated usually a contingency was added for expenses incurred that were not known at the time, rather than additional quotes.

Matt Parks explained the additional quotes for the sidewalks and light bases had been requested after the bid had been presented to the Board last week and the contingency was requested since some of the studies had been done in the Fall and things may have changed, creating unforeseen expenses.

Trustee Eldridge asked why heated sidewalks were needed and Jeff Allen explained it would improve long-term maintenance issues.

Clerk Lovejoy Roe restated the motion, supported by Treasurer Doe to award the Civic Center Improvement Contract to Envision Builders, Inc. in the amount of \$300,765.00 with a Contingency Budget of 10%, budgeted in line item #101-970-000-971-008 and authorize signing of the contract. The motion carried unanimously.

6. REQUEST TO PURCHASE THREE (3) HEWLETT PACKARD SERVERS IN THE AMOUNT OF \$25,319.10, BUDGETED IN LINE ITEM #101-266-000-977-000

A motion was made by Trustee Eldridge, supported by Clerk Lovejoy Roe to purchase three (3) Hewlett Packard Servers in the amount of \$25,319.10, budgeted in line item #101-266-000-977-000. The motion carried unanimously.

7. REQUEST TO AWARD RECREATION SERVICES MANAGER POSITION TO ANGELA VERGES TO FILL RECREATION DIRECTOR VACANCY

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to award Recreation Services Manager Position to Angela Verges to fill Recreation Director Vacancy.

Karen Wallin, Human Resource Department stated the job description for the Recreation Services Manager included changes from the Recreation Director position. She said Angela Verges would be primarily focusing on recreation. Ms. Wallin stated Angela Verges would be a liaison between the Park Commission and the Township Board and direct both the Teamster and AFSCME staff and the starting salary would be \$58,000, with an additional \$1,000 after a 6 month probationary period and after a year, an additional \$1,000. Ms. Verges was willing to begin work on August 4, 2014, if approved.

Trustee Eldridge requested to remove the section regarding the Golf Course from the list of duties for the Recreation Services Manager position.

Karen Wallin stated a policy was in effect stating, whenever necessary, the three Full -Time Officials along with the Human Resource Department and the Unions could bring recommendations to the Board in order to fill a position without it being posted.

Supervisor Stumbo stated the Board had agreed to move forward on this position at the last Work Session (July 15, 2014).

Trustee Mike Martin questioned why Angela Verges was offered so many days PTO, sick days and holidays and it was explained it was in line with the package for the last managerial position hired.

Karen Wallin explained Angela Verges would not be able to roll any PTO time from year to year; she was starting with a lower multiplier for MERS; paying 8% with a 2% multiplier, had no retiree health care and was paying more for health care.

Trustee Eldridge asked why any employee would be allowed 5 sick days within their 6 month probationary time period.

Karen Wallin responded that typically, employees begin accruing PTO time after their date of hire and were able to use it after 90 days. She explained that Angela already had some conferences scheduled in the recreation field that she had requested to be able to attend, which would ultimately be of benefit to the Township Recreation Department. Discussion followed on whether or not that would be considered PTO or a work day.

Clerk Lovejoy Roe stated that huge gains had been made in the Teamsters and AFSCME contracts related to time off. The Clerk explained that since Angela Verges would be managing Teamster employees, historically, a manager would receive the same benefits as employees they manage. Clerk Lovejoy Roe also explained the implementation of the lower multiplier for MERS would result in savings for the Township.

Clerk Lovejoy Roe made a friendly amendment and Treasurer Doe agreed to change the job description by removing the Golf Course duties and change to include, "other duties as requested by the Supervisor". The motion carried unanimously.

8. REQUEST OF ART SERAFINSKI TO RECEIVE A CASH PAYOUT FOR HIS PTO AT 75%

**CHARTER TOWNSHIP OF YPSILANTI
JULY 28, 2014 SPECIAL MEETING MINUTES
PAGE 4**

Supervisor Stumbo read an email from Art Serafini into the record. She stated his request would equal pay for 649 PTO hours. She said the current policy stated, if you resigned, 100% of the PTO was sent into a health care savings account.

Karen Wallin stated the required prior notice time that would make an employee eligible for a cash pay-out was a two week notice.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to add the request of Art Serafini to receive a cash payout for his PTO at 75% to the Agenda. The motion carried unanimously.

A motion was made by Trustee Mike Martin, supported by Trustee Eldridge to deny the request of Art Serafini to receive a cash payout for his PTO at 75%.

Trustee Eldridge stated he had a problem rewarding an employee for quitting, especially on such short notice. He also asked if any of the money would go into the FAC.

Karen Wallin provided a brief explanation and discussion followed.

Treasurer Doe discussed the policy that had been moved forward and stated Mr. Serafini had been one of the employees that had an excess of PTO time in his bank. He said time was drawing close so that those hours would have been required to be transferred into a health care fund or paid out at 75%, so if Mr. Serafini had not resigned he would have received those hours anyway, so he felt he should be able to receive it now. Treasurer Doe said he did not support the motion for denial

Clerk Lovejoy Roe stated the policy needed to be reviewed and brought back to the Board. She requested to waive the policy and stated Mr. Serafini had been a great employee and had made a mistake. She said this request frankly saved a lot of money for the Township. Clerk Lovejoy Roe stated she did not support the motion for denial.

Supervisor Stumbo reported she and Karen Wallin had met with Art Serafini on Friday and he was very emotional. She stated it was his money and she supported his request for a cash payout, simply because it was cost effective for the Township.

Trustee Scott Martin did not support the motion to deny the request.

Trustee Mike Martin withdrew the motion to deny the request of Art Serafini to receive a cash payout for his PTO at 75%, supported by Trustee Eldridge.

Supervisor Stumbo stated the item would be placed on the next Agenda.

AUTHORIZATIONS AND BIDS

Matt Parks stated OHM was finishing up the Veteran's Drive design and requested the Board to authorize them to seek bids in mid-August in order to begin construction in September.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to add the request of OHM to seek bids on the Veteran's Drive Connector Road for the AAATA project. The motion carried.

**CHARTER TOWNSHIP OF YPSILANTI
JULY 28, 2014 SPECIAL MEETING MINUTES
PAGE 5**

- 1. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR TO AUTHORIZE OHM TO SEEK BIDS ON THE CIVIC CENTER VETERAN'S MEMORIAL DRIVE, INCLUDING THE AAATA BUS STOP**

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to authorize OHM to seek bids on the Civic Center Veteran's Memorial Drive, including the AAATA Bus Stop. The motion carried unanimously.

ADJOURNMENT

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at approximately 9:37 a.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**Charter Township of Ypsilanti
Resolution No. 2014-15**

**Resolution on Sugarbrook/Lakeview/Wingate
Special Assessment District for
Public Security Cameras**

WHEREAS, the Township Board of the Charter Township of Ypsilanti proposes to install security cameras in the Sugarbrook/Lakeview/Wingate area; and

WHEREAS, the Township Board proposes to pay for the purchase and installation of the security cameras; and

WHEREAS, the Ypsilanti Township Board proposes the creation of a special assessment district consisting of 974 parcels within the Sugarbrook/Lakeview/Wingate area which will be benefited to defray the operation and maintenance cost of the security cameras; and

WHEREAS, the Ypsilanti Township Board has solicited *Requests for Proposals* for the proposed project describing the security camera improvements, the proposed location of said improvements and estimated costs; and

WHEREAS, Conti Corporation, a video security company, licensed by the State of Michigan, prepared and submitted proposed plans to install, operate and maintain security cameras in public areas within an area bounded by South Harris to Grove Road to Lakeview to McCartney to I-94 to Foley, located in the Sugarbrook/Lakeview/Wingate area which consists of 974 parcels with the following estimated costs:

- Township Costs for purchase and installation of 12 security cameras: \$ 60,000.00
(approximately \$5,000.00 each)

- Total Annual Residents' Cost for maintenance and operation of security cameras: \$ 27,738.75

- Annual cost per parcel \$ 28.48

- Monthly cost per parcel \$ 2.37

Less than .08 cents per day

WHEREAS, the plans, estimates of cost and proposed special assessment district were filed with the Township Clerk for public examination and notice of the public hearing upon the same was published and mailed in accordance with the law and statute provided as shown by affidavits pertaining thereto on file with the Township Clerk; and

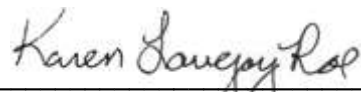
WHEREAS, in accordance with the aforesaid notices, a hearing was held on the 15th day of July, 2014 commencing at 7:00pm and all persons given the opportunity to be heard in the matter; and

WHEREAS, as a result of the foregoing, the Ypsilanti Township Board believes the project to be in the best interests of the Township and of the district proposed to be established therefore;

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. That this Ypsilanti Township Board does hereby approve the plans for the public security cameras as prepared and presented by the Township's licensed security system contractor and its annual estimate of costs for the operation and maintenance thereof of \$27,738.75.
2. That this Ypsilanti Township Board creates a special assessment district bounded by South Harris to Grove Road to Lakeview to McCartney to I-94 to Foley, to be known as Sugarbrook/Lakeview/Wingate Security Camera Special Assessment District No. 060 within which the costs of the operation and maintenance of the security cameras shall be assessed according to benefits.
3. That on the basis of the foregoing, this Ypsilanti Township Board does hereby direct the Supervisor and Assessing Officer to make a special assessment roll in which shall be entered and described all the parcels of land to be assessed with the names of the respective owners thereof if known, and a total amount to be assessed against each parcel of land which amount shall be the relative portion of the whole sum to be levied against the parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefit to all the parcels of land in the special assessment district. When the same has been completed, the Supervisor or Assessing Officer shall affix thereto her certificate stating that it was made pursuant to this resolution and that in making such assessment roll, she has, according to her best judgment, conformed in all respects to the directions contained in this resolution and the applicable state statutes.
4. If the special assessment roll is confirmed, the Township Board intends to hold a public hearing once each year in future years, on or before October 31st, to reassess property in the special assessment district for the costs in the next year, and will provide notice of such hearing by publication in the newspaper only, unless the amount to be specially assessed increases by more than 10 percent in any one year, then mailed notice of the public hearing will be provided to owners of property to be specially assessed.
5. That all resolutions and parts of resolutions insofar as they conflict with the provisions of the within resolution be and the same are hereby rescinded.

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. 2014-15 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on July 28, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**Charter Township of Ypsilanti
Resolution No. 2014-16**

**Resolution on West Willow Special Assessment
District for Public Security Cameras**

WHEREAS, the Township Board of the Charter Township of Ypsilanti proposes to install security cameras in the West Willow area; and

WHEREAS, the Township Board proposes to pay for the purchase and installation of the security camera; and

WHEREAS, the Township Board proposes the creation of a special assessment district consisting of 1227 parcels within the West Willow area which will be benefited to defray the operation and maintenance cost of the security cameras; and

WHEREAS, the Township Board has solicited *Requests for Proposals* for the proposed project describing the security camera improvements, the proposed location of said improvements and estimated costs; and

WHEREAS, Conti Corporation, a video security company, licensed by the State of Michigan, prepared and submitted proposed plans to install, operate and maintain security cameras in public areas with an area bounded by the US-12 Bypass, I-94 and Wiard Road which consists of 1227 parcels with the following estimated costs:

- Township Costs for purchase and installation
of security cameras: \$ 40,000.00
(approximately \$5,000.00 each)

- Total Annual Residents' Cost for maintenance
and operation of security cameras: \$ 20,311.12

- Annual cost per parcel \$ 16.55

- Monthly cost per parcel \$ 1.38

Less than .05 cents per day

WHEREAS, the plans, estimates of cost and proposed special assessment district were filed with the Township Clerk for public examination and notice of the public hearing upon the same was published and mailed in accordance with the law and statute provided as shown by affidavits pertaining thereto on file with the Township Clerk; and

WHEREAS, in accordance with the aforesaid notices, a hearing was held on the 15th day of July, 2014 commencing at 7:15pm and all persons given the opportunity to be heard in the matter; and

WHEREAS, as a result of the foregoing, the Township Board believes the project to be in the best interests of the Township and of the district proposed to be established therefore;

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. That this Township Board does hereby approve the plans for the public security cameras as prepared and presented by the Township's licensed security system contractor and its annual estimate of costs for the operation and maintenance thereof of \$20,311.12.

2. That this Township Board creates a special assessment district bounded by US-12 Bypass, I-94 and Wiard Road, to be known as Willow Run Security Camera Special Assessment District No. 061 within which the costs of the operation and maintenance of the security cameras shall be assessed according to benefits.
3. That on the basis of the foregoing, this Township Board does hereby direct the Supervisor and Assessing Officer to make a special assessment roll in which shall be entered and described all the parcels of land to be assessed with the names of the respective owners thereof if known, and a total amount to be assessed against each parcel of land which amount shall be the relative portion of the whole sum to be levied against the parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefit to all the parcels of land in the special assessment district. When the same has been completed, the Supervisor or Assessing Officer shall affix thereto her certificate stating that it was made pursuant to this resolution and that in making such assessment roll, she has, according to her best judgment, conformed in all respects to the directions contained in this resolution and the applicable state statutes.
4. If the special assessment roll is confirmed, the Township Board intends to hold a public hearing once each year in future years, on or before October 31st, to reassess property in the special assessment district for the costs in the next year, and will provide notice of such hearing by publication in the newspaper only, unless the amount to be specially assessed increases by more than 10 percent in any one year, then mailed notice of the public hearing will be provided to owners of property to be specially assessed.
5. That all resolutions and parts of resolutions insofar as they conflict with the provisions of the within resolution be and the same are hereby rescinded.

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. 2014-16 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on July 28, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
2014 BUDGET AMENDMENT #9**

July 28, 2014

101 - GENERAL OPERATIONS FUND

Total Increase \$327,400.00

Increase budget for Civic Center improvement contract in the amount of \$327,400. This is funded by an Appropriation of the Prior Year Fund Balance.

Revenues:

| | | | |
|--|-------------------------|---------------------|---------------------|
| | Prior Year Fund Balance | 101-000-000-699.000 | \$327,400.00 |
| | | Net Revenues | <u>\$327,400.00</u> |

Expenditures:

| | | | |
|--|----------------------------|---------------------|---------------------|
| | Capital Outlay/Improvement | 101-970-000-971.008 | \$327,400.00 |
| | | Net Expenditures | <u>\$327,400.00</u> |

Motion to Amend the 2014 Budget (#9):

Move to increase the General Fund budget by \$327,400 and approve the department line item changes as outlined.

** Our Accounting Director is on vacation this week. She will be returning on Monday, 7/28/14 and will confirm.*

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|--------------------|------|--------|------------|--------------------------------|------------|
| <i>Hand checks</i> | | | | | |
| Bank AP AP | | | | | |
| 07/10/2014 | AP | 165646 | 16217 | ARC | 93.50 |
| 07/15/2014 | AP | 165647 | 6821 | AT & T | 27.46 |
| 07/15/2014 | AP | 165648 | 6821 | AT & T | 21.47 |
| 07/15/2014 | AP | 165649 | 0363 | COMCAST CABLE | 91.47 |
| 07/15/2014 | AP | 165650 | 0363 | COMCAST CABLE | 256.41 |
| 07/15/2014 | AP | 165651 | 0363 | COMCAST CABLE | 229.85 |
| 07/15/2014 | AP | 165652 | 0118 | DTE ENERGY | 15,906.38 |
| 07/15/2014 | AP | 165653 | EASTERN OI | EASTERN OIL COMPANY | 389.00 |
| 07/15/2014 | AP | 165654 | 2597 | U.S. POSTAL SERVICE* | 3,000.00 |
| 07/15/2014 | AP | 165655 | 1475 | VERIZON WIRELESS | 1,298.72 |
| 07/15/2014 | AP | 165656 | 0480 | YPSILANTI COMMUNITY | 2,385.62 |
| 07/15/2014 | AP | 169657 | 0480 | YPSILANTI COMMUNITY | 17.21 |
| 07/21/2014 | AP | 165658 | 0363 | COMCAST CABLE | 84.85 |
| 07/21/2014 | AP | 165659 | 0363 | COMCAST CABLE | 144.35 |
| 07/21/2014 | AP | 165660 | 0363 | COMCAST CABLE | 94.85 |
| 07/21/2014 | AP | 165661 | 0363 | COMCAST CABLE | 94.85 |
| 07/21/2014 | AP | 165662 | 16486 | PAETEC | 517.50 |
| 07/21/2014 | AP | 165663 | 15934 | WASTE MANAGEMENT | 762.50 |
| 07/21/2014 | AP | 165664 | 15934 | WASTE MANAGEMENT | 27,197.96 |
| 07/21/2014 | AP | 165665 | 15934 | WASTE MANAGEMENT | 3,923.81 |
| 07/21/2014 | AP | 165666 | 15934 | WASTE MANAGEMENT | 228.14 |
| 07/21/2014 | AP | 165667 | 15934 | WASTE MANAGEMENT | 792.92 |
| 07/21/2014 | AP | 165668 | 15934 | WASTE MANAGEMENT | 514.63 |
| 07/21/2014 | AP | 165669 | 15934 | WASTE MANAGEMENT | 27,925.25 |
| 07/21/2014 | AP | 165670 | 15934 | WASTE MANAGEMENT | 112,201.72 |
| 07/21/2014 | AP | 165671 | 15934 | WASTE MANAGEMENT | 1,405.76 |
| 07/21/2014 | AP | 165672 | 15421 | WEX BANK | 3,061.98 |
| 07/21/2014 | AP | 165673 | 0480 | YPSILANTI COMMUNITY | 373.49 |
| 07/25/2014 | AP | 165674 | 6821 | AT & T | 1,793.63 |
| 07/25/2014 | AP | 165675 | 5049 | BLUE CROSS BLUE SHIELD OF MI | 107,016.34 |
| 07/25/2014 | AP | 165676 | BCBS | BLUE CROSS BLUE SHIELD OF MI | 31,515.08 |
| 07/25/2014 | AP | 165677 | 16509 | CLEAR RATE COMMUNICATIONS, INC | 1,132.07 |
| 07/25/2014 | AP | 165678 | COMCAST B | COMCAST BUSINESS | 1,261.29 |
| 07/25/2014 | AP | 165679 | 0363 | COMCAST CABLE | 111.49 |
| 07/25/2014 | AP | 165680 | 0363 | COMCAST CABLE | 147.22 |
| 07/25/2014 | AP | 165681 | 0363 | COMCAST CABLE | 224.46 |
| 07/25/2014 | AP | 165682 | 0363 | COMCAST CABLE | 94.35 |
| 07/25/2014 | AP | 165683 | 2002 | DELTA DENTAL PLAN OF MICHIGAN | 13,494.71 |
| 07/25/2014 | AP | 165684 | 0119 | DTE ENERGY** | 72,888.20 |
| 07/25/2014 | AP | 165685 | 6263 | STANDARD INSURANCE COMPANY | 1,514.02 |
| 07/25/2014 | AP | 165686 | 6263 | STANDARD INSURANCE COMPANY | 1,485.28 |
| 07/25/2014 | AP | 165687 | 91C | STANDARD INSURANCE COMPANY | 2,371.68 |
| 07/25/2014 | AP | 165688 | 4402 | TDS METROCOM | 1,595.00 |
| 07/25/2014 | AP | 165689 | 0444 | WASHTENAW COUNTY TREASURER# | 750.00 |
| 07/25/2014 | AP | 165690 | 16404 | WELLS FARGO FINANCIAL LEASING | 5,503.85 |
| 07/25/2014 | AP | 165691 | 0480 | YPSILANTI COMMUNITY | 159.56 |
| 07/28/2014 | AP | 165692 | AACW | ANN ARBOR OFFICE WORKS, LLC | 2,500.00 |

AP TOTALS:

| | |
|----------------------------|-------------------|
| Total of 47 Checks: | 448,599.82 |
| Less 0 Void Checks: | 0.00 |
| Total of 47 Disbursements: | <u>448,599.82</u> |

Accounts Payable Checks - 1,068,858.68
Hand checks - 448,599.82

GRAND Total 1,517,458.50

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
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| 07/28/2014 | AP | 165693 | 0657 | 14-B DISTRICT COURT | 270.00 |
| 07/28/2014 | AP | 165694 | 2937 | A & R TOTAL CONSTRUCTION, INC. | 336.60 |
| 07/28/2014 | AP | 165695 | 0001 | A.F. SMITH ELECTRIC | 6,479.63 |
| 07/28/2014 | AP | 165696 | 6858 | ABBEY DOOR | 455.00 |
| 07/28/2014 | AP | 165697 | 11339 | ACCUSHRED LLC | 125.36 |
| 07/28/2014 | AP | 165698 | 15493 | ADAM KURTINAITIS | 1,110.00 |
| 07/28/2014 | AP | 165699 | 0049 | ALL SEASONS LANDSCAPING CO. | 50.64 |
| 07/28/2014 | AP | 165700 | 0017 | ANN ARBOR CLEANING SUPPLY | 447.46 |
| 07/28/2014 | AP | 165701 | 0022 | ANN ARBOR WELDING SUPPLY CO | 215.88 |
| 07/28/2014 | AP | 165702 | 0675 | ARBOR VACUUM & SMALL APPLIANCE | 154.85 |
| 07/28/2014 | AP | 165703 | 0215 | AUTO VALVE YPSILANTI | 293.28 |
| 07/28/2014 | AP | 165704 | 6397 | BARR ENGINEERING COMPANY | 3,256.06 |
| 07/28/2014 | AP | 165705 | 0007 | BECKETT & RADEDER | 1,957.26 |
| 07/28/2014 | AP | 165706 | BLUE TARP | BLUE TARP FINANCIAL | 188.84 |
| 07/28/2014 | AP | 165707 | 2827 | BOICE GRADALL | 1,950.00 |
| 07/28/2014 | AP | 165708 | 16209 | BRIDGESTONE GOLF INC | 188.63 |
| 07/28/2014 | AP | 165709 | 0898 | BS & A SOFTWARE | 24,000.00 |
| 07/28/2014 | AP | 165710 | C. HALE | CALER HALE | 130.00 |
| 07/28/2014 | AP | 165711 | 16315 | CAMTRONICS COMMUNICATIONS CO. | 596.69 |
| 07/28/2014 | AP | 165712 | 3460 | CDW GOVERNMENT INC | 7,709.00 |
| 07/28/2014 | AP | 165713 | CEDAR POIN | CEDAR POINT | 1,650.00 |
| 07/28/2014 | AP | 165714 | 0870 | CHARTER TOWNSHIP OF SUPERIOR | 27.73 |
| 07/28/2014 | AP | 165715 | C. HORALEK | CHRISTINE HORALEK | 30.00 |
| 07/28/2014 | AP | 165716 | 2276 | CINCINNATI TIME SYSTEMS | 764.05 |
| 07/28/2014 | AP | 165717 | 0825 | CITY OF YPSILANTI | 40,699.27 |
| 07/28/2014 | AP | 165718 | 15452 | COLD CUT KRUISE | 54.60 |
| 07/28/2014 | AP | 165719 | 0582 | CONGDON'S | 223.63 |
| 07/28/2014 | AP | 165720 | 2913 | EMERGENCY VEHICLE SERVICES | 94.33 |
| 07/28/2014 | AP | 165721 | 5736 | FEDERAL ENERGY REGULATORY COMM | 3,288.18 |
| 07/28/2014 | AP | 165722 | FIRESTONE | FIRESTONE COMPLETE AUTO CARE | 78.45 |
| 07/28/2014 | AP | 165723 | 0470 | FOOTJOY | 78.65 |
| 07/28/2014 | AP | 165724 | G. BARTON | GARRY BARTON | 17.00 |
| 07/28/2014 | AP | 165725 | 15897 | GARY STAFFORD | 60.00 |
| 07/28/2014 | AP | 165726 | 6161 | GOVERNMENTAL CONSULTANT | 2,850.00 |
| 07/28/2014 | AP | 165727 | 0107 | GRAINGER | 828.00 |
| 07/28/2014 | AP | 165728 | 15769 | GREAT LAKES TREE SERVICE | 495.00 |
| 07/28/2014 | AP | 165729 | 6414 | GRIFFIN PEST SOLUTIONS | 90.00 |
| 07/28/2014 | AP | 165730 | R. HUGHES | HARRIET HUGHES | 50.00 |
| 07/28/2014 | AP | 165731 | 16170 | HEIKK'S DECORATED APPAREL | 153.00 |
| 07/28/2014 | AP | 165732 | 6547 | HERITAGE NEWSPAPERS | 300.85 |
| 07/28/2014 | AP | 165733 | 6786 | HERITAGE-CRYSTAL CLEAN, LLC | 277.80 |
| 07/28/2014 | AP | 165734 | 0503 | HOME DEPOT | 849.62 |
| 07/28/2014 | AP | 165735 | 15167 | HURON VALLEY CABLING | 105.00 |
| 07/28/2014 | AP | 165736 | J&J DIGIT | J & J DIGITAL SOLUTIONS | 10.00 |
| 07/28/2014 | AP | 165737 | 2902 | J & R TRACTOR, LLC | 221.48 |
| 07/28/2014 | AP | 165738 | 15496 | J.F. MOORE & ASSOCIATES, LLC | 261.00 |
| 07/28/2014 | AP | 165739 | 15496 | J.P. MOORE & ASSOCIATES, LLC | 42.00 |
| 07/28/2014 | AP | 165740 | 4467 | JOHN DEERE LANDSCAPES | 96.24 |
| 07/28/2014 | AP | 165741 | K. FERRELL | KENNETH FERRELL JR. | 24.00 |
| 07/28/2014 | AP | 165742 | 16358 | LANSING SANITARY SUPPLY, INC | 91.30 |
| 07/28/2014 | AP | 165743 | 11212 | LAURA VAN KOMEREN | 295.00 |
| 07/28/2014 | AP | 165744 | 6550 | LOOKING GOOD LAWNS | 10,343.00 |
| 07/28/2014 | AP | 165745 | 6467 | LOWE'S | 138.14 |
| 07/28/2014 | AP | 165746 | 11330 | LSL PLANNING INC | 150.00 |
| 07/28/2014 | AP | 165747 | 6185 | LUBRICATION ENGINEERS | 37.93 |
| 07/28/2014 | AP | 165748 | MAGNET | MAGNET FORENSICS | 1,187.50 |
| 07/28/2014 | AP | 165749 | M. DRUMMER | MARCUS DRUMMER | 36.00 |
| 07/28/2014 | AP | 165750 | 0158 | MARK HAMILTON | 1,500.00 |
| 07/28/2014 | AP | 165751 | 0253 | MCLAIN AND WINTERS | 9,775.00 |
| 07/28/2014 | AP | 165752 | 16445 | MCMASTER-CARR | 388.05 |
| 07/28/2014 | AP | 165753 | M. BOND | MELISSA BOND | 60.00 |
| 07/28/2014 | AP | 165754 | M. KING | MICHAEL KING | 450.00 |
| 07/28/2014 | AP | 165755 | 16165 | MICHIGAN ABILITY PARTNERS | 1,351.60 |
| 07/28/2014 | AP | 165756 | 16461 | MICHIGAN LINEN SERVICE, INC. | 1,535.53 |
| 07/28/2014 | AP | 165757 | 2986 | NAPA AUTO PARTS* | 778.47 |
| 07/28/2014 | AP | 165758 | 6269 | NFPA | 165.00 |
| 07/28/2014 | AP | 165759 | 16489 | NOEL DEDDEN | 8,295.00 |
| 07/28/2014 | AP | 165760 | 16085 | NORTH END ELECTRIC CO. | 747.50 |
| 07/28/2014 | AP | 165761 | 2997 | OFFICE EXPRESS | 122.09 |
| 07/28/2014 | AP | 165762 | 0309 | ORCHARD, HILTZ & MCCLIMENT INC | 15,388.25 |
| 07/28/2014 | AP | 165763 | 0913 | PARKWAY SERVICES, INC. | 382.00 |
| 07/28/2014 | AP | 165764 | 15766 | PARS ICE CREAM | 157.59 |
| 07/28/2014 | AP | 165765 | P. POWER | PETER POWER | 1,470.00 |
| 07/28/2014 | AP | 165766 | 0327 | PINTER'S FLOWERLAND, INC. | 140.70 |
| 07/28/2014 | AP | 165767 | 15887 | POLO FIELDS EAST LLC | 1,100.00 |
| 07/28/2014 | AP | 165768 | 0339 | POST, SMYTHE, LUTZ AND EIBL | 27,000.00 |
| 07/28/2014 | AP | 165769 | 0722 | PRINTING SYSTEMS | 676.48 |
| 07/28/2014 | AP | 165770 | 6045 | Q.P.S PRINTING | 137.32 |

A/P Checks

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|------------|------|--------|------------|-----------------------------------|------------|
| 07/28/2014 | AP | 165771 | QUICK FOOD | QUICK FOOD | 41.50 |
| 07/28/2014 | AP | 165772 | 6953 | QUILL OFFICE SUPPLIES | 84.96 |
| 07/28/2014 | AP | 165773 | 1637 | RESIDEX, LLC | 5,764.72 |
| 07/28/2014 | AP | 165774 | R. HUGAN | RHALONDA HUGAN | 100.00 |
| 07/28/2014 | AP | 165775 | 15386 | RICOH USA, INC. | 377.20 |
| 07/28/2014 | AP | 165776 | 6308 | RKA PETROLEUM | 11,021.10 |
| 07/28/2014 | AP | 165777 | 16440 | SAF PLAY SERVICES, INC. | 1,900.00 |
| 07/28/2014 | AP | 165778 | 0634 | SAM'S CLUB DIRECT | 15.00 |
| 07/28/2014 | AP | 165779 | S. ALLEN | SANDRA ALLEN | 230.00 |
| 07/28/2014 | AP | 165780 | 15419 | SERVICE ELECTRIC | 212.00 |
| 07/28/2014 | AP | 165781 | 0395 | SHRADER TIRE & OIL | 139.90 |
| 07/28/2014 | AP | 165782 | SOERSENEN | SOERSENEN GROSS CONSTRUCTION SVCS | 8,000.00 |
| 07/28/2014 | AP | 165783 | 15751 | SOUTHERN COMPUTER WAREHOUSE | 2,784.91 |
| 07/28/2014 | AP | 165784 | 1507 | SPARTAN DISTRIBUTORS | 1,754.78 |
| 07/28/2014 | AP | 165785 | 1338 | STADIUM TROPHY | 599.61 |
| 07/28/2014 | AP | 165786 | 6384 | STAPLES* - ACCOUNT #1026071 | 39.93 |
| 07/28/2014 | AP | 165787 | 16295 | STERN BROTHERS & CO | 712.50 |
| 07/28/2014 | AP | 165788 | 0449 | SYSCO FOOD SERVICES OF DETROIT | 889.28 |
| 07/28/2014 | AP | 165789 | TTI | TACTICAL TECHNOLOGIES INC | 180.00 |
| 07/28/2014 | AP | 165790 | 0759 | TERRAFIRMA | 176.00 |
| 07/28/2014 | AP | 165791 | 6974 | TERRY CONDIT | 270.00 |
| 07/28/2014 | AP | 165792 | TETRA TECH | TETRA TECH, INC | 1,440.00 |
| 07/28/2014 | AP | 165793 | 0468 | TITLELIST | 3,226.50 |
| 07/28/2014 | AP | 165794 | 15941 | TODD BARBER | 5,750.00 |
| 07/28/2014 | AP | 165795 | T. ERBY | TRAVIS ERBY | 171.50 |
| 07/28/2014 | AP | 165796 | 15131 | U.S. BANK, N.A. | 250.00 |
| 07/28/2014 | AP | 165797 | 2597 | U.S. POSTAL SERVICE* | 685.00 |
| 07/28/2014 | AP | 165798 | 2597 | U.S. POSTAL SERVICE* | 220.00 |
| 07/28/2014 | AP | 165799 | UMRC | UNITED METHODIST RETIREMENT | 129,500.00 |
| 07/28/2014 | AP | 165800 | 7045 | VAN BUREN SCHOOL DISTRICT | 214.92 |
| 07/28/2014 | AP | 165801 | 0497 | VAN BUREN STEEL & FABRICATING | 11.00 |
| 07/28/2014 | AP | 165802 | 6627 | VICTORY LANE | 69.68 |
| 07/28/2014 | AP | 165803 | 16302 | W.J. O'NEIL COMPANY | 400.22 |
| 07/28/2014 | AP | 165804 | 16477 | WARREN LEIDLEIN | 70.00 |
| 07/28/2014 | AP | 165805 | 7035 | WASHTENAW COMMUNITY COLLEGE# | 324.61 |
| 07/28/2014 | AP | 165806 | 0570 | WASHTENAW COUNTY CONSORTIUM | 75.00 |
| 07/28/2014 | AP | 165807 | 0163 | WASHTENAW COUNTY ROAD COMMISSION | 654,125.00 |
| 07/28/2014 | AP | 165808 | 7005 | WASHTENAW COUNTY TREASURER | 4,260.00 |
| 07/28/2014 | AP | 165809 | 7005 | WASHTENAW COUNTY TREASURER | 1,294.74 |
| 07/28/2014 | AP | 165810 | 0444 | WASHTENAW COUNTY TREASURER# | 35,815.00 |
| 07/28/2014 | AP | 165811 | 7042 | WASHTENAW INTERMEDIATE | 288.66 |
| 07/28/2014 | AP | 165812 | WASHTENAW | WASHTENAW URGENT CARE | 245.00 |
| 07/28/2014 | AP | 165813 | 7044 | WAYNE ISD | 73.64 |
| 07/28/2014 | AP | 165814 | 16368 | WEINGARTZ | 15.98 |
| 07/28/2014 | AP | 165815 | 1627 | WINGFOOT COMMERCIAL TIRE | 1,289.46 |
| 07/28/2014 | AP | 165816 | 4263 | WOLVERINE FREIGHTLINER | 1,028.83 |
| 07/28/2014 | AP | 165817 | 1306 | WOLVERINE SPORTS | 191.70 |
| 07/28/2014 | AP | 165818 | 0480 | YPSILANTI COMMUNITY | 2,175.22 |
| 07/28/2014 | AP | 165819 | YCCS | YPSILANTI COMMUNITY SCHOOLS - WR | 811.12 |
| 07/28/2014 | AP | 165820 | 7039 | YPSILANTI COMMUNITY SCHOOLS - YP | 866.29 |
| 07/28/2014 | AP | 165821 | 7034 | YPSILANTI DISTRICT LIBRARY | 585.48 |
| 07/28/2014 | AP | 165822 | 6417 | YPSILANTI TOWNSHIP PETTY CASH | 260.27 |
| 07/28/2014 | AP | 165823 | 0494 | ZEE MEDICAL SERVICE COMPANY | 295.96 |

AP TOTALS:

| | |
|-----------------------------|--------------|
| Total of 131 Checks: | 1,068,858.68 |
| Less 0 Void Checks: | 0.00 |
| Total of 131 Disbursements: | 1,068,858.68 |

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|--------------------|------|--------|----------|--------------------------|------------|
| Hand Checks | | | | | |
| Bank AP AP | | | | | |
| 07/31/2014 | AP | 165824 | 6821 | AT & T | 300.04 |
| 07/31/2014 | AP | 165825 | 6821 | AT & T | 66.21 |
| 07/31/2014 | AP | 165826 | 6821 | AT & T | 26.37 |
| 07/31/2014 | AP | 165827 | 0363 | COMCAST CABLE | 239.35 |
| 07/31/2014 | AP | 165828 | 0363 | COMCAST CABLE | 84.85 |
| 07/31/2014 | AP | 165829 | 1057 | MERS | 607,523.00 |
| 07/31/2014 | AP | 165830 | PNC BANK | PNC BANK | 750,163.00 |
| 07/31/2014 | AP | 165831 | 6215 | UNITED STATES POSTMASTER | 5,368.74 |
| 07/31/2014 | AP | 165832 | 16487 | VANGUARD GROUP | 487,768.00 |
| 07/31/2014 | AP | 165833 | 1475 | VERIZON WIRELESS | 81.52 |
| 08/05/2014 | AP | 165834 | DMT | DMT PRODUCTS & SERVICES | 445.00 |
| 08/11/2014 | AP | 165835 | 6821 | AT & T | 30.35 |
| 08/11/2014 | AP | 165836 | 6821 | AT & T | 24.36 |
| 08/11/2014 | AP | 165837 | 0363 | COMCAST CABLE | 94.85 |
| 08/11/2014 | AP | 165838 | 0363 | COMCAST CABLE | 94.85 |
| 08/11/2014 | AP | 165839 | 0426 | GUARDIAN ALARM | 1,157.18 |
| 08/11/2014 | AP | 165840 | 0426 | GUARDIAN ALARM | 453.93 |
| 08/11/2014 | AP | 165841 | 0174 | HONEYWELL | 1,741.73 |
| 08/11/2014 | AP | 165842 | 1475 | VERIZON WIRELESS | 70.85 |
| 08/11/2014 | AP | 165843 | 1475 | VERIZON WIRELESS | 1,835.15 |
| 08/11/2014 | AP | 165844 | 0480 | YPSILANTI COMMUNITY | 1,534.58 |

AP TOTALS:

| | |
|----------------------------|---------------------|
| Total of 21 Checks: | 1,859,103.91 |
| Less 0 Void Checks: | 0.00 |
| Total of 21 Disbursements: | <u>1,859,103.91</u> |

Accounts Payable checks 931,825.89
 Hand checks 1,859,103.91

 Grand Total 2,790,929.80

Choice Health Care - July 2014
 Deductible ACH EFT - 34,536.34
 Admin FEE - 1,162.50

A/P checks

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|------------|------|--------|------------|------------------------------------|-----------|
| Bank AP AP | | | | | |
| 08/11/2014 | AP | 165845 | 0657 | 14-B DISTRICT COURT | 390.00 |
| 08/11/2014 | AP | 165846 | 0657 | 14-B DISTRICT COURT | 140.00 |
| 08/11/2014 | AP | 165847 | 0657 | 14-B DISTRICT COURT | 330.00 |
| 08/11/2014 | AP | 165848 | 2937 | A & R TOTAL CONSTRUCTION, INC. | 470.44 |
| 08/11/2014 | AP | 165849 | 15493 | ADAM KURTINAITIS | 1,200.00 |
| 08/11/2014 | AP | 165850 | 0049 | ALL SEASONS LANDSCAPING CO. | 318.27 |
| 08/11/2014 | AP | 165851 | 0560 | ALLGRAPHICS CORPORATION | 180.60 |
| 08/11/2014 | AP | 165852 | A. BROWN | ANGELINA BROWN | 70.00 |
| 08/11/2014 | AP | 165853 | 0017 | ANN ARBOR CLEANING SUPPLY | 298.35 |
| 08/11/2014 | AP | 165854 | AAOW | ANN ARBOR OFFICE WORKS, LLC | 5,257.50 |
| 08/11/2014 | AP | 165855 | 6211 | APOLLO FIRE APPARATUS REPAIR | 73.00 |
| 08/11/2014 | AP | 165856 | 0009 | B/C CONTRACTORS, INC. | 485.00 |
| 08/11/2014 | AP | 165857 | 6397 | BARR ENGINEERING COMPANY | 2,604.04 |
| 08/11/2014 | AP | 165858 | 11268 | CALHOUN TECHNOLOGIES | 660.00 |
| 08/11/2014 | AP | 165859 | CEDRONI | CEDRONI ASSOCIATES, INC. | 58,355.66 |
| 08/11/2014 | AP | 165860 | 15452 | COLD CUT KRUISE | 57.60 |
| 08/11/2014 | AP | 165861 | 6947 | CONFERENCE OF WESTERN WAYNE | 750.00 |
| 08/11/2014 | AP | 165862 | 0582 | CONGDON'S | 74.54 |
| 08/11/2014 | AP | 165863 | D. HEISTER | DONALD HEISTER | 868.00 |
| 08/11/2014 | AP | 165864 | 15987 | EDGAR RAINEY | 54.00 |
| 08/11/2014 | AP | 165865 | 2898 | EMERGENT HEALTH PARTNERS | 5,712.36 |
| 08/11/2014 | AP | 165866 | 15034 | FONDRIEST ENVIRONMENTAL, INC | 67.50 |
| 08/11/2014 | AP | 165867 | 4863 | FRED PRYOR SEMINARS | 1,051.00 |
| 08/11/2014 | AP | 165868 | 1233 | GORDON FOOD SERVICE INC. | 124.86 |
| 08/11/2014 | AP | 165869 | 6161 | GOVERNMENTAL CONSULTANT | 2,580.00 |
| 08/11/2014 | AP | 165870 | 0107 | GRAINGER | 87.19 |
| 08/11/2014 | AP | 165871 | 16170 | HEIKK'S DECORATED APPAREL | 202.00 |
| 08/11/2014 | AP | 165872 | 6547 | HERITAGE NEWSPAPERS | 389.80 |
| 08/11/2014 | AP | 165873 | 0503 | HOME DEPOT | 245.08 |
| 08/11/2014 | AP | 165874 | 0174 | HONEYWELL | 65,623.60 |
| 08/11/2014 | AP | 165875 | 0473 | HURON RIVER WATERSHED COUNCIL | 7,556.67 |
| 08/11/2014 | AP | 165876 | 2902 | J & R TRACTOR, LLC | 600.00 |
| 08/11/2014 | AP | 165877 | 4467 | JOHN DEERE LANDSCAPES | 96.24 |
| 08/11/2014 | AP | 165878 | K. SEARCY | KIMBERLY SEARCY | 100.00 |
| 08/11/2014 | AP | 165879 | L. PICKEL | LARRY PICKEL | 600.00 |
| 08/11/2014 | AP | 165880 | 6550 | LOOKING GOOD LAWNS | 3,153.00 |
| 08/11/2014 | AP | 165881 | 0158 | MARK HAMILTON | 1,500.00 |
| 08/11/2014 | AP | 165882 | 15195 | MARK NELSON | 175.00 |
| 08/11/2014 | AP | 165883 | 0253 | MCLAIN AND WINTERS | 94,707.98 |
| 08/11/2014 | AP | 165884 | 16445 | MCHASTER-CARR | 1,525.62 |
| 08/11/2014 | AP | 165885 | M. WMS | MICHAEL WILLIAMS | 50.00 |
| 08/11/2014 | AP | 165886 | 16165 | MICHIGAN ABILITY PARTNERS | 1,612.00 |
| 08/11/2014 | AP | 165887 | 1485 | MICHIGAN CAT | 394.40 |
| 08/11/2014 | AP | 165888 | 5637 | MICHIGAN ELVISFEST | 588.80 |
| 08/11/2014 | AP | 165889 | 16461 | MICHIGAN LINEN SERVICE, INC. | 907.92 |
| 08/11/2014 | AP | 165890 | 6517 | MICHIGAN TOURNAMENT FLEET, INC | 825.00 |
| 08/11/2014 | AP | 165891 | 2986 | NAPA AUTO PARTS* | 130.76 |
| 08/11/2014 | AP | 165892 | NORTH EAST | NORTH EASTERN UNIFORMS & EQUIPMENT | 219.98 |
| 08/11/2014 | AP | 165893 | 2997 | OFFICE EXPRESS | 468.46 |
| 08/11/2014 | AP | 165894 | 6893 | OFFICE MAX* #434705 | 59.00 |
| 08/11/2014 | AP | 165895 | 1081 | OKINAWAN KARATE CLUB | 676.90 |
| 08/11/2014 | AP | 165896 | 0309 | ORCHARD, HILTZ & MCCLIMENT INC | 6,178.50 |
| 08/11/2014 | AP | 165897 | 0147 | OSCAR W. LARSON CO. | 230.00 |
| 08/11/2014 | AP | 165898 | 0913 | PARKWAY SERVICES, INC. | 200.00 |
| 08/11/2014 | AP | 165899 | 15766 | PARS ICE CREAM | 171.07 |
| 08/11/2014 | AP | 165900 | P. POWER | PETER POWER | 1,155.00 |
| 08/11/2014 | AP | 165901 | 0327 | PINTER'S FLOWERLAND, INC. | 82.78 |
| 08/11/2014 | AP | 165902 | 0319 | FITNEY BOWES INC.** | 169.99 |
| 08/11/2014 | AP | 165903 | POWER PLUS | POWER PLUS ENGINEERING | 3,250.00 |
| 08/11/2014 | AP | 165904 | 0820 | Q.P.S. PRINTING | 124.93 |
| 08/11/2014 | AP | 165905 | QUICK FOOD | QUICK FOOD | 153.90 |
| 08/11/2014 | AP | 165906 | 6953 | QUILL OFFICE SUPPLIES | 273.40 |
| 08/11/2014 | AP | 165907 | 3214 | RENT A WRECK | 126.00 |
| 08/11/2014 | AP | 165908 | 1637 | RESIDEX, LLC | 3,927.10 |
| 08/11/2014 | AP | 165909 | 15386 | RICOH USA, INC. | 2,907.77 |
| 08/11/2014 | AP | 165910 | 0634 | SAM'S CLUB DIRECT | 326.14 |
| 08/11/2014 | AP | 165911 | 0423 | SHANTY CREEK | 189.24 |
| 08/11/2014 | AP | 165912 | S. RUTLEDG | SHARON RUTLEDGE | 100.00 |
| 08/11/2014 | AP | 165913 | S. BENOIT | SHERIE BENOIT | 100.00 |
| 08/11/2014 | AP | 165914 | 0383 | SHERWIN WILLIAMS COMPANY | 349.03 |
| 08/11/2014 | AP | 165915 | 15751 | SOUTHERN COMPUTER WAREHOUSE | 3,013.04 |
| 08/11/2014 | AP | 165916 | 1507 | SPARTAN DISTRIBUTORS | 169.51 |
| 08/11/2014 | AP | 165917 | 6384 | STAPLES* - ACCOUNT #1026071 | 887.40 |
| 08/11/2014 | AP | 165918 | 0632 | STERICYCLE INC | 158.00 |
| 08/11/2014 | AP | 165919 | 6509 | SUNSHINE MEDICAL | 2,540.50 |
| 08/11/2014 | AP | 165920 | 0449 | SYSCO FOOD SERVICES OF DETROIT | 1,658.55 |
| 08/11/2014 | AP | 165921 | 0468 | TITLEIST | 318.00 |
| 08/11/2014 | AP | 165922 | 15941 | TODD BARBER | 4,850.00 |

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|------------|------|--------|---------|----------------------------------|------------|
| 08/11/2014 | AP | 165923 | T. PATT | TRACEY PATTERSON | 45.00 |
| 08/11/2014 | AP | 165924 | 6376 | TRACTOR SUPPLY COMPANY | 219.96 |
| 08/11/2014 | AP | 165925 | 1354 | VESCO OIL CORPORATION | 25.90 |
| 08/11/2014 | AP | 165926 | 16302 | W.J. O'NEIL COMPANY | 1,842.41 |
| 08/11/2014 | AP | 165927 | 0163 | WASHTENAW COUNTY ROAD COMMISSION | 157,411.48 |
| 08/11/2014 | AP | 165928 | 0444 | WASHTENAW COUNTY TREASURER# | 467,057.39 |
| 08/11/2014 | AP | 165929 | 1627 | WINGFOOT COMMERCIAL TIRE | 3,301.23 |
| 08/11/2014 | AP | 165930 | 4263 | WOLVERINE FREIGHTLINER | 291.04 |
| 08/11/2014 | AP | 165931 | 7054 | YCUA | 208.31 |
| 08/11/2014 | AP | 165932 | 0480 | YPSILANTI COMMUNITY | 1,500.00 |
| 08/11/2014 | AP | 165933 | 15250 | YPSILANTI TOWNSHIP REC. DEPT. | 147.20 |
| 08/11/2014 | AP | 165934 | 15780 | ZOHQ CORPORATION | 1,498.00 |

AP TOTALS:

| | |
|----------------------------|------------|
| Total of 90 Checks: | 931,825.89 |
| Less 0 Void Checks: | 0.00 |
| Total of 90 Disbursements: | 931,825.89 |

OFFICE OF THE TREASURER
LARRY J. DOE



MONTHLY TREASURER'S REPORT
JULY 1, 2014 THROUGH JULY 31, 2014

| <u>Account Name</u> | <u>Beginning Balance</u> | <u>Cash Receipts</u> | <u>Cash Disbursements</u> | <u>Ending Balance</u> |
|--|--------------------------|----------------------|---------------------------|-----------------------|
| 101 - General Fund | 6,102,063.13 | 119,698.52 | 1,582,801.84 | 4,638,959.81 |
| 101 - Payroll | 172,399.81 | 740,864.82 | 737,731.13 | 175,533.50 |
| 101 - Willow Run Escrow | 141,926.27 | 24.10 | 0.00 | 141,950.37 |
| 206 - Fire Department | 3,695,983.90 | 1,052.67 | 1,511,859.85 | 2,185,176.72 |
| 208 - Parks Fund | 10,156.53 | 0.25 | 256.87 | 9,899.91 |
| 212 - Roads/Bike Path/Rec/General Fund | 1,868,229.79 | 479,383.39 | 863,815.59 | 1,483,797.59 |
| 225 - Environmental Clean-up | 444,278.80 | 11.46 | 0.00 | 444,290.26 |
| 226 - Environmental Services | 3,184,548.85 | 1,253.82 | 207,050.88 | 2,978,751.79 |
| 230 - Recreation | 279,569.32 | 34,904.03 | 109,203.14 | 205,270.21 |
| 236 - 14-B District Court | 188,140.18 | 99,207.89 | 151,605.68 | 135,742.39 |
| 244 - Economic Development | 67,171.80 | 1.73 | 0.00 | 67,173.53 |
| 248 - Rental Inspections | 135,693.16 | 17,933.45 | 15,161.88 | 138,464.73 |
| 249 - Building Department Fund | 505,061.40 | 29,607.87 | 36,157.61 | 498,511.66 |
| 250 - LDFA Tax | 29,452.25 | 0.76 | 0.00 | 29,453.01 |
| 252 - Hydro Station Fund | 977,375.78 | 46,557.88 | 63,296.20 | 960,637.46 |
| 266 - Law Enforcement Fund | 5,117,124.37 | 616.29 | 585,438.47 | 4,532,302.19 |
| 280 - State Grants | 18,381.65 | 0.47 | 0.00 | 18,382.12 |
| 301 - General Obligation | 228,518.90 | 17.32 | 15,500.00 | 213,036.22 |
| 396 - Series "A" Bond Payments | 0.00 | 0.00 | 0.00 | 0.00 |
| 397 - Series "B" Cap. Cost of Funds | 9,017.13 | 15,500.43 | 712.50 | 23,805.06 |
| 398 - LDFA 2006 Bonds | 70,240.17 | 1.81 | 250.00 | 69,991.98 |
| 498 - Capital Improvement 2006 Bond Fund | 336,277.20 | 57.12 | 0.00 | 336,334.32 |
| 584 - Green Oaks Golf Course | 189,605.77 | 68,066.64 | 72,676.68 | 184,995.73 |
| 590 - Compost Site | 1,376,850.68 | 24,749.34 | 546,907.42 | 854,692.60 |
| 595 - Motor Pool | 245,669.02 | 6.20 | 11,283.72 | 234,391.50 |
| 701 - General Tax Collection | 94,221.43 | 9,896.97 | 66,575.46 | 37,542.94 |
| 703 - Current Tax Collections | 55,217.78 | 2,521,909.56 | 2,038,560.57 | 538,566.77 |
| 707 - Bonds & Escrow/GreenTop | 1,097,875.16 | 24,759.24 | 166,339.00 | 956,295.40 |
| 708 - Fire Withholding Bonds | 46,912.99 | 96,754.83 | 8,295.00 | 135,372.82 |
| 893 - Nuisance Abatement Fund | 70,963.77 | 3,472.39 | 10,364.89 | 64,071.27 |
| ABN AMRO Series "B" Debt Red. Cap.Int. | 21,914.71 | 0.53 | 1,106.26 | 20,808.98 |
| GRAND TOTAL | 26,780,841.70 | 4,336,311.78 | 8,802,950.64 | 22,314,202.84 |

SUPERVISOR REPORT

- A. SUPERVISOR STUMBO WILL REPORT ON MEETINGS ATTENDED BY OFFICIALS AND STAFF

CLERK REPORT

AUGUST 19, 2014

Submitted by Karen Lovejoy Roe, Clerk

- **TUESDAY, AUGUST 5, 2014 PRIMARY ELECTION-** The election process for the Primary election went very smoothly. Every ballot summary for every precinct was completed correctly. This was the first time since the electronic poll books were implemented that every precinct had a perfect ballot summary when received by the Receiving Board. Our election inspectors did a great job of helping the Clerk's Department have a successful Primary election. The turnout for the election was approximately 14% of the registered voters. The Clerk's office was open from 9:00 AM – 2:00 PM on Saturday, August 2, 2014 for Absentee Voting. Planning is underway for the November General Election. Please call 734.484.4700 or email klovejoyroe@ytown.org to request an absentee ballot. Ypsilanti Township will host election inspector certification training conducted by Washtenaw County Clerk's office on Wednesday, October 8, 2014 and on Thursday, October 16, 2014.
- **WAY FINDING-YPSILANTI ANN ARBOR VISITORS AND CONVENTION BUREAU-** A Way Finding meeting is planned for the upcoming month. This is a group from the City of Ypsilanti, the Ypsilanti Ann Arbor Visitors and Convention Bureau, the City of Ypsilanti Downtown Development Authority, Charter Township of Ypsilanti and others working to continue to proceed with the sign locations and design for the planning part of a grant. This process is supported by a grant that includes working with a consultant to establish sign locations and to design the signs for tourists visiting the Ypsilanti area community. Designs are currently underway.
- **RE-IMAGINE WASHTENAW-**Clerk Lovejoy Roe attended the Re-Imagine Washtenaw Joint Technical Committee Meeting on Wednesday, August 13, 2014. A presentation was made regarding a Lighter, Quicker, Cheaper Placemaking Initiative. Discussion included recommendations to seek out owners of the property on Golfside and Washtenaw and other sites to see if there is interest in ways to generate excitement and pedestrian traffic in larger asphalt parking areas. A report was presented on the Golfside/Washtenaw Charrette from the forums with Business and Property Owners and Developer/Realtors in July. Another Charrette is scheduled for October 14, 15 and 16, 2014. Updates were provided from all the municipalities on their Joint Work Plan progress regarding Master Plans and Zoning Ordinances. Plans are underway for funding staff for 2015 and 2016. It has been decided to request funding from AAATA, Washtenaw County, Pittsfield and Ypsilanti Townships and the Cities of Ann Arbor and Ypsilanti. Ypsilanti Township will be asked to support the continued operation of Re-Imagine Washtenaw with an annual amount of \$5,000 for each year for two years at this time.
- **URBAN COUNTY EXECUTIVE COMMITTEE MEETING-**Clerk Lovejoy Roe attended the monthly meeting of the Urban County Executive Committee on Tuesday, July 22, 2014. The Urban County Executive Committee agenda included a Housing Program Amendment, Housing Allocation Information and a presentation by the Fair Housing Commission.
- **MICHIGAN DEPARTMENT OF CORRECTIONS MEETING-**On July 22, 2014 Supervisor Stumbo, Clerk Lovejoy Roe and Department of Community Standards Director Mike Radzik attend a meeting with representatives from the Michigan

Department of Corrections and the Washtenaw County Sheriff's Department to discuss parolees in Washtenaw County. A presentation was made regarding a change in the organizational structure and funding of the MDOC oversight and placement of parolees throughout the State of Michigan.

- **MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA) MEETING-**
ON July 29, 2014 Supervisor Stumbo, Clerk Lovejoy Roe, Attorney Doug Winters, Lobbyist Kirk Profit, Ypsilanti Township staff and Washtenaw County Office of Community and Economic Development staff met with several representatives of MSHDA and the Governor's staff to discuss issues and problems related to the over concentration of subsidized housing in Ypsilanti Township. Included in the discussion was the policy of funding related to rental market housing in Washtenaw County and the need for increased funding for the Ann Arbor area and reduced funding for the Ypsilanti area to impact the concentration.
- **TOUR OF TOWNSHIP AVAILABLE OFFICE AND COMMERCIAL PROPERTIES-**
On Friday, August 1, 2014 Joe Lawson, Office of Community Standards and Clerk Karen Lovejoy Roe toured Ypsilanti Township available office commercial property locations with a perspective business representative. There are several properties of interest. The business will make a decision regarding a new location in Washtenaw County before 2015.

TREASURER REPORT

THERE IS NO WRITTEN TREASURER REPORT

TRUSTEE REPORT

THERE IS NO WRITTEN TRUSTEE REPORT

ATTORNEY REPORT

GENERAL LEGAL UPDATE

**APPLICATION FOR ADDITIONAL CREDITED SERVICE
Cost Estimate, Member Certification and Governing Body Resolution**

MEMBER

Name: Lavedia K Roe
 SSN: XXX-XX-8675
 DOB: 8/21/1954
 Age: 59 years, 10 months
 Spouse's DOB: 9/18/1954

CALCULATION DATE - 7/1/2014

(Estimate Not Valid After 2 Months)

BENEFIT PROGRAMS

Benefit B-3 (80% max)
 Benefit F55 (With 15 Years of Service)
 Benefit FAC-3 (3 Year Final Average Compensation)
 10 Year Vesting

EMPLOYER

Name: Ypsilanti, Twp of
 Number/Div: 8104 / 10

ESTIMATED FAC ON CALCULATION DATE: \$75,077.49**CREDITED SERVICE**

Member's Service Credit as of Calculation Date:

11 years, 9 months

Type of Credited Service to be Granted:

Other Governmental (Plan Section 6) (Previous Service with this Employer)

Amount of Credited Service to be Granted:

2 years, 1 month

Total Estimated Actuarial Cost of Additional Credited Service:**\$38,624.00 [Payment Options on Reverse]****BENEFIT CALCULATION ASSUMPTIONS**

- It is assumed that the Member will continue working until the earliest date for unreduced retirement benefits. If the Member terminates prior to becoming eligible for unreduced benefits, the Employer understands and accepts that the actuarial cost will be different from the actuarial cost shown above.
- The Member's Final Average Compensation (FAC) is projected to increase 4.5% annually from the date of purchase to the date of retirement.
- The Plan's Investment Return is projected to be 7% annually.

NOTE: Special Information regarding the calculation of the cost of this Service Credit Purchase is on page 2 of this report.**THE ADDITIONAL CREDITED SERVICE IS PROJECTED TO RESULT IN THE FOLLOWING CHANGES:**

| | Retirement Date | Age | Service Through | Total Service | FAC | Annual Benefit |
|-----------------|-----------------|------------------|-----------------|-------------------|-------------|----------------|
| Before Purchase | 9/1/2014 | 60 yrs., 0 mths. | 8/31/2014 | 11 yrs., 11 mths. | \$75,630.29 | \$20,278.44 |
| After Purchase | 9/1/2014 | 60 yrs., 0 mths. | 8/31/2014 | 14 yrs., 0 mths. | \$75,630.29 | \$23,823.60 |

Note: MERS is not responsible for any Member or Employer supplied information, or any losses which may result if actual experience differs from actuarial assumptions. The Member and Employer are responsible for reviewing the information contained herein for accuracy, and assuming the risk that actual experience results in liability different than that estimated.

MEMBER CERTIFICATION

I certify that the above information is correct and accurate. If this is a purchase of qualifying "other governmental" service, I certify that the service has not and will not be recognized for the purpose of obtaining or increasing a pension under another defined benefit retirement plan.

 Signature of Member

 Date

**APPLICATION FOR ADDITIONAL CREDITED SERVICE
Member Certification and Governing Body Resolution**

GOVERNING BODY RESOLUTION

As provided by the MERS Plan Document, and in accordance with the Employer's policy there under, the additional credited service described above is hereby granted this Member by Resolution of the Governing Body of Ypsilanti, Twp of, at its meeting on _____. The Employer understands this is an estimated cost, calculated using actuarial assumptions approved by the Retirement Board. Any difference between the assumptions and actual experience will affect the true cost of the additional service. For example, changes in benefit programs through adoption or transfer of the affected employee to a division with 'better' benefits; increases in wages other than 4.5% per year; and changes to the anticipated date of termination, will affect the actual cost of the additional service (increase or decrease). Thus, actual future events and experience may result in changes different than those assumed, and liability different than that estimated. The Employer understands and agrees that it is accountable for any difference between estimated and actual costs.

Signature of Authorized Official from Ypsilanti, Twp of

Date

MERS Use Only

| | |
|-------------------|-----------------|
| Payment Received: | Member Payment: |
| Service Credited: | ER Payment: |
| Signed: | |

PAYMENT OPTIONS

The Member's share of the cost may be any amount from zero up to the total estimated actuarial cost, and is due at the time of purchase. The Employer's share is the balance of the total estimated actuarial cost not paid by the Member, and must be paid in a lump sum at the time of purchase.

STEPS FOR PROCESSING APPLICATION FOR ADDITIONAL SERVICE CREDIT

1. The cost estimate (Application for Additional Service Credit) is **valid for 2 months from the calculation date.**
2. If you are paying for the additional service by a rollover distribution from another pension plan (or traditional IRA), you must follow these steps:
 - Contact the other plan administrator (or trustee) to determine their rules for a distribution of your funds.
 - Complete the form "Certification of Qualified Rollover to MERS". After plan administrator signs form, return the completed original to MERS.
 - Send signed, approved Application for Additional Service Credit to MERS prior to sending any payment.
 - MERS' Finance Department will provide wiring instructions, if needed.
3. If you have any questions, please call MERS Employee and Retiree Services at 800-767-2308, or go to www.mersofmich.com. MERS is a tax-qualified plan under section 401(a) of the Internal Revenue Code, pursuant to IRS Letter of Favorable Determination dated June 15, 2005.

SPECIAL CONDITIONS APPLICABLE TO THIS CALCULATION

If you will be rolling-over funds from a qualified plan to complete this purchase, additional forms are required. Please visit www.mersofmich.com, click on "forms" to download a copy of form #38, "Certification of Qualified Fund Rollover to MERS" (General) with Instructions.

DEFINITION OF TERMS

MEMBER DATA -- Your name, Social Security number, date of birth, age on calculation date, and spouse's date of birth.

CALCULATION DATE -- The calculation becomes invalid 2 months after this date. If your purchase is not completed in that time frame, the amount due must be recalculated.

EMPLOYER -- The name of your employer and the division you are a member of. Benefits are specific to your employer and/or division.

BENEFIT PROGRAMS -- This section identifies the benefits in effect for your employee group:

1. Multiplier (B-1, B-2, etc.)
2. Benefit maximum (80% of FAC for 2.25% multipliers and higher).
3. Number of years in FAC calculation (3 or 5)
4. Vesting requirement (6, 8, or 10 years)
5. Early retirement eligibility (F50, F55, F(N))
6. Cost of living allowance (E-2).

ESTIMATED FAC ON CALCULATION DATE -- This is the average of your highest consecutive 3 or 5 years of earnings with this employer. FAC is projected from the last month wages were reported to the calculation date.

CREDITED SERVICE -- This is your MERS service credit as of calculation date. It includes some or all of the following types of service:

1. Prior Service: Service credited before becoming member of MERS.
2. Membership Service: Service accrued after becoming member of MERS
3. Purchased Service: Previously executed service purchases (generic, other governmental, military).
4. Projected Service: Additional years/months of employment projected to date of calculation.

COST OF PURCHASING ADDITIONAL CREDITED SERVICE -- The cost of the service purchase is provided in the Credited Service section under "Total Estimated Actuarial Cost of Additional Credited Service."

The total actuarial cost is the estimated total liability as of the calculation date for crediting the additional service to your retirement account. In addition to actuarial assumptions adopted by the Retirement Board, factors that impact the calculation of cost are member data, service credit, final average compensation, benefits, and eligible retirement date. Contact MERS if you believe any of these factors are incorrect.

BENEFIT CALCULATION ASSUMPTIONS -- The benefit calculation is based on these assumptions. The assumptions are mandated by the MERS Retirement Board, cannot be modified, and apply to all service credit purchase calculations.

THE ADDITIONAL CREDIT SERVICE IS PROJECTED TO RESULT IN THE FOLLOWING CHANGES -- This section displays your earliest projected retirement date and benefit amount both before and after the purchase. For purposes of the cost estimate, MERS can not input a retirement date later than the date you are first eligible to retire.

MEMBER CERTIFICATION -- You must sign and date this section in order to complete the purchase

GOVERNING BODY RESOLUTION -- An authorized official of your employer must sign and date this section and certify to MERS the date that the governing body passed a resolution approving your purchase of additional service.

PAYMENT OPTIONS -- This section explains the payment options available.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN



Charter Township of Ypsilanti

Clerk's Office

7200 S. Huron River
Drive
Ypsilanti, MI 48197
Phone: (734) 484-4700
Fax: (734) 484-5156

Date: August 13, 2014

To: Charter Township of Ypsilanti Board Members
From: Karen Lovejoy Roe, Clerk

RE: August 19, 2014 Old Business Agenda Item : **Request of Karen Lovejoy Roe to Purchase 2 years, 1 month of MERS Service Credits Authorize Signing of the Resolution**

The following is an attempt to provide information as requested at the July 15, 2014 when the above agenda item was tabled.

1. Trustee Eldridge raised concerns regarding setting a precedent for allowing the purchase of prior service credits by former fulltime elected officials and other employees if they were to return to employment at Ypsilanti Township.

The MERS program that the township belongs to allows all prior employees if rehired by Ypsilanti Township or if employed by another governmental unit to purchase prior service credits for years worked. **The break in service cannot exceed 15 years.** The township has approved several other purchases of service credits for time worked. The most that any employee has purchased is Brenda Stumbo purchasing 16.1 years, Larry Doe purchasing 9.9 years(this is an assumption based on the amount years the actuarial indicated in 2009 that each was eligible to purchase-the request to Human Resources for this information was denied)and Dave Cooper purchased 10 years of prior service with JYRO when JYRO was abolished and the employees from JYRO joined the MERS program at Ypsilanti Township. (see document 1 attached)

2. I have attached with this memo documents A-1 and A-2 which are pages from the MERS policy handbook that employees receive. These two documents indicate that the MERS policy states **"(no maximum on other government service)"** credits that can be purchased. The documents also indicate that **"All employees must be given the same opportunity to purchase service"**.
3. Attached in Document B: **Ypsilanti, Charter Township of-Elected Officials, Initial-Actuarial Accrued Liability for all prior years of service.** It lists the service years each of the elected officials was eligible for and the accrued liability based on salary. The actuarial study was conducted to determine the cost to the township for the elected officials joining MERS. The

study indicated the impact would be neutral because MERS would require a substantial amount of funds to purchase each prior year of service credit based upon MERS' actuarial study that was based upon wages and age and number of years of service for each elected official joining MERS.

4. Attached in Documents C-1, C-2, C-3, C-4 and C-5 are the minutes from the November 17, 2009 and December 15, 2009 Township Board Meetings, along with a **certified copy of the Ordinance and Resolution that were passed in both the 1st and 2nd readings, with a unanimous vote.** This ordinance and resolution allowed the fulltime elected officials to join MERS and allowed all board members to remove retirement funds from pension account.
5. Attached in Documents D-1, D-2, D-2, D-3, D-4 and D-5 are emails that were shared with board members on July 13, 2014 by myself and also shared on August 9, 2010 by Karen Wallin to the board members at the request of Trustee Eldridge. These emails indicate that MERS clarified that the ordinance and resolution adopted by the board were ok to allow me to purchase my prior service credits and that it was understood I would be bringing funds to MERS from other sources and that MERS did not have requirements about where funds came from to purchase credits. These documents also clarify that MERS changed their policy from original acceptance of funds from me requiring a new resolution which we have now been discussing for over four years as a board.
6. Attached in Documents E-1, E-2 and E-3 are other related emails from myself to Supervisor Stumbo and from Supervisor Stumbo to me from 2010. These emails indicate there was question about whether the board authorized the purchase of MERS credits for any of the elected officials, that Supervisor Stumbo did not have a problem with me purchasing the 8 years but was concerned that the board did not discuss this. There is also an email from me to Karen Wallin regarding a need for MERS to clarify what they needed to allow the purchase of service credits for all three fulltime elected officials.

1

* Employees Purchasing Service Credits (prior years worked)

| INDIVIDUAL ID | FIRST NAME | MIDDLE NAME | LAST NAME | EMPLOYER CODE | DIVISION CODE | EMPLOYMENT STATUS | MONTHS OF SERVICE | EFFECTIVE DATE |
|---------------|------------|-------------|------------|---------------|---------------|-------------------|-------------------|----------------|
| 126966 | Daria | J | Willis | 8104 | 10 | ACT | 17 | 12-JUL-12 |
| * 41207 | David | V. | Cooper | 8104 | 10 | RET | 120 | 01-JAN-90 |
| 150082 | Daniel | J | Dzierbicki | 8104 | 10 | RET | 17 | 15-FEB-11 |
| 188027 | Mark A. | | Giffin | 8104 | 10 | RET | 17 | 06-APR-06 |
| 211011 | Mary | Chris | Oshelofske | 8104 | 10 | RET | 60 | 01-DEC-03 |
| 215950 | Jack R. | | Staven | 8104 | 10 | RET | 18 | 29-JUN-11 |
| * 227053 | Vicki L. | | White | 8104 | 10 | RET | 24 | 01-JAN-90 |
| * 3105420 | Lavedis | K | Roe | 8104 | 10 | ACT | 60 | 05-JUL-10 |

ID Issued by
MERS

Twp Group #

Twp Division #



Final Average Compensation (FAC)

Final Average Compensation is the average of the highest consecutive three or five years of earnings and may include regular salary, longevity, vacation, overtime, and paid time off (PTO) earned within the FAC period.

| FAC Options | Description |
|-------------|--|
| FAC-3 | FAC is the average of the highest consecutive 3-year (36 months) period of earnings of the employee's credited service as reported to MERS |
| FAC-5 | FAC is the average of the highest consecutive 5-year (60 months) period of earnings of the employee's credited service as reported to MERS |

Service Credit

Service credit is the total of all qualified periods of work, including purchases of service credit. Service is earned by time worked, sick/vacation time used, or workers' compensation. Employees earn a month of service for each qualified month they work for the municipality.

Defining a Month of Service

- MERS standard definition of a qualified month is 10 regular days (8-hour days) within a 30-day period
- A MERS specified resolution may be used to change this definition

Part-Time Employees

- Part-time employees that meet the service requirements may be eligible for a retirement benefit

Temporary Employees

- A temporary employee is defined as an employee in a position that requires less than six months of work (may also elect to exclude temporary employees that work more than six months, not to exceed 12 months)
- Employers may adopt a MERS specified resolution to exclude temporary employees from membership in the retirement system

Purchasing Service Credit

There are two types of service that employees can buy – generic and other governmental service.

- Purchased service must be approved by the governing body
- All employees within the same division must be given the same opportunity to purchase service
- Employees can purchase up to five years of generic service, (no maximum on other governmental service) *
- Purchased time will increase employee's benefit but will not help with vesting requirement
- There is no fee to request an estimate of actuarial cost

S. Dimes

To Buy Any Type of Service:

- Governing body must approve by resolution (included on estimate)
- All employees must be given the same opportunity to purchase service
- Estimate of cost of buying service must reflect termination date, if known
- Minimum amount to purchase is one month
- Service may be purchased before vesting is achieved, but member cannot purchase vesting
- If B-3 or B-4 is in place, member's calculation will reflect up to years/months needed to reach 80% maximum. May not be full amount requested.

Types of Service Credit

- Governmental Service
 - Service must be qualified in writing by previous entity
 - Break in service cannot exceed 180 months (15 years)
 - If hired prior to July 1, 1997, purchased service will help meet vesting
- Military Service
 - Service shown on DD214 form (discharge paperwork from branch of military)
 - If hired prior to July 1, 1997, may purchase up to 5 years. Those hired or became members after July 1, 1997, may not purchase Military Service. Generic Service is available.
- Generic Service
 - Service not related to employment
 - Maximum amount to purchase is 5 years MERS-wide

A MERS member who goes on active military duty may be eligible to receive service credit.

(B.)

This is results of Actuarial Study done prior to elected officials joining MERS

**Ypsilanti, Charter Township of - Elected Officials
Initial - Actuarial Accrued Liability**

**B-3 - 2.25% - 80% Max, Ret Age: 60, V-10, F55(15), FAC-3, 0.00% Member
Contrib., 50%, Base Pay, All Prior Years Service**

| Name | Accrued Liability | Salary | Total MERS Eligibility Service Under Plan Section 5(1) |
|----------------|-------------------|-------------------|--|
| Brenda Stumbo | \$ 225,912 | \$ 74,015 | 16.1139 |
| Lavedia Roe | 183,399 | 74,015 | 12.7823 |
| Lawrence Doe | 134,315 | 74,015 | 9.9543 |
| Totals: | \$ 543,626 | \$ 222,045 | |

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CHARTER TOWNSHIP OF YPSILANTI
NOVEMBER 17, 2009 REGULAR MEETING MINUTES
PAGE 4

A motion was made by Clerk Lovejoy Roe, supported by Trustee Martin to approve the lease between the Charter Township of Ypsilanti and Washtenaw County for the use of space to operate the Senior Nutrition Program from October 1, 2009 to September 30, 2012. The motion carried unanimously.

11. RESOLUTION NO. 2009-40, DESIGNATION OF DEPOSITORIES

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve Resolution No. 2009-40, Designation of Depositories (see attached). The motion carried unanimously.

12. RESOLUTION NO. 2009-41, DESIGNATION OF NEWSPAPER OF CIRCULATION

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Resolution No. 2009-41, Designation of Newspaper of Circulation (see attached). The motion carried unanimously.

13. RESOLUTION NO. 2009-42, ADOPTION OF ROBERT'S RULES OF ORDER

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Resolution No. 2009-42, Adoption of Robert's Rules of Order (see attached). The motion carried unanimously.

14. RESOLUTION NO. 2009-43, ADOPTION OF WORK SESSION AND REGULAR BOARD MEETING DATES FOR THE 2010 CALENDAR YEAR

A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to approve Resolution No. 2009-43, Adoption of Work Session and Regular Board Meeting Dates for the 2010 Calendar Year (see attached). The motion carried unanimously.

15. 1ST READING RESOLUTION NO. 2009-46, PROPOSED ORDINANCE NO. 2009-400 - ALLOWING FULL-TIME OFFICIALS TO PARTICIPATE IN MERS PROGRAM AND ALLOWING BOARD MEMBERS TO REMOVE RETIREMENT FUNDS FROM PENSION ACCOUNT

A motion was made by Clerk Lovejoy Roe, supported by Trustee Martin to approve 1st reading Resolution No. 2009-46, Proposed Ordinance No. 2009-400 - allowing full-time officials to participate in MERS Program and allowing board members to remove retirement funds from pension account (see attached). The motion carried unanimously.

16. SET PUBLIC HEARING DATE:

- A. TUESDAY, DECEMBER 15, 2009 AT APPROXIMATELY 7:00 P.M.
- REQUEST OF PROQUEST, LLC, LOCATED AT 699 JAMES HART PARKWAY IN YPSILANTI TOWNSHIP, FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE.

A motion was made by Trustee Eldridge, supported by Clerk Lovejoy Roe to set the public hearing date for Tuesday, December 15, 2009 at approximately 7:00 p.m. to hear the request of ProQuest, LLC, located at 699 James Hart Parkway in Ypsilanti Township, for an Industrial Facilities Exemption Certificate. The motion carried unanimously.

STATEMENTS AND CHECKS

- A. November 3, 2009

2. RESOLUTION NO. 2009-36, CLERK SALARY FOR 2010

A motion was made by Treasurer Doe, supported by Trustee Eldridge to approve Resolution No. 2009-36, Clerk Salary for 2010 (see attached). The motion carried.

3. RESOLUTION NO. 2009-37, TREASURER SALARY FOR 2010

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Resolution No. 2009-37, Treasurer Salary for 2010 (see attached). The motion carried.

4. RESOLUTION NO. 2009-38, TRUSTEE SALARY FOR 2010

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Resolution No. 2009-38, Trustee Salary for 2010 (see attached). The motion carried.

5. RESOLUTION NO. 2009-39, WAGE RESOLUTION FOR 2010

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Wage Resolution No. 2009-39 for 2010 (see attached). The motion carried.

6. REQUEST TO TRANSFER ESCROWED LIQUOR LICENSE FROM TEMPTATIONS, LLC TO RAINBOW HOSPITALITY, LLC LOCATED AT 2876 WASHTENAW

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the transfer of escrowed Tavern license from Temptations, LLC to Rainbow Hospitality, LLC located at 2876 Washtenaw. The motion carried unanimously.

7. REQUEST OF POLO FIELDS EAST, LLC FOR NEW CLASS C LIQUOR LICENSE TO BE LOCATED AT 2985 PACKARD ROAD IN YPSILANTI TOWNSHIP

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the request of Polo Fields East, LLC for new Class C Liquor License to be located at 2985 Packard Road in Ypsilanti Township. The motion carried unanimously.

8. WASHTENAW COUNTY ROAD COMMISSION AMENDMENT TO ROAD IMPROVEMENT AGREEMENT FOR PAINT CREEK CROSSING (WHITTAKER ROAD, MORGAN ROAD AND DEAN DRIVE)

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the Washtenaw County Road Commission Amendment to Road Improvement Agreement for Paint Creek Crossing (Whittaker Road, Morgan Road and Dean Drive). The motion carried unanimously.

9. YOUTH DANCE RECITAL AUDITORIUM AGREEMENT WITH WILLOW RUN COMMUNITY SCHOOLS

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the Youth Dance Recital Auditorium Agreement with Willow Run Community Schools. The motion carried unanimously.

10. LEASE BETWEEN THE CHARTER TOWNSHIP OF YPSILANTI AND WASHTENAW COUNTY FOR THE USE OF SPACE TO OPERATE THE SENIOR NUTRITION PROGRAM FROM OCTOBER 1, 2009 TO SEPTEMBER 30, 2012

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CHARTER TOWNSHIP OF YPSILANTI
DECEMBER 15, 2009 REGULAR MEETING MINUTES
PAGE 2

CLERK REPORT

Clerk Lovejoy Roe provided a brief summary of the Urban County meeting attended by her and Mike Radzik.

TREASURER'S REPORT

November 2009

Treasurer Doe gave the report for November 2009. The beginning balance was \$24,545,388.28 and the ending balance was \$24,322,359.61.

A motion was made by Trustee Currie, supported by Clerk Lovejoy Roe to receive and file the November 2009 Treasurer's report (see attached). The motion carried unanimously.

TRUSTEE REPORT

Trustee Eldridge recognized the Washtenaw County Road Commission for the completion of Hitchingham Road. He also voiced his concern regarding the increase for non-residents to join the Senior Center.

ATTORNEY REPORT

A. REQUEST AUTHORIZATION TO INITIATE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR THE PROPERTY LOCATED AT 212 DEVONSHIRE

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to authorize litigation in Washtenaw County Circuit Court to abate public nuisance for the property located at 212 Devonshire. The motion carried unanimously.

B. REQUEST AUTHORIZATION TO INITIATE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR THE PROPERTY LOCATED AT 2403 E. MICHIGAN AVENUE.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to authorize litigation in Washtenaw County Circuit Court to abate public nuisance for the property located at 2403 E. Michigan Avenue. The motion carried unanimously.

C. GENERAL LEGAL UPDATE

Attorney Winters provided an update on the Crystal Pond litigation. He also paid tribute to former Ypsilanti Township Clerk, Anna J. Stepp.

OLD BUSINESS

1. 2nd READING RESOLUTION NO. 2009-46, PROPOSED ORDINANCE NO. 2009-400 ALLOWING FULL-TIME OFFICIALS TO PARTICIPATE IN MERS PROGRAM AND ALLOWING BOARD MEMBERS TO REMOVE RETIREMENT FUNDS FROM PENSION ACCOUNT (1st reading held at November 17, 2009 Regular Meeting).

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CHARTER TOWNSHIP OF YPSILANTI
DECEMBER 15, 2009 REGULAR MEETING MINUTES
PAGE 3

A motion was made by Clerk Lovejoy Roe, supported by Trustee Sizemore to approve the 2nd reading Resolution No. 2009-46, proposed Ordinance No. 2009-400 allowing full-time officials to participate in MERS Program and allowing board members to remove retirement funds from pension account (see attached). The motion carried as follows:

Martin: Yes Eldridge: Yes Currie: Yes Sizemore: Yes
Stumbo: Yes Roe: Yes Doe: Yes

2. 2nd READING PROPOSED ORDINANCE NO. 2009-401, AMENDING ORDINANCE NO. 2009-397, ANIMAL CONTROL (1st reading held at December 2, 2009 Regular Meeting).

A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve the 2nd reading proposed Ordinance No. 2009-401, Amending Ordinance No. 2009-397, Animal Control (see attached). The motion carried as follows:

Martin: Yes Eldridge: Yes Currie: Yes Sizemore: Yes
Stumbo: Yes Roe: Yes Doe: Yes

NEW BUSINESS

1. AMENDMENT TO WASHTENAW COUNTY POLICE SERVICES CONTRACT BETWEEN WASHTENAW COUNTY, WASHTENAW COUNTY SHERIFF AND CHARTER TOWNSHIP OF YPSILANTI REGARDING REDUCTION OF WCSD DEPUTIES FROM 38 TO 31 FOR 2010 EFFECTIVE JANUARY 1, 2010.

A motion was made by Treasurer Doe, supported by Trustee Sizemore to approve the Second Amendment to the Washtenaw County Police Services Contract and to authorize signing of the contract (see attached). The motion carried unanimously.

2. BUDGET AMENDMENTS

A. AMENDMENT #12

A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve Budget Amendment #12. The motion carried unanimously.

B. AMENDMENT #13

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budget Amendment #13. The motion carried unanimously.

3. RESOLUTION NO. 2009-49 - REDUCTION OF PLANNING COMMISSION MEMBERS

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Resolution No. 2009, Reduction of Planning Commission Members (see attached). The motion carried unanimously.

4. RESOLUTION NO. 2009-45 – 2010 BOARDS AND COMMISSIONS APPOINTMENTS AND REAPPOINTMENTS

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**PROPOSED
ORDINANCE NO. 2009-400**

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

Sec. 2-132. Persons covered.

The annuity or pension plans created, established and contracted for under this division shall cover each person within the following classes of officers: Supervisor, Clerk and Treasurer.

Sec. 2-133. Premium contributions; date of eligibility; rejection of coverage.

(a) The township's annual contribution for the Supervisor, Clerk and Treasurer's pension benefits shall be the same percentage contributed for full time township employees under the Michigan Employment Retirement System. Such contributions shall be secured from the general fund of the township. Each person within such class of officers shall be responsible for the remainder of the premium or charges, and the township treasurer is hereby authorized to deduct the same from each person's pay, salary or compensation and to apply the same to such person's responsibility.

Severability

The various parts, sentences, paragraphs and clauses of this ordinance are severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected.

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 adoption of Ordinance No. 2009-401 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on December 15, 2009, after first being introduced at a Regular Meeting held on November 17, 2009. The motion to approve was made by member Lovejoy Rob and seconded by member Sizemore. Yes: Martin, Eldridge, Currie, Sizemore, Stunho, Lovejoy Roe and Doe. NO: None. ABSENT: None. ABSTAIN: None.


Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Published: December 17, 2009

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RESOLUTION 2009-46

Whereas, the Township's revenues have been dramatically reduced due to decreases in property values, state revenue sharing and the announced closure of the General Motors plant; and

Whereas, the Township Board understands that decreased revenue requires budget cuts; and

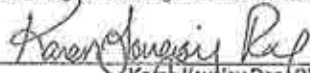
Whereas, effective December 31, 2009, the Township Board wishes to eliminate the current 20% pension contribution benefits of its Township Trustees and reduce the current 20% pension benefits of its three full time elected officials to 9.85%; and

Whereas, the Township's three full time elected officials will contribute the same percentage of their salaries that is contributed by the Township's full time employees under the Michigan Employment Retirement System; and

Whereas, the adoption of Ordinance 2009-400 will eliminate the pension benefits for the Trustees and reduce the pension benefits for the three full time elected officials, to be the same percentage as the pension contribution made by the Township's full time employees under the Michigan Employment Retirement System (6.9% in 2010).

Now therefore, be it resolved, that Ordinance #2009-400 is hereby adopted.

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. 2009-46 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 15, 2009.


Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

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----- Forwarded Message -----

From: "Karen Lovejoy Roe" <klovejoyroe@ytown.org>

To: "Brenda Stumbo" bstumbo@ytown.org, "Larry Doe" ldoe@ytown.org, "Stan Eldridge" mipanthers@aol.com, "Stan Eldridge" seldridge@ytown.org, "Mike Martin" mmartin@ytown.org, "Mike Martin" satur9@comcast.net, "YT-Scott Martin" smartin@ytown.org, "Scott Martin" SMartin@twp.scio.mi.us, "Jean Hall-Currie" jcurrie@ytown.org

Cc: "Karen Wallin" kwallin@ytown.org>

Sent: Sunday, July 13, 2014 11:57:45 PM

Subject: Fwd: FT Officials Retirement

Hello All,

Just wanted to take a moment and share with you the email thread that Karen Wallin previously shared with us all back in 2010 regarding the purchase of service credits for Brenda, Larry and I. The emails were between Karen Wallin and Brenda Stumbo and both Kelli Davis and Dawn Grabinski with MERS. The request on the agenda for our meeting this week, Tuesday, July 15, 2014 is for authorization to allow me to purchase 2 years and 1 month of service credits for actual service with the township. As you know the board previously authorized me in 2010 to purchase 5 years of my service time and I am grateful for your support for that purchase. I still have 2 years and 1 month of time that I worked full time for the township that I do not have pension credits for.

The emails indicate that MERS clarified, shortly after the board approved the resolution that allowed the three full time officials to join MERS, that the resolution was sufficient to allow Brenda, Larry and I to purchase service credits and to do so with either John Hancock funds or where insufficient (in my case) to roll over outside funds and that MERS was aware that I would be doing so. The emails also indicate that later in July of 2010 that a different MERS department was now requiring a new resolution to enable me to purchase my service credits. Ms. Dawn Grabinski apologized for this new requirement.

Again, I do want to thank you for allowing me to purchase 5 years of my service credits by approving a similar resolution in 2010 and hopefully you will allow me to purchase the remaining 2 years and 1 month that I worked full time for the township but do not have credits for. I appreciate your patience and understanding on this issue. Please feel free to call me at the office or my cell if you have any questions. My cell is 734.260.6578 and office is 734.484.4700. Thank you for your consideration, Karen

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Begin forwarded From: Karen Wallin To: Stumbo, Brenda bstumbo@ytown.org To: Lovejoy Roe, Karen klovejoyroe@ytown.org To: Doe, Larry ldoe@ytown.org To: Martin, Mike mmartin@ytown.org Cc: Wrybkowski, Nancy nwrybk@ytown.org To: MIPANTHERS@aol.com

Sent: 8/9/2010 1:42:25 PM

Subject: FT Officials Retirement

Twp Board Members:

Per the request of Trustee Eldridge at the last Board Meeting, below are the sections of the e-mails with MERS regarding the 3FT officials and purchase of their FT service. Please let me know if you have any other questions.

Karen Wallin HR Dept

By Fax cc: Trustee Sizemore and Trustee Currie

Karen Wallin 2/11/2010 12:46 PM

Ms. Davis:

As you are aware, the Township's 3 FT officials (Supervisor, Clerk and Treasurer) were recently added to the Township's MERS Retirement (8104-10). Over the last several days some questions have surfaced that we are asking for clarification on.

#1 - Is the attached Resolution/Ordinance that was approved at the 12/15/2009 Board Meeting (copy attached), sufficient to allow each of the officials to purchase their years of full-time governmental service.

#2 - Are these documents also sufficient to allow the purchase of additional generic service years and military years. If the attachments are not sufficient, please provide what would be needed.

Thank you for your patience with us as we make this transition for the 3 FT officials.

By copy to the officials - if I have missed any questions you may have or have additional concerns, please forward them to Ms. Davis at the e-mail noted above.

Karen Wallin Ypsilanti Township HR

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From: Brenda Stumbo [mailto:bstumbo@ytown.org] Sent: Thursday, February 11, 2010 1:16 PM

To: Kelli Davis; Karen Wallin

Subject: Re: Officials Retirement

One issue is at the meeting we authorized to cease using funds with John Hancock and go into MERS. One of the elected officials wants to take money out of a different account and buy 8 years. I don't have a problem with this but it was not discussed at a board meeting or reflective in the minutes or resolution. Therefore the question I have is, do we need another resolution allowing the elected official to buy full time government services, since their additional monies are coming from a personal account as opposed to the John Hancock retirement account that was eliminated? Procedurally speaking, we didn't speak to it nor address it in the resolution. Brenda

"Kelli Davis" KDavis@mersofmich.com 2/11/2010 5:00 PM

Brenda-

As far as I understood, all of you were going to be allowed to come in with prior service time as long as you rolled over funds to cover the cost of the prior service time. We were aware that one of the members did not have enough money in there John Hancock account but they were going to have funds rolled in from a different account to cover that cost of the prior time, and that is fine. Then it was my understanding that the municipality would allow the members to buy the generic service time of up to 5 years per MERS Policy. Those would be calculations that would be ran, and then the municipality would sign those purchase agreements, and I'm assuming that would be passed at one of your board meetings. On our end I think we are all set, just need to know what service credit purchases to run for each person and for how much time.

If you have any other questions, please let me know.

Thank you!

Kelli Davis Benefit Coordinator

Municipal Employees' Retirement System of Michigan

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From: Karen Wallin [mailto:kwallin@ytown.org]

Sent: Tuesday, February 16, 2010 10:06 AM

To: Kelli Davis; Brenda Stumbo

Subject: RE: Officials Retirement

Kelli:

I been ask to follow-up with you regarding the e-mails below. Could you confirm if MERS can accept the original resolution and ordinance to allow all FT years to be purchased and that funds from additional sources other than John Hancock would be accepted to purchase those years. If an additional resolution will be needed, please advise that as well.

Thank You,

Karen Wallin Ypsilanti Twp HR

"Kelli Davis" KDavis@mersofmich.com 2/16/2010 12:13 PM

Karen-

Yes, this resolution on hand is fine that with can come in with prior service time as long as they rolled in money to cover the cost of their prior service. As far as purchasing the generic service time of 5-years, that will have to be approved by the board see the generic service time estimate for details.

Thank you!

Kelli Davis Benefit Coordinator

Municipal Employees' Retirement System of Michigan

"Dawn Grabinski" DGrabinski@mersofmich.com>4/27/2010 1:45 PM

Hi Karen,

The previous board resolution approving the purchase of Ms. Roes' prior service is fine. In order to complete the purchase, the service credit purchase estimate (ID #15688) will need to be signed by both

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the employer and the employee, a lump sum payment will need to be made for the purchase price (\$77,665.00), this price is good for two months from the calculation date. If Ms. Roe plans on rolling

funds over from a qualified plan, form #38 Certification of Qualified Fund Rollover form will need to be completed as well. Please don't hesitate to contact me with any questions.

Thank you,

Dawn Grabinski Benefit Plan Coordinator

Municipal Employees' Retirement System

"Dawn Grabinski" DGrabinski@mersofmich.com>7/6/2010 11:32 AM

Hi Karen,

In regards to the board resolution approving these three members coming into MERS with their prior service credit, you are correct I did state in my previous email that what we had would be sufficient. When the purchase of the remaining prior service for Ms. Roe was being reviewed by our Office of Employee and Retiree Services department they requested more specific language regarding the approval of the purchase of prior service. I apologize for the inconvenience but if you could please provide us with even a letter stating that this was the Townships intention to approve the purchase of all prior service for these employees.

Please don't hesitate to contact Kelli or I if you have any additional questions.

Thank you,

Dawn Grabinski Benefit Plan Coordinator

Municipal Employees' Retirement System of Michigan

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On 2/10/2010 at 10:16 AM, in message @ytown.org, Karen Lovejoy Roe wrote:

I know we discussed in meetings with you, Larry, Karen Wallin, myself and the MERS reps. on two or three occasions that we would be using dollars from our John Hancock accounts to buy our governmental service credits for fulltime years but we also discussed the fact that I did not have the money in my account and would need to finance from another place. MERS actually did several estimates for the three of us on what the years would cost each of us. I don't think it is relative where the dollars come from for each of us to buy our years. In fact the ordinance or the resolution do not speak to how many years we can purchase or how much money is due from each of us, etc. The board established that the three fulltime officials are now a part of MERS and are obligated to contribute like all employees and the township is obligated to contribute on our behalf like for all employees...and the resolution/ordinance allowed the board members to remove money from their John Hancock accounts. Based on the resolution/ordinance no one is required to contribute anything to their accounts at MERS. But we all have indicated to MERS that we wish to contribute and purchase of governmental service credits. Which is completely allowed by all employees who are a part of the township MERS plan. The MERS booklet states that board action is required to purchase service credits. So that is why we need MERS to determine if the board action : ordinance/resolution covers this requirement for each of us to purchase our governmental time, generic time and Larry may be able to purchase military time. Or do we need a separate board action to allow us to do any of these purchases? Either the board action allows all three of us to purchase governmental time or not. It can't cover you and Larry and not me. Hopefully Karen will get an answer from MERS on this soon so we can move this forward. Thanks, Karen

Karen Lovejoy Roe
Clerk
Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, MI 48197
734-484-4700

On 2/9/2010 at 5:41 PM, in message 4B71E491.3F3 : 183 : 38368, Brenda Stumbo wrote:

My only issue in reviewing the minutes that was provided is that the intent and action of the board was to take money from John Hancock and move it over to MERS. I don't have a problem with Karen Roe purchasing her 8 years of full time service since they were not in her John Hancock account because she withdrew them, but we never discussed this at the board and that is my concern. It seems like we would need board action for Karen to

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buy 8 years and at the same time, ask for Larry and I to buy 5 years. These are my thoughts on the issue. Brenda

Karen Lovejoy Roe 2/9/2010 4:04 PM >>>

Hello Karen,

I think we all need to have MERS clarify for the township the following:

Is the Resolution/Ordinance that was adopted: Resolution 2009-46 and Ordinance 2009-400 by the township board on Dec. 15, 2009 authorizing the townships contribution to MERS on behalf of the three fulltime officials and allowing the three full time officials to contribute to the MERS program, sufficient to allow each of us to purchase our governmental service credits with the township, regardless of where the funds come?

Is it sufficient to allow the purchase of additional generic service credits?

Is it sufficient to allow the purchase of military service credits?

If the resolution and ordinance are not sufficient please have them provide exactly what is needed.

Please ask MERS to provide this information to the township in writing.
Thank you, Karen

Karen Lovejoy Roe
Clerk
Charter Township of Ypsilanti 7200 S. Huron River Dr.
Ypsilanti, MI 48197
734-484-4700

E-3

Zimbra

klovejoyroe@ytown.org

Fwd: mers

From : Karen Lovejoy Roe
<klovejoyroe@ytown.org>

Mon, Aug 23, 2010 04:59 PM

Subject : Fwd: mers**To :** kroee999@comcast.net

>>> On 7/21/2010 at 1:13 AM, in message
<4C72A8D2.1009.00F8.0@ytown.org>, Stumbo,
Brenda (Brenda Stumbo) wrote:

- > Karen, Tammie told me you were upset after the meeting. Don't be upset, at
- > the next meeting I would like to draft a new resolution that includes all
- > three of us and the amount of years for each of us. Make clear where our
- > monies come from. Stan raised some issues at the meeting tonite that I
- > agreed with in regards to the boards intent. The board action didn't say
- > Larry and I could purchase years either. It should be clear for all three of
- > us. Tabling allows the opportunity to have a better record for our minutes
- > and history of this issue and the reductions we took in such hard economic
- > times. . That was the reason I wanted it tabled. Brenda

**CHARTER TOWNSHIP OF YPSILANTI
AUGUST 17, 2010 REGULAR MEETING MINUTES
PAGE 3**

OLD BUSINESS

1. AUTHORIZE SIGNING OF MUNICIPAL EMPLOYEES' RETIREMENT SYSTEM (MERS) LETTER OF AGREEMENT AND GOVERNING BODY RESOLUTION (TABLED AT THE JULY 20, 2010 REGULAR MEETING)

A motion was made by Treasurer Doe, supported by Trustee Eldridge to remove the agenda item from the table.

| | | | | | | |
|----------------|---------------|------------------|------------|----------------|------------|------------------|
| Martin: | Yes | Eldridge: | Yes | Currie: | Yes | Sizemore: |
| | Absent | | | | | |
| Stumbo: | Yes | Roe: | Yes | Doe: | Yes | |

Supervisor Stumbo provided background details of the elimination of the John Hancock pension fund and the transfer of the three full-time officials to the MERS plan. She stated that she and Treasurer Doe had enough money in their John Hancock account to purchase all their prior years of service but Clerk Lovejoy Roe did not. Supervisor Stumbo said in the emails included in the packet, MERS stated the action in December included all three full-time officials and in fairness to that determination by MERS, she would be voting in favor of the agenda item.

A motion was made by Treasurer Doe supported by Clerk Lovejoy Roe to authorize signing of the MERS Letter of Understanding and the Governing Body Resolution.

Clerk Lovejoy Roe read the Letter of Understanding into the record. She explained the only two types of service that could be purchased were governmental and generic and she distributed a MERS article, which detailed that information. Clerk Lovejoy Roe further explained the purchase of service credits must be approved by the governing body and all employees within the same division must be given the same opportunity to purchase service credits.

Trustee Martin stated his recollection of the meeting was that the Board approved allowing the three full-time officials to rollover whatever money they had in their John Hancock account. He said that was what the Board approved and even though MERS allowed the purchase, that was different from what was discussed and approved at the meeting.

Trustee Eldridge stressed it was never his intent to allow service time to be purchased. He said his full intent was to allow the three full-time officials to rollover funds from one account to another, whatever the amount was in the fund. Trustee Eldridge stated that all three were treated in the same manner and he did not recall ever talking about buying service.

Treasurer Doe said he thought the purpose of rolling over the funds was to buy their years of services and he felt it was unjust to allow two of the full-time officials to purchase their years of service but not allow the third full-time official. He stated it was very clear in their meetings with MERS, that it did not matter where the money came from when purchasing the service credits. Treasurer Doe said he felt it was an opportunity by the Board, to allow them to buy their years of service, which actually did happen for the Supervisor and Treasurer but not for the Clerk. He stressed in fairness that they all be treated equally.

Trustee Martin stated that each full-time official rolled over whatever they had in the John Hancock account and that was fair and equal treatment. He stressed that the Board did not discuss about someone removing previous pension funds, investing it somewhere else and then taking that money and wanting to roll it into the MERS plan. Trustee Martin said he could not support allowing someone to purchase more time than anyone else could. He said since employees, in the past, were allowed to purchase five years of service and even though it was a deviation from what was discussed in December, he would support the purchase of five years.

**CHARTER TOWNSHIP OF YPSILANTI
AUGUST 17, 2010 REGULAR MEETING MINUTES
PAGE 4**

Clerk Lovejoy Roe said the email from MERS stated that clarification was needed on the intent of the Board even for Supervisor Stumbo and Treasurer Doe to purchase their service credits. She explained that governmental service was time actually worked and generic service was not. Clerk Lovejoy Roe reiterated that MERS' defined benefit plan did not allow the Board to pick and choose who could buy service credits and that all employees in the same division must be given the same opportunity to purchase their service. She stated in retrospect, the Board did not technically authorize the purchase of prior service credits by any of the three full-time officials at the December meeting. Clerk Lovejoy Roe explained MERS and everyone else knew that the funds in her John Hancock account were not enough to purchase all of her prior years of service and

MERS specifically asked her to wait before rolling over her other funds until the exact amount was calculated. She further explained that if she had rolled over her other money at the same time as Supervisor Stumbo and Treasurer Doe, this item would not be before the Board. Instead of waiting for all her funds, MERS credited her with the years of service that could be purchased with her John Hancock fund, which amount to 2.7 years. Now because of a technical loophole at MERS additional information was needed. She stressed the issue now was whether the Board was authorizing the three full-time officials to purchase their governmental service and not five years of generic service.

Trustee Martin stated that the funds rolled over from John Hancock allowed Supervisor Stumbo to purchase her prior years, Treasurer Doe's funds purchased his prior year, and Clerk Lovejoy Roe's funds purchased 2.7 years. He said that was credited time. He further added that Dawn Grabinski's email dated April 27, 2010 stated, "If Ms. Roe plans on rolling funds over from a qualified account, form #38-Qualified Fund Rollover will need to be completed as well". Trustee Martin said that told him it was not the same process the Supervisor and Treasurer used, it was a different process.

Clerk Lovejoy Roe said the Supervisor and Treasurer had already completed that form and it was for tax purposes. She asked if it was the intention of the Board not to allow her to purchase her prior years of service because she did not have the money in the John Hancock account and that no employee could purchase any prior governmental time unless they actually had money in a plan.

Trustee Martin stated he was talking about what the Board discussed and what he believed they agreed to at the December meeting. He said the Board agreed to eliminate the John Hancock pension plan and to allow the three full-time officials to take whatever existing funds they had in the same fund, roll it into MERS and get credit for what those funds would buy. Trustee Martin stressed the Board did not discuss being able to go into a personal account and buy additional time that was not in the Hancock fund at the time when the Board severed the association with that plan. He said based on his recollection, that was what was discussed and anything else would be a modification to what was agreed upon by the Board.

Clerk Lovejoy Roe said the agenda item before the Board was to clarify the Board's intent and to make it clear. She stated it would eliminate any confusion over what each Board Member thought the Board agreed at the December meeting. Clerk Lovejoy Roe asked Trustee Martin if he had an issue modifying what he thought they agreed on.

Angela Barbash, West Willow Neighborhood Watch Association asked for clarification of governmental service years and generic years. She also questioned if moving money from the Hancock account to a personal account gave Clerk Lovejoy Roe an unfair advantage when purchasing service credits.

Clerk Lovejoy Roe explained the difference between governmental service years and generic years. She further explained that MERS determined the cost for the purchase of

**CHARTER TOWNSHIP OF YPSILANTI
AUGUST 17, 2010 REGULAR MEETING MINUTES
PAGE 5**

service credits based on age and several other criteria and you cannot purchase more governmental service credit than you have actually worked.

Trustee Martin told Clerk Lovejoy Roe that she had eight years in the pension fund when she, of her own volition decided to take that money and invest it somewhere else. He said that otherwise, she would have 10.7 years in the fund now and he would support the purchase of five years because another employee was allowed to purchase five years. Trustee Martin said that would give her 7.7 years and when she was re-elected, she would be vested. He then called the question and asked to a vote.

A motion was made by Trustee Martin, supported by Trustee Eldridge to call the question. The motion failed as follows:

| | | | |
|--------------------|----------------------|--------------------|-------------------------|
| Martin: Yes | Eldridge: Yes | Currie: Yes | Sizemore: Absent |
| Stumbo: No | Roe: No | Doe: No | |

Clerk Lovejoy Roe stated the five generic years were not on the agenda. She expressed her appreciation for Trustee Martin's support of allowing her to buy five years but she said she needed the other two years. Clerk Lovejoy Roe said approval of the Letter of Understanding was important because the resolution and ordinance that was approved in December 2009 eliminated the John Hancock pension and allowed the three full-time officials to join MERS. They did not mention anything about our time or our service credit. She said she thought they were all under the assumption, including MERS that when the Board approved the full-time officials joining MERS that it also meant the full-time officials could buy their governmental service credits. She explained that if she had written a check for the total amount at the same time Supervisor Stumbo and Treasurer Doe transferred their money, this would not have come to the Board. Clerk Lovejoy Roe clarified that when the confusion arose, Supervisor Stumbo felt it should be brought to the Board since the Board had not officially authorized the purchase of governmental service for any of the full-time officials.

Supervisor Stumbo suggested a possible solution would be instead of five generic years, the Board could allow Clerk Lovejoy Roe to purchase five years of governmental service.

Trustee Martin said he was fine with her purchasing five years of service.

Clerk Lovejoy Roe said she would purchase whatever the Board would allow but she wanted to make sure, as a matter of record that it was the Board's intent to allow Supervisor Stumbo and Treasurer Doe to buy all their service time that they had worked for Ypsilanti Township but to only allow her to purchase 2.7 years.

Trustee Martin said he wanted to make it clear that the intent was to allow the three full-time officials to buy the credit time they had in the pension fund at the time. He stated they were now making an exception to allow Clerk Lovejoy Roe to buy five years of governmental service. He stressed that was the intent.

Clerk Lovejoy Roe, for clarification, asked if the intent was just to allow the full-time officials to purchase only what could be rolled over.

Trustee Martin replied that was the intent.

Supervisor Stumbo said this action was adding to the intent to allow Clerk Lovejoy Roe to buy five more years and authorize signing of the resolution. She asked if that would be a friendly amendment.

Treasurer Doe asked if it was five years of her governmental time.

Supervisor Stumbo replied yes.

Clerk Lovejoy Roe stated it was a friendly amendment and she appreciated it.

**CHARTER TOWNSHIP OF YPSILANTI
AUGUST 17, 2010 REGULAR MEETING MINUTES
PAGE 6**

Supervisor Stumbo said the resolution would be adjusted from 7.5 years to 5 years and the Letter of Understanding would be changed to allow Clerk Lovejoy Roe to purchase five years of governmental service and to authorize signing of both.

A friendly amendment was made by Trustee Martin to allow Clerk Lovejoy Roe to purchase five years of governmental service credit and to authorize signing of the resolution and Letter of Understanding. The friendly amendment was accepted.

The motion carried unanimously.

NEW BUSINESS

1. RESOLUTION APPROVING REFUNDING CONTRACT FOR CERTAIN MATURITIES OF THE YPSILANTI COMMUNITY UTILITIES AUTHORITY (YCUA) 2000 SANITARY SEWER SYSTEM NO. 2 BONDS

A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve the refunding contract for certain maturities of the YCUA 2000 Sanitary Sewer System No. 2 Bonds. The motion carried unanimously.

2. RESOLUTION APPROVING CONTRACT AND AUTHORIZING NOTICE FOR INSTALLATION OF VARIOUS WATER MAINS AND RELATED IMPROVEMENTS ON HOLMES ROAD AND FORD BOULEVARD

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the contract and authorizing notice for installation of various water mains and related improvements on Holmes Road and Ford Boulevard. The motion carried unanimously.

3. REQUEST OF SOUTHWESTERN MICHIGAN ATHLETIC CLUB FOR A CHARITABLE GAMING LICENSE

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the request of the Southwestern Michigan Athletic Club for a charitable gaming license. The motion carried unanimously.

4. REQUEST OF RAINBOW HOSPITALITY, LLC TO TRANSFER CLASSIFICATION OF 2010 TAVERN LICENSE TO A CLASS C LICENSE, LOCATED AT 2874-2876 WASHTENAW AVENUE (REFERRED TO THE LIQUOR COMMITTEE AT THE JULY 20, 2010 REGULAR MEETING)

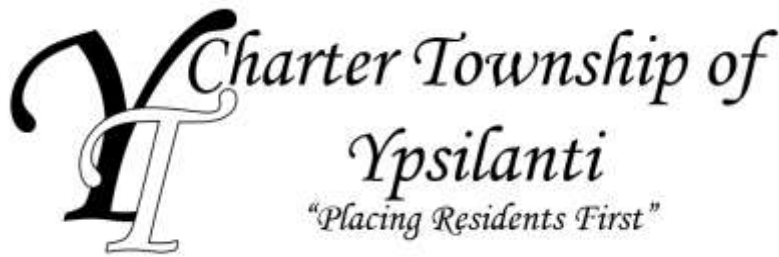
A motion was made by Trustee Eldridge, supported by Trustee Currie to approve the request of Rainbow Hospitality, LLC to transfer classification of 2010 Tavern License to a Class C License located at 2874-2876 Washtenaw Avenue, contingent on payment of all back taxes. The motion carried unanimously.

Trustee Eldridge said the Liquor Committee met with the applicant and he said this was a business that was rapidly evolving into a national franchise. He said they planned to use Ypsilanti Township as their national headquarters. Trustee Eldridge said there was an issue with the back taxes from the previous owner and the applicant agreed to bring the taxes current by the end of the month. The Liquor Committee recommended approval of the request, contingent upon payment of the back taxes.

5. BUDGET AMENDMENT #9

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budget Amendment #9 (see attached). The motion carried unanimously.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



**Office of Community
Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151
www.ytown.org

Memorandum

To: Township Board of Trustees
Cc: Doug Winters, Township Attorney
From: Joe Lawson, Planning Director
Date: July 31, 2014
Re: Master Plan Recommendation – July 2014 Version

Please find attached a copy of the Planning Commission's Resolution 2014-02 recommending adoption of the revised 2014 Master Plan update as provided.

As the Board may recall, on August 27, 2012 the Board approved Resolution No. 2012-22 exercising its authority to approve the final version of the attached Master Plan Update under Section 43(3) of the Michigan Planning Enabling Act, P.A. 33 of 2008.

On May 20, 2013, the Planning Commission, with the assistance of LSL Planning held a public workshop at the Township Civic Center inviting members of the general public, for which 20 or so residents attended to offer comments and suggestions regarding the overall Master Plan.

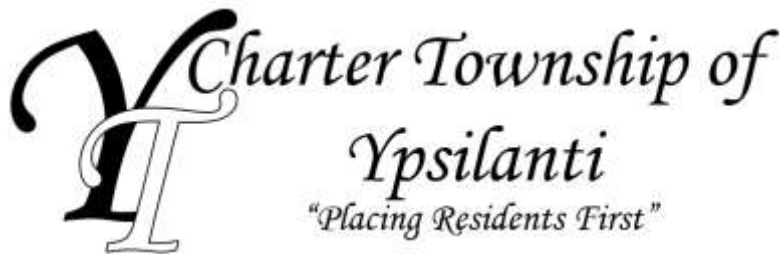
After many months of work and revisions, the Planning Commission held the required Public Hearing as it relates to the attached plan on December 23, 2013 along with a second hearing on January 18, 2014 in order to present the final draft and to accept any final comments from the general public.

On April 22, 2014, the Commission approved the plan by way of Resolution 2014-01 approving the March 2014 Master Plan Draft.

On July 22, 2014, on recommendation of the Board and staff the Commission agreed to and approved the addition of two appendices to the plan that included the Automotive Heritage Trail Master Plan and the Re-Imagine Washtenaw Corridor Improvement Plan.

Should the Board agree, staff recommends the adoption of the 2014 Master Plan Update as presented.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Clerk's Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-4700
Fax: (734) 484-5156
www.ytown.org

MEMORANDUM

To: Joe Lawson, Planning Director

From: Karen Lovejoy Roe, Clerk 

Date: August 28, 2012

Subject: **Resolution No. 2012-22**

At the regular meeting held on August 27, 2012, the Charter Township of Ypsilanti Board of Trustees approved Resolution No. 2012-22, Master Plan Adoption Authority. A certified copy of the resolution is attached.

Should you have any questions, please contact my office.

nkW

Attachment

cc: Michael Radzik, OCS Director
McLain & Winters
File

**Charter Township of Ypsilanti
Board of Trustees**

RESOLUTION NO. 2012-22

MASTER PLAN ADOPTION AUTHORITY

WHEREAS, Michigan Public Act 33 of 2008, the Michigan Planning Enabling Act, requires a community to adopt a master plan and sets forth the procedures for such plan, and;

WHEREAS, Section 43(3) of Michigan Public Act 33 of 2008 states the legislative body may assert the right to approve or reject a plan prepared by the Planning Commission in the form of a resolution, and;

WHEREAS, the Ypsilanti Township Planning Commission is currently developing an update to the current Township Master Plan, and;

WHEREAS, the Ypsilanti Township Board of Trustees believes such a plan is an important tool in furthering the development and success of the Township, provides a sound basis for zoning and other regulations, and desires the opportunity to be involved in the planning process and development of the document.

NOW THEREFORE, BE IT RESOLVED, that the Ypsilanti Township Board of Trustees shall assert its authority to approve or reject the 2012 Ypsilanti Township Master Plan update for the Township once it is presented to them by the Planning Commission, in accordance with plan preparation and adoption procedures set forth in Michigan Public Act 33 of 2008, as amended.

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. 2012-22 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on August 27, 2012.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Ypsilanti Township Master Plan Update



May 20, 2014



The Process

- P.A. 33 of 2008 – State Planning Enabling Act
 - Requires a review of the Master Plan once every 5 years
- The plan was last updated in 2007
- The current update began in 2012
- Public Workshop held on May 20, 2013
- Public Hearing held before the Commission on December 23, 2013 and a second hearing held on January 18, 2014.
- The update was recommended for approval by the Commission by way of resolution on April 22, 2014.

What was updated?

- Chapter 1 - Introduction
 - Goals and Objectives
 - Added language to support sustainable land uses
 - Added language supporting the expansion of accessible public transportation



What was updated?

- Chapter 2 – Community Profile
 - Demographics Data was updated per the 2010 census.
 - Population Increased by 8.5% from 49,182 to 53,362 (2010)
 - SEMCOG December 2013 Population Estimate: 54,703

What was updated?

- Chapter 3 – Community Facilities
 - Police and Fire staffing figures were updated
 - Parks and Recreation statistics were also updated from the 2007 plan.
 - Language was added supporting future consideration of public art.

What was updated?

- Chapter 5 – Transportation
 - Planning Enabling Act required the addition of a transportation chapter since the 2007 plan
 - Chapter includes language supporting the Re-Imagine Washtenaw study and subsequent corridor improvement plan.
 - Chapter includes language supporting Complete Streets



What was updated?

- Chapter 6 – Land Use
 - Emphasis placed on reducing multi-family residential where the infrastructure is not in place to support such a land use. This use should be concentrated as in-fill along our existing commercial corridors such as Washtenaw Avenue.
 - Emphasis placed on home ownership.
 - Language added to support local policies and regulations supporting home ownership

What was updated?

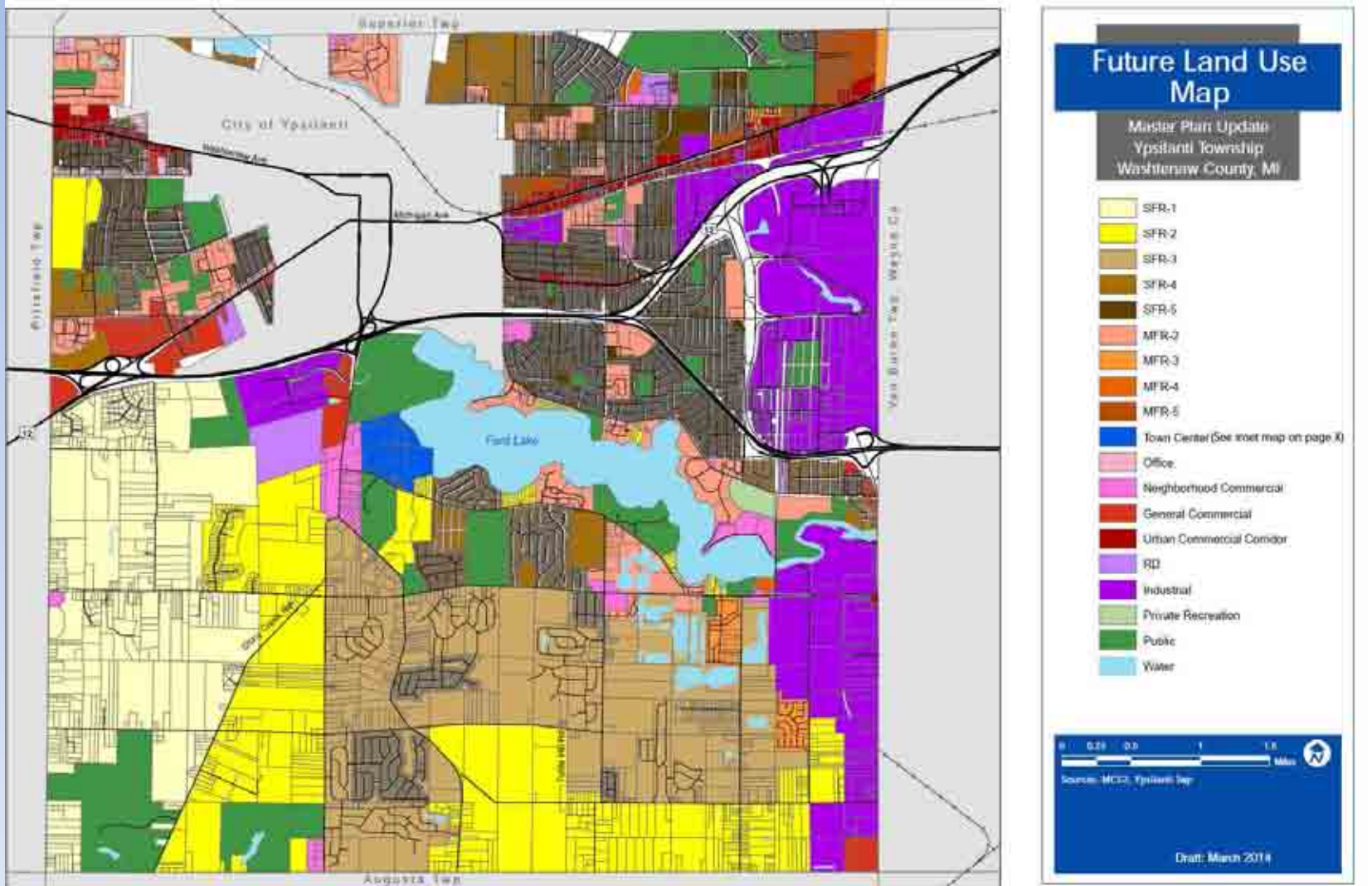
- Chapter 6 – Land Use continued
 - Reduced the overall land area associated with the previously designated Town Center District.
 - Language to support the land use goals noted within the Re-Imagine Washtenaw plan



What was updated?

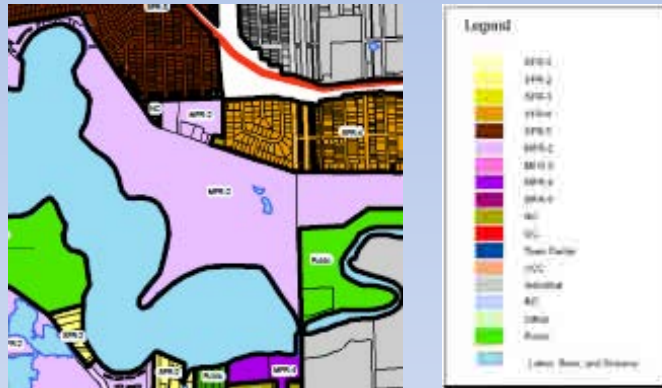
- Chapter 7 – Economic Development
 - With the assistance of economic development consultant Mark Perry, a 10 step economic development plan was included within this chapter.
 - Updated employment figures were included.
 - Language added to support and promote the use of economic development tools such as incentives and development authorities.

Future Land Use Map Changes

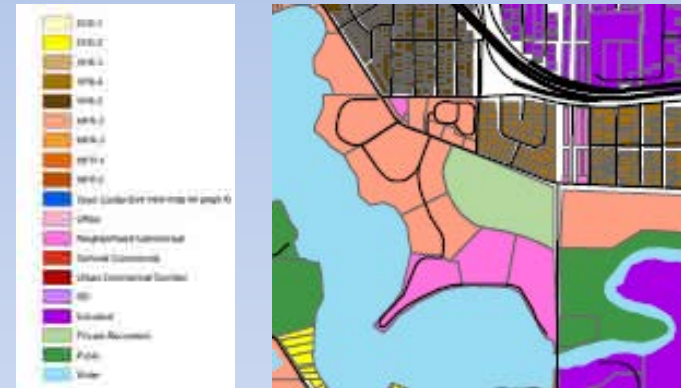


Future Land Use Changes Lakeshore Area

2007 FLU Map



2014 FLU Map



Lakeshore Apartment area – changes to the eastern portion of the property from multi-family to private recreation and neighborhood commercial.

Future Land Use Changes Huron/Whittaker Corridor

2007 FLU Map



2014 FLU Map



Reduced the overall size of the Town Center District. Noted the Eagle Crest Golf course as Public Recreation and changed the Huron Street frontage parcels north of the post office to Commercial leaving the rest of the corridor neighborhood commercial. The Town Center District remains on the vacant farm land south of the golf course.

Future Land Use Changes Washtenaw Country Club Area

2007 FLU Map



2014 FLU Map



Changed the public land use designation to SFR2, single-family residential. This district under the current zoning designation requires ½ acre parcels.

Future Land Use Changes Ford Blvd/Holmes Road Area

2007 FLU Map



2014 FLU Map



Changed the northern portion of the this section from multi-family residential to research and development in addition to maintaining the neighborhood commercial designation for the Von's Shopping Center.

Future Land Use Changes East Michigan Avenue

2007 FLU Map



2014 FLU Map



Though the majority of the corridor remains Urban Commercial Corridor, the multi-family districts were removed as well as the mobile home park designations (MFR3).

What's Next?

Once the 2014 Master Plan Update is adopted, the next step that is being proposed is the updating of the overall Township Zoning Map. The current zoning map has not been updated since February 14, 2000. The plan for the updated map will include easier to read color zoning designations along with the updating of parcels that have been approved for rezoning since the current map was adopted.



Questions?



Ypsilanti Township 2014 Master Plan



May 20, 2014



MASTER PLAN

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CHAPTER ONE

INTRODUCTION

A. SUMMARY OF PLAN

The Master Plan is a guide for the future that recommends how the Township should develop in order to meet community goals. A sound Master Plan helps ensure a logical development pattern that will result in a highly desirable community in which to live, work and recreate. The master plan includes recommendations for land use, residential densities, transportation improvements, community facilities and preservation of natural features. A master plan allows residents, business owners and developers to make investments with a reasonable expectation of what will happen in the future. In essence, the plan represents a balance between the sometimes competing interests of the environment, individual land owners and the community overall.

The amount and pace of development in Ypsilanti Township makes it easy to understand the need for a Township Master Plan. The plan will help direct the intensity and arrangement of various types of land uses; limit appropriate residential densities; preserve natural features; promote design that complements the character of the community; and suggest ways to gradually redevelop areas of the Township around the City of Ypsilanti.

The community plan goals and future development plan will assist Township leaders in substantive, thoughtful decisions which consider the long term implications for the community. The Master Plan can be viewed as a community blueprint for the future, a mechanism to help ensure each decision fits as part of the whole. Among the many reasons for the Master Plan are the following:

- Present a future land use map that illustrates how the Township should logically develop and at what density over time.
- Provide a legal basis for zoning and other regulations for the type, intensity and timing of development. The types and densities of land uses are based largely upon what the public infrastructure and natural environment can support.
- Provide that, as development occurs, the significant natural features located within the Township are preserved or enhanced. These features include, but are not limited to, streams, wooded areas, creeks, wetlands and lakes.
- Recommend improvements to the township transportation network including a greater emphasis on public transportation and roadways that need attention due to rapidly increasing traffic volumes, or traffic management tools to preserve roadway capacity and ensure traffic circulation harmonizes with land uses and neighborhoods.

- Address the desires of residents to preserve and enhance the community character.
- Provide a sustainable community with a land use pattern that translates into a diversified tax base to support the desired facilities and services with reasonable tax rates.
- Provide for economic growth in the community through reinvestment in the commercial and industrial areas of the Township.
- Provide specific recommendations for development and/or redevelopment, access management, public transportation improvements, road improvements and site design along major transportation corridors.
- Coordinate land use recommendations with anticipated land use changes and infrastructure improvements with the City of Ypsilanti and the surrounding Townships.

B. COMMUNITY GOALS

A key element in the preparation of the Master Plan is the community goals, which reflect the community's desires to respond to various issues. The objectives also listed below allow for more specific direction on how to accomplish the stated goal. These statements must all be considered concurrently and within the overall context of the Plan, as opposed to individually. The Master Plan provides guidance and direction towards the achievement of Township goals in the following categories.

| TRANSPORTATION + UTILITY SYSTEM IMPROVEMENTS | |
|--|--|
| Goal | <i>The Charter Township of Ypsilanti will work to assure that necessary infrastructure is available to accommodate the transportation of all users - automobiles, trucks, bicyclists, pedestrians, the disabled, users of public transportation - and goods in the Township and the efficient delivery of water, sanitary sewer, storm drainage, lighting, power and communication subsystems to the community.</i> |
| Objectives | <ul style="list-style-type: none"> • Provide sidewalks and crosswalks for schoolchildren as part of all new developments in the Township and, as funding availability permits, work with the Washtenaw County Road Commission and the public schools to install new sidewalks and to provide improved access to all school facilities, public and private. • Bury power lines and telephone cables in new construction areas or when major reconstruction occurs to provide a visually attractive community while providing necessary services. • Provide streetlight improvements on East Michigan Avenue, West Michigan Avenue, Wallace Street, Grove Road and other selected locations in order to provide safe and efficient access to residents and businesses in those areas. • Enhance and/or expand transit options and facilities to support viable alternatives to driving. • Enhance and/or expand pedestrian facilities including pathways, sidewalks, and cross-walks to provide a safer pedestrian experience. • Promote the expansion of public transportation within the Township. |

NATURAL ENVIRONMENT AND SUSTAINABILITY

Goal

Actively pursue the preservation, conservation and restoration of the Township's natural resources; promote active and healthy lifestyles; and, encourage sustainable building practices to reduce negative impacts on the environment for the enjoyment of future generations.

Objectives

- When new development proposals are received, the Township shall encourage public or private parks and open space be established adjacent to, or in close proximity to wetlands, creeks and other natural features in the community.
- The Township shall continue to monitor and when possible improve the water quality in Ford Lake to preserve that community asset for recreation and aesthetic enhancement of the surrounding land.
- The Township shall work with private property owners and developers to preserve natural resources within the Township.
- Preserve rural residential and agricultural character that remains in select areas of the Township.
- Continue to promote regulations and enforcement efforts to prohibit clear-cutting of existing trees and other native vegetation on new development sites.
- Promote sustainable building practices and site design standards.
- Encourage low impact development design approaches for stormwater management.
- Expand local food opportunities, encourage community gardens and support farmer's markets.

COMMERCIAL + INDUSTRIAL DEVELOPMENT

Goal

Commercial and industrial development in Ypsilanti Township should be promoted, consistent with the "Future Land Use Plan" included in this Master Plan, to meet the retail and service needs of the residents and existing businesses, to provide jobs for the residents and to create additional tax-base for the community.

Objectives

- Implement the Town Center zoning districts along the Huron Street/Whittaker Road corridor between I-94 and South Huron River Drive in order to promote creation of a town center district with a wide variety of goods and services available in a central location.
- Adopt and apply the Urban Commercial Corridor zoning district in order to implement the ReImagine Washtenaw and East Michigan/Ecorse Road Corridor plans.
- Continue to provide zoning districts to permit development of standard full-service restaurants and work with private developers in order to promote opportunities for such facilities in the Township.
- Promote the development of major retail facilities by national retailers using zoning and economic development enhancement techniques.
- Promote the development of additional research and development facilities in the Township using zoning and economic development enhancement techniques.
- Promote the redevelopment and reuse of existing commercial and industrial facilities using zoning and economic development enhancement techniques.
- Encourage the location of shopping and job centers within close proximity to existing or future public transportation routes.

RESIDENTIAL NEIGHBORHOOD AMENITIES + DEVELOPMENT

Goal

The Township must provide reasonable limitations on future residential development in the community in order to provide a diversity of housing styles and types with creation of lower density residential neighborhoods in rural areas while promoting opportunities such as higher density infill development on vacant land that was "leap-frogged" by previous development cycle.

Objectives

- The Township should permit development of unique recreation facilities such as dog parks, skate parks, and similar high-activity facilities when insurance and liability related concerns can be adequately addressed.
- Provide opportunities and promote development for infill housing on vacant land in previously developed areas in order to make use of existing school facilities and other public infrastructure.
- The Township should provide incentives, such as density bonuses through the Planned Development option, for developments that provide off-site infrastructure or public service improvements.
- All new residential development must include reasonable amenities such as active and passive recreation facilities, safety related improvements and infrastructure for the use and enjoyment of the Township's residents.
- Ensure quality of housing stock within the township by way of home maintenance programs, blight elimination programs and code enforcement.
- Encourage home ownership through public/private partnerships and through incentive programs that provide support for neighborhood stabilization.
- Develop and support programs and policies that assist in the creation of "place" and "community" within the Township's residential neighborhoods.

C. PUBLIC INVOLVEMENT

Because extensive public visioning was done as part of the 2006/2007 Master Plan, public involvement was limited in this plan update. The goals and objectives established from the 2006 plan were assessed for current relevance and for what had been accomplished since the last plan was adopted. A public open house coinciding with a Planning Commission meeting was held on May 20, 2013. Approximately 20 participants attended and provided input on the refreshed goals and objectives, new transportation data and concepts, Future Land Use revisions, and the ReImagine Washtenaw project. The workshop materials were subsequently posted to the Township's website and online comments were received. The overarching theme resulting from the public involvement was to incorporate broad sustainability themes into the plan.



CHAPTER TWO

COMMUNITY PROFILE

A. HISTORY

The original settlement that would become known as Ypsilanti was located on the Great Sauk Indian trail where the trail crossed the Huron River. Long before European settlers came to the area, the location was the camping and burial ground for several Native American tribes.

In 1809, three French explorers built a trading post on the west bank of the Huron River, for trading with the Huron Indians. The trading post was one of the earliest structures in the Michigan territory. Gabriel Godfrey was the proprietor of the post.

Benjamin Woodruff, along with several companions, established a small settlement on the river a mile south of the post and named it Woodruff's Grove in 1823. It became the first settlement in what would be Washtenaw County. However, at that time the area was part of Wayne County.

In 1824, Father Gabriel Richard, representative in U.S. Congress for the Michigan Territory, urged the construction of a federal highway from Detroit to Chicago, to be known as the Chicago Road. The surveying crew, following the Sauk Trail, put the crossing of the Huron River nearly a mile north of Woodruff's Grove. The route of the Chicago Road has been preserved and is generally followed to this day by Michigan Avenue.

In 1825, three prominent settlers, Judge Augustus Woodward, John Stewart and William Harwood, combined portions of their land to form the original plat for a new settlement at the crossing, which was named for a Greek patriot, General Demetrius Ypsilanti. In the struggle of the Greek people against the Turks, he was a heroic figure. He was admired by Americans for his part in a struggle for freedom so like their own. When a fire destroyed the school at Woodruff's Grove, that small settlement was abandoned in favor of Ypsilanti.

Washtenaw County was established as a political entity on January 1, 1827. The County was an official place in the territory of Michigan. There are many legends concerning the name Washtenaw. Some people believe Washtenaw was the name of an Indian who lived near the mouth of the river. Others claim it was the Potawatamie word for "large stream" or "river". Emerson Greenman, a former curator of the museum of anthropology at the University of Michigan, wrote that Washtenaw derived from the Algonquin and meant "Far Country" with Detroit as the point of reference. Yet other sources advise that the name Washtenaw is derived from the Chippewa "wash-ten-ong", meaning "grand river", in reference to the Huron River.

Division of the County into townships began later in 1827. The County's population at this time was estimated at nearly 1,000. When Ypsilanti Township was first formed, it was much larger than the present description. According to Superior Township records, both Superior and Salem Townships were originally included in Ypsilanti Township.

The Chicago Road was opened in 1835 and a number of new towns began to prosper along its route. New tracks for railroad service were completed only three years after the road.

When established in 1849, Michigan Normal School was intended to provide training for teachers. The School was the first teacher's college west of the Allegheny Mountains. Now known as Eastern Michigan University, it continues to provide many teachers throughout the state and beyond.

The "Ypsi-Ann Interurban Railway" (as it was called) was completed in 1890 and began operation in January 1891. Originally, it was powered by steam, but became electrified in 1896. The track ran along Packard Road, also known as South Road or the Electric Line Road. The line was extended to Detroit in 1899 and to Jackson in 1902. The line also was extended from Platt and Packard south to the City of Milan via Platt Road. Pilings used by this line still can be seen along Platt Road between Willis Road and Milan Main Street. By the end of the 1920s most of the interurban line had gone bankrupt and soon afterwards all the interurban tracks in Southern Michigan were removed; gone was the era of the interurban lines.

Ypsilanti prospered because of the river, the railroad and the Chicago Road. Many elegant mansions were built overlooking the Huron River. Manufacturing of wood and paper products continued into the 20th century.

Henry Ford and his automotive manufacturing plants changed the economy and the face of the Township. During the 1930s, Ford created a dam on Ford Lake to produce power to run his Ypsilanti factory. Though the factory was located in the City of Ypsilanti, the lake stretched along the Huron River for approximately three miles into the interior of the Township. The lake permanently changed the face of the Township, creating an important new resource while altering surface transportation routes.

In February of 1941, Ford Motor Company acquired land in an unincorporated part of the Township known as Willow Run. The United States had no facilities for mass manufacture of aircraft for war. Most aircraft manufacturing was accomplished in California where much of the final assembly occurred outdoors.

Charlie Sorensen, the Vice-President of Production for Ford Motor Company, had designed a massive new plant for the purpose of manufacturing bombers to attack enemy positions in Europe. After touring a plant in San Diego, Sorensen designed the new Willow Run factory during one night of feverish work and presented the hand-drawn plans to Edsel Ford the next morning after the tour. Ford assured Sorensen that the company would proceed to construct the plant that was intended to produce a bomber each hour. After the Japanese attack on Pearl Harbor later that year, the need for the facility was compounded. The

world renowned architect, Albert Kahn, was hired to prepare the final plans for the facility.

The Willow Run Bomber Plant was completed in 1943. It became a major component in America's "Arsenal of Democracy". During the next two years, the plant would operate 24 hours a day and produce over 8,800 aircraft for the war effort. The Ypsilanti community and the citizens of Michigan came to the aid of the world with the aircraft production to help defeat Germany and Japan.

The Willow Village, a housing complex to serve the employees of the plant, was built across the boundary of Ypsilanti and Superior Townships. The Willow Run plant and associated housing had a profound impact on the entire area. What had been a boys' camp (owned by Henry Ford) for 65 boys in 1939 became a vast manufacturing complex employing over 42,000 people in the war effort by 1943. The employees and their families were attracted from all over the United States, with most coming from outside the southeast Michigan area. Willow Village was created to house and service 15,000 to 20,000 people, and was complete with commercial and community facilities. The influx of workers and their families created tremendous strains for the area, strains that were only partially alleviated by the public programs and facilities provided through Willow Village.

Transporting workers to and from Willow Run was another problem. As reported by Jenny Nolan in the Detroit News, New York Central Railroad Vice-President Jesse McKee said it looked like a job for buses, and Greyhound's Manfred Burleigh said it was "very obviously a job for the railroads". Ultimately, a highway was built in 1943 to ease the commute from Detroit, and the Michigan Central ran trains to the site. The expressway was constructed to traverse the Township's northern half, creating another major barrier to north-south travel in the community.

The B-24 contained 1.2 million parts, as opposed to the 15,000 needed in a 1940 automobile, and the labor needs were tremendous. Men were enlisting in the armed forces to fight overseas, and workers were in short supply.

The war office speeded up the hiring of women, by ordering Ford to hire 12,000 at Willow Run. By October of 1943, there were 140,000 women in the defense industry. Willow Run hired 117 in one week. They received the same wage rates as the men, from 95 cents to \$1.60 an hour.

The women came from varied backgrounds: they were teachers, servers and housewives. Alice Hinkson was an advertising copywriter. Nancy Schaefer was a University of Michigan graduate who gave up a stage career. Mary Von Mach was a licensed pilot; she had been the first Detroit woman to own her own plane. They worked on the line performing riveting, light assembly or as inspectors or trainers. Paula Lind was the first woman to give instructions for the Link Trainer, a device for training pilots in "blind" or instrument flying. Edsel Ford praised the women workers for their "intelligence, will and determination with which they have gone into work which is entirely foreign to them".

Harry Bennett, Ford's controversial right hand man, orchestrated bringing thousands of workers up from the southern states. The southern workers

battled homesickness, housing shortages, lack of recreational facilities, and absenteeism was high. The relatively high wages tempted them to work for a short while and return home, and many did this routinely, taking an unapproved hiatus from the monotony of the line, then returning when their money ran out, or never coming back. Turnover was a huge problem, as many joined the service and many went to other jobs.

Eventually housing was completed: Willow Lodge was a dormitory for single workers four miles from the plant, built to hold 3,000 workers. Rooms were \$5.00 per week. An initial experiment to house the sexes together, with men and women on alternating floors, was quickly ended after "gamblers and fast girls quickly moved in" according to a Detroit News report. Scandalized, the housing officials returned to more traditional separate housing. Willow Court was a trailer project for 900 childless couples, with an apartment going for \$6.50 a week. A shopping center was built in 1943.

The Township Fire Department was started shortly after the end of the war, in 1946. At its inception, the Department was housed in the Willow Village with one truck, a pumper owned by the State of Michigan that was on-loan to Ypsilanti Township. The pumper, a 1941 Ford, carried 150 gallons of water. The Department made approximately 100 fire calls a year including dwelling fires and grass fires. Ypsilanti Township Fire Department covered Ypsilanti, Superior and Canton Townships with just one pumper and two men on fire calls. At the time the Township Fire Department was formed, Willow Run Village also operated a Fire Department with six fire fighters, three per shift, that was responsible for fire calls within the Village area. The Township Department initially shared quarters with the Village Department.

At the end of the war, production of the planes stopped and employment quickly declined. By December 1945, fewer than 600 families lived in Willow Village. Some people remained in the area after the war, forming the nucleus of a skilled and semi-skilled labor force which was absorbed into local employment, particularly the auto industry.

Due to the housing shortage following the war, Willow Village was not demolished immediately as was originally planned. The Federal government sold the Willow Village properties to Ypsilanti Township in 1954. The Township supervised demolition of the Willow Village and sold some of the large non-residential buildings to the Willow Run School District.

In response to the development pressures from the bomber plant, as well as the development associated with Normal College, the Township adopted a Zoning Ordinance in October 1943. The Ordinance established six use categories.

The Willow Village area could not return to its pre-1941 condition, and the farmland could not be reclaimed. The basis had been established for substantial permanent employment and population growth in Ypsilanti Township. The infrastructure for urban growth, such as sanitary sewer and water lines, drainage facilities, improved roads, and public schools, was now present.

The bomber plant was sold to Kaiser Frazier in 1946. The Kaiser automobile was manufactured in the plant until 1953, when the facility was sold to General

Motors. General Motors produced transmissions and other powertrain components until the closing of the plant in 2010.

Ypsilanti Township is a community with a dynamic past. It has enjoyed national and international recognition. It has been home to, or closely associated with, some of Michigan's most memorable events. Our past provides the basis for our future. Ypsilanti is poised to be a leading community in this new century

B. DEMOGRAPHICS

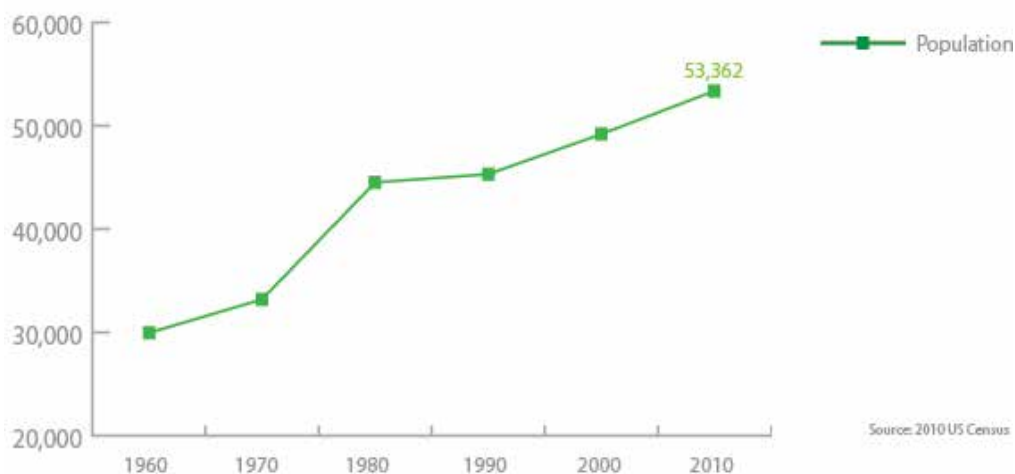
The demographic characteristics of the community are important for planning purposes. It is important to know who lives and works in the Township in order to provide appropriate land uses and services for those people. The demographic analysis provides insight into the age, income, housing and employment attributes of Ypsilanti Township for these planning purposes.

The data used in this analysis comes from the US Census Bureau and from the Southeast Michigan Council of Governments (SEMCOG). SEMCOG data is reported from individual units of government within the region and from other sources. SEMCOG is a "clearinghouse" for information, recognized as an official agency by the State of Michigan and federal agencies for program coordination, data processing and planning purposes.

HISTORIC TRENDS

As shown in *Figure #1*, Ypsilanti Township has grown at a relatively steady rate over the last 20 years.

FIGURE #1: Historic Population Trends



GROWTH PATTERN

While the Township (like most surrounding communities) has experienced considerable growth over the last 20 years, as shown in *Figure #2*, the overall growth pattern in the Township is expected to slow, growing to just 56,507 by the year 2035 according to SEMCOG projections.

FIGURE #2: Population comparison with selected neighbors

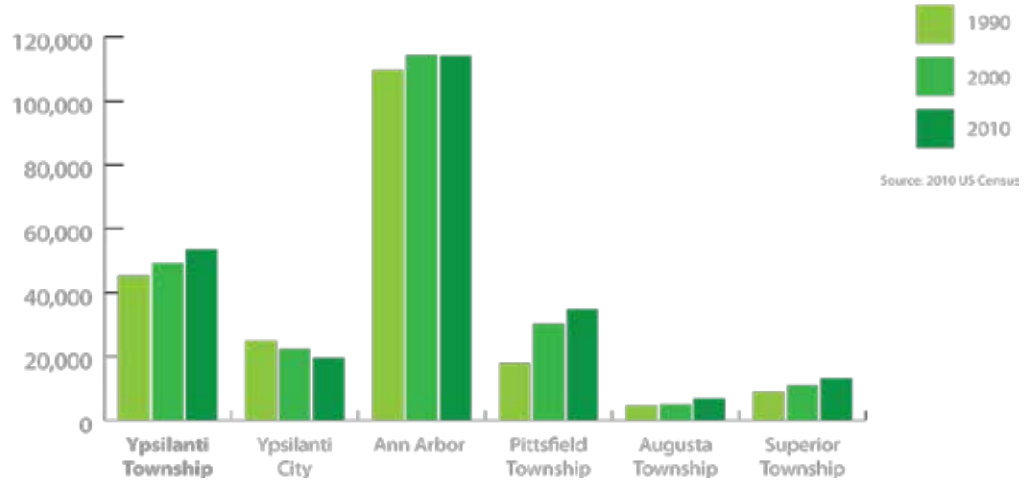
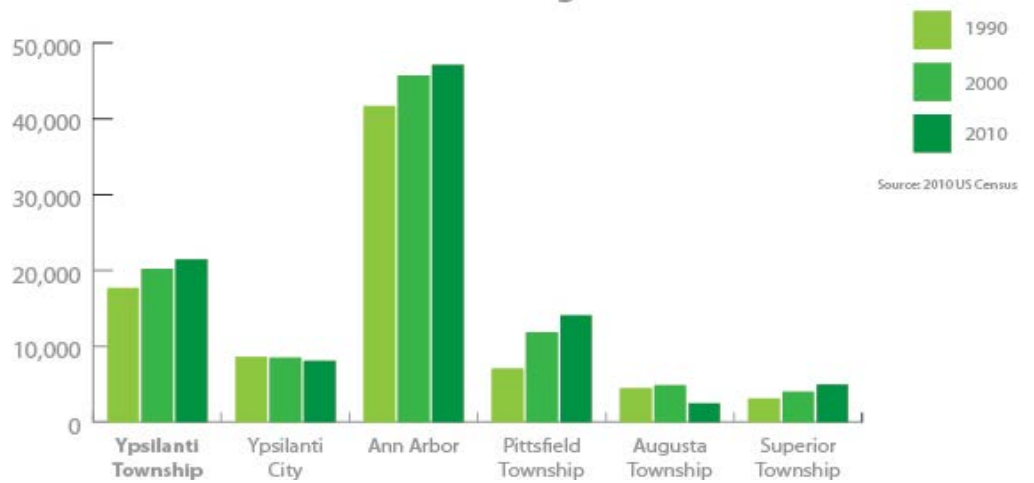


Figure #3 considers the total number of households in each of the comparison municipalities. As is typical of national trends, the reported data indicates that the number of households is growing at a faster rate than the total population, resulting in smaller households.

FIGURE #3 : Household comparison with selected neighbors



AGE OF THE POPULATION

SEMCOG estimates for 2035 indicate that the number of retirement age residents will increase significantly, placing additional demands on local and county governments to provide services for senior citizens.

FIGURE #4 : Population by Age Group Ypsilanti Township

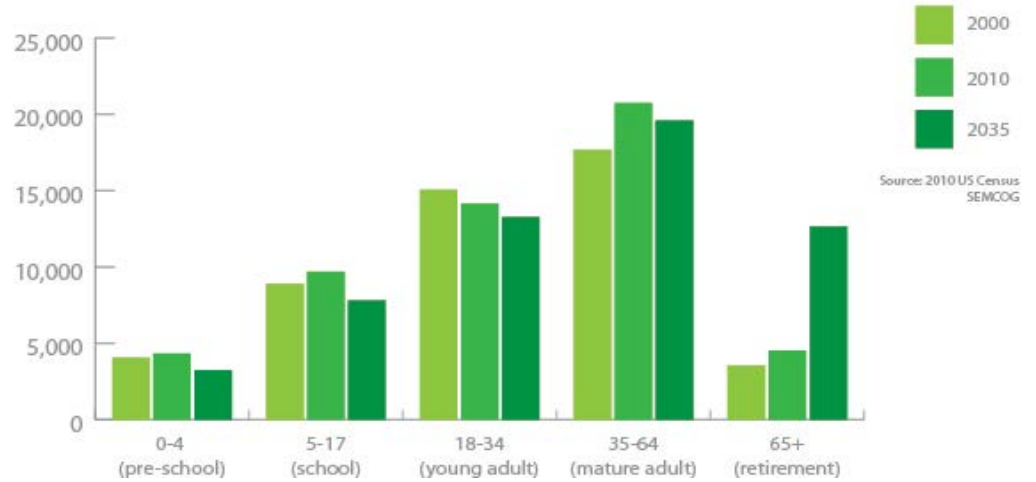
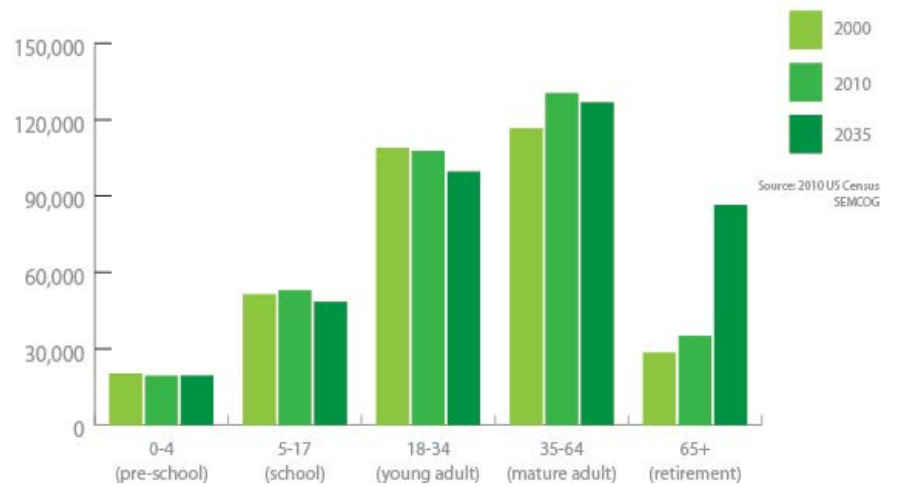
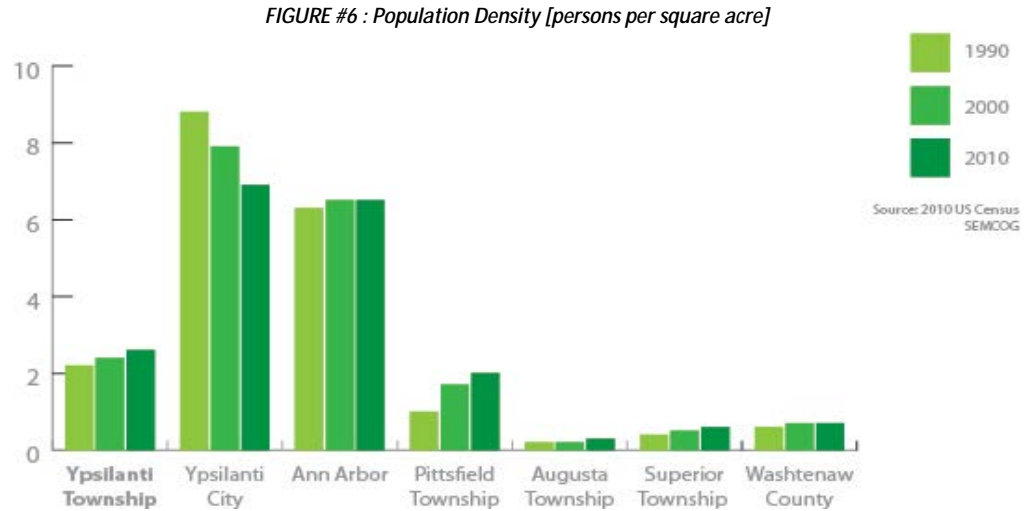


FIGURE #5 : Population by Age Group Washtenaw County



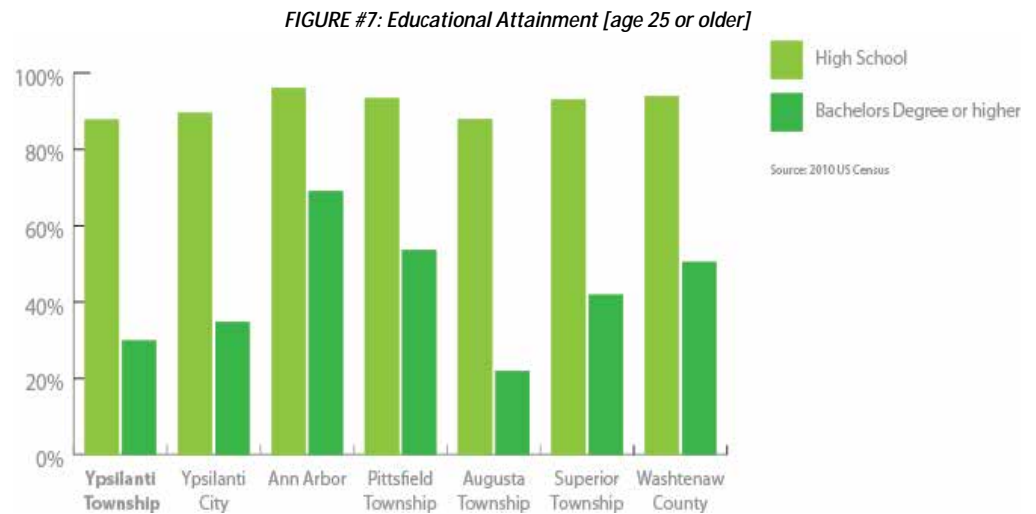
POPULATION DENSITY

Figure #6 shows that Ypsilanti Township's density is 2.6 persons per acre, which is higher than comparable townships in the region..



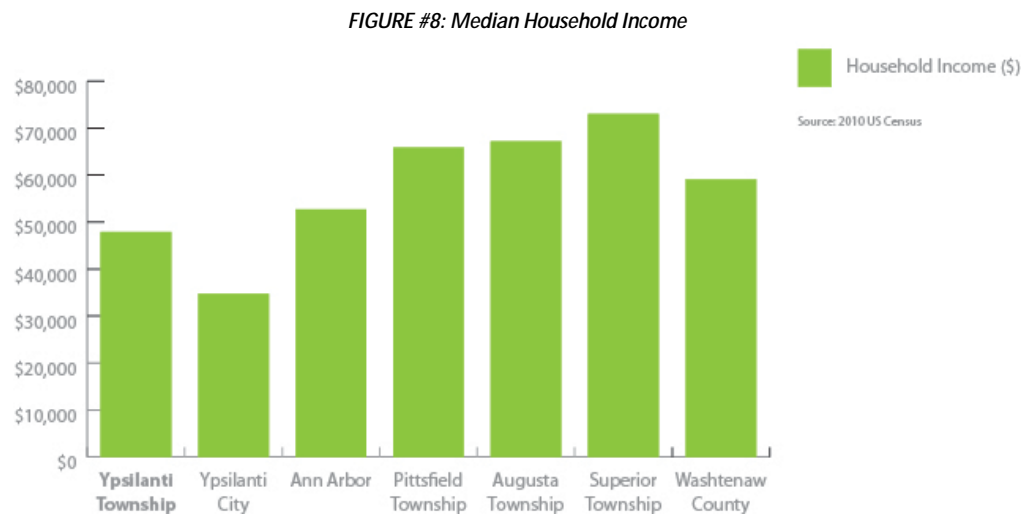
EDUCATIONAL ATTAINMENT

The percentage of high school graduates in the Township is comparable to surrounding communities, but the percentage of college graduates is lower than most surrounding communities.



HOUSEHOLD INCOME

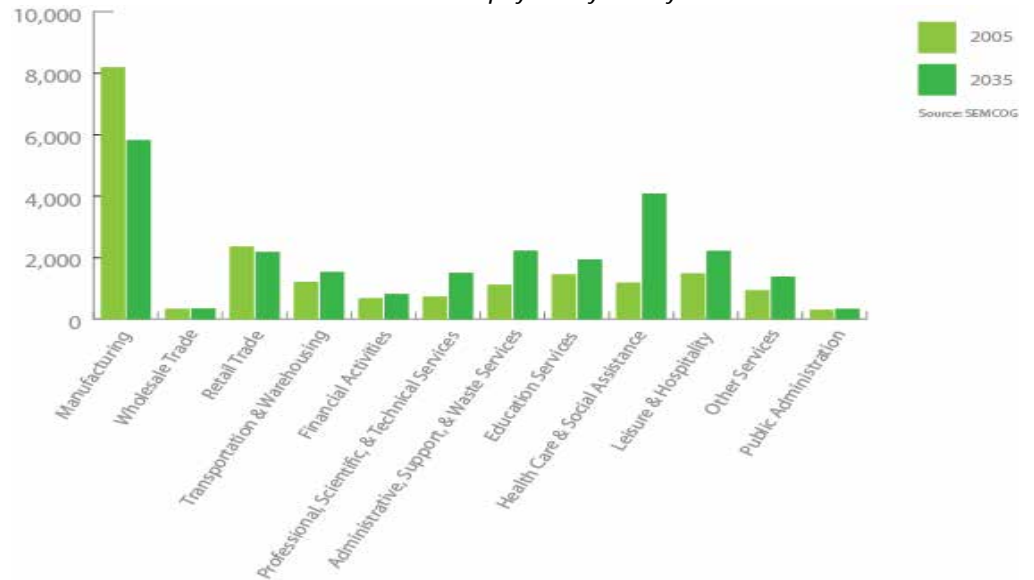
Figure #8 compares the median household income levels of Ypsilanti Township and the surrounding region.



EMPLOYMENT TRENDS

Since 1990, there has been a significant decline in manufacturing employment and a significant increase in service industry employment. SEMCOG projects that this trend will continue, indicating that 54% of the Township's population will be employed in the service industry by 2035.

FIGURE #9 : Employment by Industry



VALUE OF HOUSING

When compared to surrounding communities and to the County overall, Ypsilanti Township provides more affordable housing than any other community in the area. The Township has the lowest median household value than all adjacent communities and comparable rents, which vary greatly in the region.

FIGURE #10 : Median Home Value

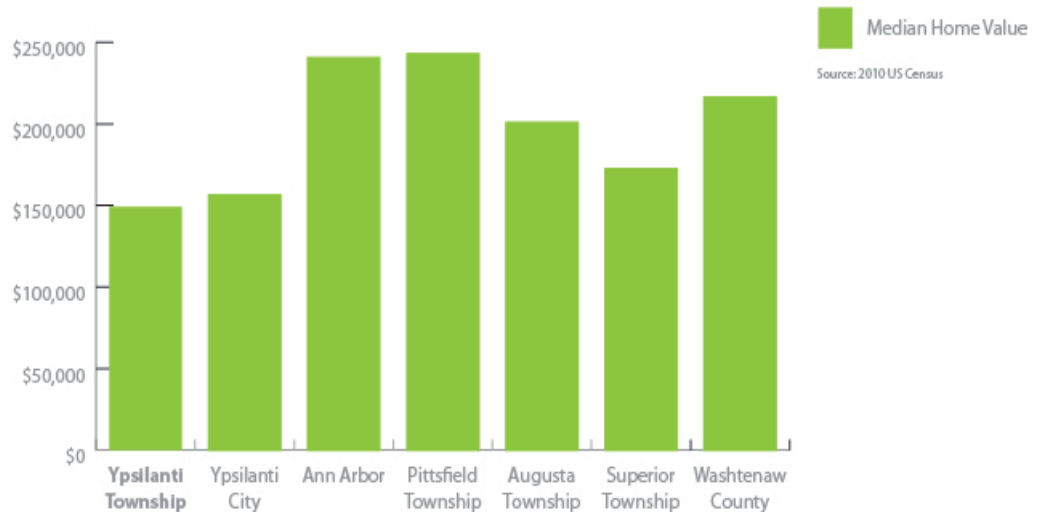
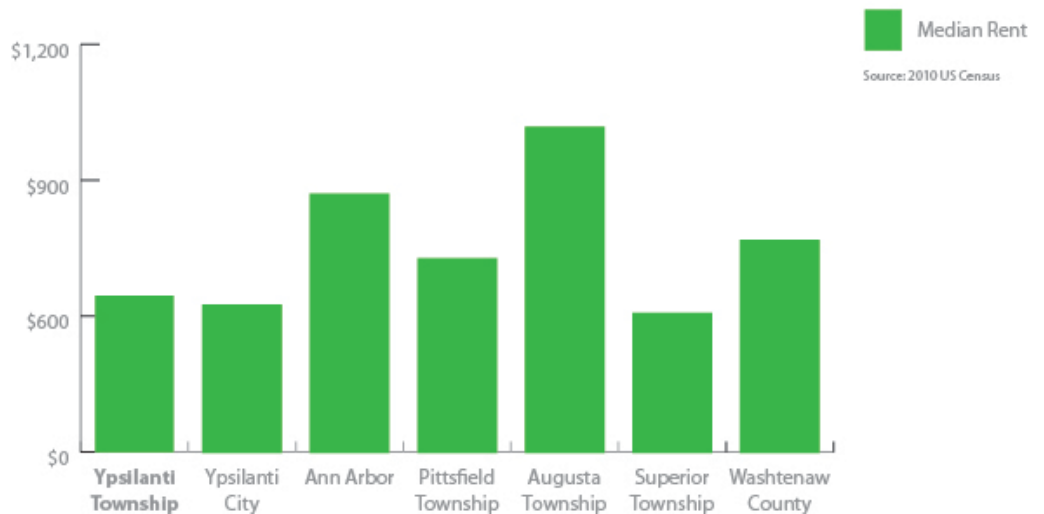


FIGURE #11 : Median Rent



HOUSING BY TENURE

Housing tenure in Ypsilanti Township is characteristic of current conditions in Washtenaw County,, with approximately 2/3 of housing characterized as owner-occupied.

FIGURE #12 : Housing Tenure

| Municipality | % Owner-occupied | % Renter-occupied |
|---------------------|------------------|-------------------|
| Ypsilanti Township | 64.9% | 35.1% |
| Ypsilanti City | 43.4% | 56.6% |
| Ann Arbor | 49.7% | 50.3% |
| Pittsfield Township | 69.9% | 30.1% |
| Augusta Township | 96.6% | 3.4% |
| Superior Township | 83.1% | 16.9% |
| Washtenaw County | 68.0% | 32.0% |

Source: 2010 US Census

HOUSING OCCUPANCY

Housing occupancy in Ypsilanti Township is also characteristic of current conditions in Washtenaw County, with over 90% of housing units characterized as occupied.

FIGURE #13 : Housing Occupancy

| Municipality | % Occupied | % Vacant |
|---------------------|------------|----------|
| Ypsilanti Township | 91.4% | 8.6% |
| Ypsilanti City | 86.6% | 13.4% |
| Ann Arbor | 94.5% | 5.5% |
| Pittsfield Township | 94.7% | 5.3% |
| Augusta Township | 93.1% | 6.9% |
| Superior Township | 92.5% | 7.5% |
| Washtenaw County | 93.0% | 7.0% |

Source: 2010 US Census

CHAPTER THREE

COMMUNITY FACILITIES

To adequately plan future development patterns, public services should be assessed. Responsible planning of the community's land uses and residential densities requires an accurate assessment of community facilities. This process establishes whether the appropriate infrastructure is available to support the demands of new development.

The responsibility of providing public services in Ypsilanti Township is shared by Washtenaw County, the State of Michigan, three public school districts, the Ypsilanti Community Utility Authority and the Township itself.

A. POLICE PROTECTION

Police protection is provided to the Township through a contract with Washtenaw County and its Sheriff's Office. Providing a safe community is essential. New residents within the Township must be provided a safe environment and current residents should be able to rely on the existing level of service.

Although police protection is through contract with the county, it operates just like an independent police department. Cars are marked and designated for Ypsilanti Township and the main sub-station is located within the Civic Center on Huron River Drive. The department also participates in an active problem-oriented policing program with direct support for neighborhood associations and neighborhood watch groups. All concerns, issues and situations are directed to and coordinated through designated deputies. In addition, there are five overlapping patrol shifts that provide response coverage at all times and a Community Action Team that provides specialized response to priority issues.

The township contracts with the Sheriff's Office for 35 Police Service Units, which equates to 35 deputies and six supervisory command officers for total dedicated staffing of 41 sworn officers. In addition, major crime investigations are handled by the Sheriff's detective bureau in support of dedicated contract patrol services. At its current population of 54,129 people, police protection is provided at a staffing level of 0.76 sworn officers per thousand residents. If the past trend of development was to continue, the population would be expected to near build-out in the next 20 years at an estimated population of 71,000 people. In order to maintain the deputy to person ratio, 13 more sworn officers must be assigned to Ypsilanti Township.

The township is using technology to enhance patrol services with a network of public surveillance cameras that record activity at key public spaces. Recordings are reviewed on demand by the Sheriff's Office and used as an investigative resource to help solve crimes.

In 2013, the township acquired the former state police post centrally located on S. Huron Street near I-94. The police operation is scheduled to be relocated from its current facility at the Civic Center to the former post once renovations are completed in early 2014. The new facility will nearly triple the available space for police operations and will accommodate any future expansion. The township also maintains a neighborhood based sub-station located at the intersection of Holmes and Harris Roads. The sub-station is not staffed, however is used by patrol deputies on a daily basis on each shift and contributes to police presence in the densely populated northeast portion of the township.

Financing for staff and facilities comes from a special Township millage for police protection. Ideally, increased population means increased tax base, increased ability to pay for more deputies, and a larger facility. In addition, both the existing tax levy and any desired increases must be approved by the voters.

B. FIRE PROTECTION

The responsibilities of the Ypsilanti Township Fire Department include fire fighting, fire prevention, code enforcement, emergency medical training and community education. There are three fire stations servicing the Township. One of the stations is located in the northeast section of the Township, one is located in the northwest, and the third station is located south of the Interstate.

The department is currently staffed by 25 career personnel. Three individual shifts, each consisting of a captain, lieutenant and six firefighters, provide fire protection and medical first responder service as their primary duties. Administration and management of the department is coordinated by the Fire Chief, fire inspections, plan reviews and related functions are performed by the Fire Marshal. The projected and current population increases will, in turn, increase the demand on the various emergency services provided by the Ypsilanti Township Fire Department. The National Fire Protection Association (NFPA) publishes recommended staffing guidelines that cannot currently be met by the Township Fire Department. In order to comply with these standards and maintain a quality level of service, additional staffing is necessary.



Occupational Safety and Health Administration (OSHA) requires a minimum of two firefighters to enter a building and least two firefighters available outside the structure. This standard is not intended to be a staffing requirement; it is intended to address safety and management practices. Based upon this requirement, typical calls require 8-14 people in-site. Having only four fire trucks and 11 firefighters on duty at one time limits the Township to fight one or two fires at a time. As more development occurs within the Township, the likelihood of the number of fires at one time will likely increase as well. The addition of one fire station and additional staffing will enable the department to fight three, possibly four fires at one time.

The Central Fire Station on Ford Road was built in 1992. The substation located at Textile Road underwent major renovation and expansion in 2004. The Hewitt Road substation underwent renovation in 1998. To more accurately assess this condition, the Department anticipates preparation of a comprehensive capital improvements program utilizing NFPA and OSHA standards and their information system computer program.

An important measuring tool in determining the effectiveness and quality of fire protection services is the response time to calls. The response time in the southern portion of the Township is 6.38 minutes and 5.21 minutes in the north end, measured from the time the call comes in to the time of arrival to the scene.

These response times generally meet accepted averages; however, there is a 20 % difference in times between the southern and northern portions of the Township. This inconsistency is attributed to the following:

- § Increased traffic congestion impacts the ability to provide adequate response times.
- § The majority of the Township south of the Interstate is under-served due to only one fire station in the area.
- § New residential development designs increase response time due to limited access points.
- § Physical barriers within the Township create limitations to response time (e.g. Ford Lake, I-94, railroad).
- § In the eastern portion of the Township, just north of Ford Lake, there is an under-served pocket.
- § A concentration of high risk uses such as industrial and mobile home parks are present in the eastern portion of the Township, south of Ford Lake.

These issues require action. Solutions to these issues are listed below.

- § Initiation of a master plan for facilities and budget.
- § Relocate the station currently located south of the interstate, further east, toward Rawsonville Road to better serve the higher risk uses and improve service to the pocket of development located northeast of Ford Lake.
- § Build a new fire station in the southwest portion of the Township (desired location is Hitchingham and Stoney Creek Road) to serve the new development area and better serve station three.

It should also be noted that maintaining an acceptable level of service not only addresses fire protection but it also makes Ypsilanti Township a more desirable community. Based on an evaluation of fire protection provided, the Insurance Services Organization (ISO) establishes a rate class for the area to determine insurance rates. Most of Ypsilanti Township is rated Class five out of ten classes

(Class one being the highest). Maintaining and improving this class will result in substantial decreases in insurance rates for industrial and commercial uses and be an additional incentive to locate in the community.

C. PARKS AND RECREATION

Review of the 2008 Parks and Recreation Master Plan and 1997 Multi-Purpose Community Center Feasibility Study provides information relative to the projected needs of the Township as it relates to parks and recreation. These documents are incorporated by reference to the Master Plan. The 2008 Parks and Recreation Master Plan provides a complete inventory and analysis of parks and recreation facilities in the community and provides short and long term recommendations for the community to follow and implement. Generally, the park plan recommends acquisition of new parkland and open space while also suggesting the liquidation of some underutilized parcels. Doing so will promote a more efficient use of existing Township parks to accommodate the diversity of recreation interests. Non-motorized pathways were also listed as a priority to connect residents to various sources of recreation in addition to key destinations such as schools, community buildings, retail, etc.

The Township adopted the Parks and Recreation Master Plan in 2008, which contains specific goals and recommendations relating to parks and recreation. This plan, and future updates are incorporated by reference as part of this Master Plan.

| PARKLAND ACREAGE ESTIMATES | | |
|---|---------------|-----------------|
| | 2010 Estimate | 2030 Projection |
| Population | 53,362 | 70,073 |
| Recommended Acreage¹ | 534 acres | 701 acres |
| Comparison to Existing² | +323.84 acres | +156.84 acres |

Source: 2008 Parks and Recreation Plan; SEMCOG

1: 10 acres of parkland is recommended for every 1,000 residents; NRPA

2: Parkland acreage totals 857.84 acres

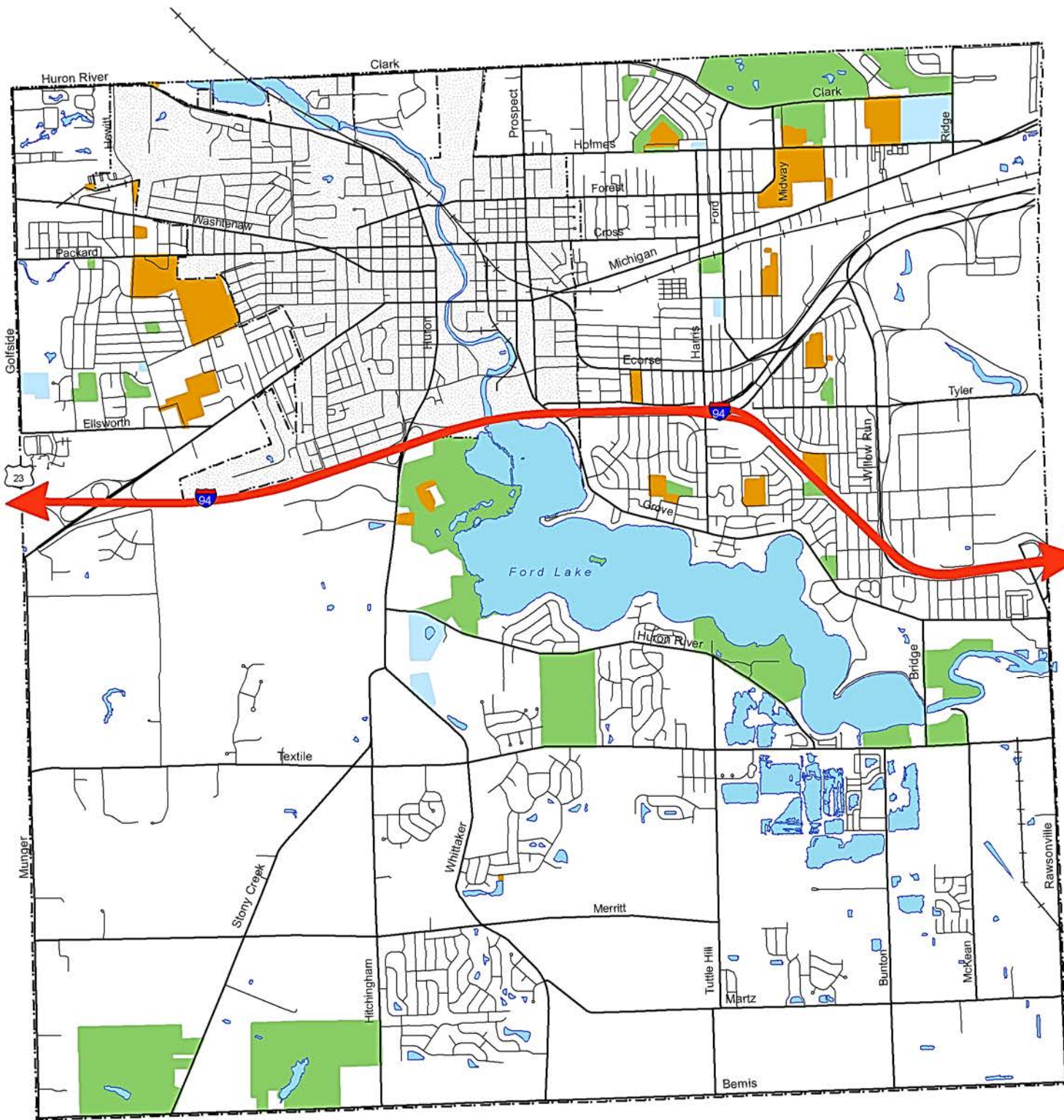
D. PARKLAND

Ypsilanti Township has approximately 850 acres of Township-owned parkland located throughout the community. In addition, there are open space areas within neighborhoods, a Washtenaw County park and several school playgrounds and fields. A noteworthy asset in the community is Ford Lake. Public access is provided for watercraft and for those that just want to sit, relax and enjoy the views. The tables within this chapter summarize the amount of parkland that is available for residents.

The table above compares existing parkland acreage to population needs as recommended by the National Recreation and Parks Association (NRPA). As shown, the Township provides parkland acreage that exceeds population size demands. There are, however, other factors when considering parkland needs and desires including the proximity of parkland to neighborhoods, preservation of natural features, and greenway connections between neighborhoods, community facilities and commercial areas. Parklands located within the more densely populated areas of the Township also provide the opportunity for community gardens and garden leases.

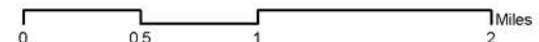
Public Lands and Institutions

Map 1



Legend

-  Minor Road
-  Major Road
-  Railroad
-  Interstate 94 Highway
-  Lakes, River, and Streams
-  City of Ypsilanti
-  Private Lands
-  Parks
-  Schools
-  Public Institutions



YPSILANTI TOWNSHIP PARKLAND SUMMARY

| Park Name | Acreage | Facilities |
|---|---------------|--|
| Appleridge | 43 | Ball fields, ball courts, picnic areas |
| Bud & Blossom | 2.9 | Picnic areas |
| Burns | 1.9 | Tennis courts, play equipment, picnic area |
| Community Center and Green Oak Golf Course Site | 157.3 | Community Center: gym, racquetball, restrooms, Golf: 9-hole course with concession, parking, and restrooms |
| | | Park: tennis courts, playground, ball fields, parking |
| | | |
| Clubview | 10 | Variety of sports, picnic areas, trails |
| Dodge Court | 0.4 | Undeveloped |
| Ford Lake | 98 | Variety of sports, picnic areas , boat launch |
| Ford Heritage | 106 | Undeveloped |
| Fairway Hills | 6.6 | Undeveloped, trails |
| Grove Road Overlooks | 0.3 | Overlook to Ford Lake |
| Harris | 4 | Play equipment, trails, ball fields, picnic |
| Hewens Creek | 190.64 | Undeveloped |
| Huron River | 26 | Undeveloped |
| Lakeside | 20.9 | Play equipment, park shelters, restrooms |
| Lakeview | 3.6 | Play equip, trails, ball fields, picnic areas |
| Loonfeather Point | 11.2 | Play equip, picnic, soccer, fishing pier |
| North Bay Park | 139 | Golf course, play equip, fitness, restrooms |
| North Hydro | 10 | Undeveloped |
| Nancy | 6.1 | Play equipment, ball fields, ball courts |
| Pine | 1.4 | Play equipment, backstop |
| Rambling Road | 2.6 | Play equipment, ball fields, ball courts |
| Sugarbrook | 5 | Ball fields, play equipment, ball courts |
| South Hydro | 2.8 | Undeveloped |
| Tot Lot | 0.3 | Play equipment |
| Watertower | 0.8 | Play equipment, picnic area |
| West Willow | 2.5 | Ball fields, ball courts, picnic areas |
| Wendell Holmes | 4.6 | Ball fields |
| Total Acres: | 857.84 | |

Source: 2008 Parks and Recreation Plan

E. MULTI-PURPOSE COMMUNITY CENTER FEASIBILITY STUDY

A more detailed analysis is necessary beyond evaluating national standards due to recent trends in recreation as well as the actual needs of Township residents. Both factors are important to accommodate existing and future residents of the Township. To begin, certain trends were defined to guide the process. Overall, these trends emphasize the importance that recreation has in the lives of Township residents. It is critical to include these elements in the evaluation of essential community facilities. These trends include the following:

- § People look to the recreation system of the community to positively impact their lifestyle and behavior. For example, recreation often takes a leadership role in youth development and crime reduction.
- § There has been an increase in female participation in sports. This results in new requirements of equipment and supplies, the scheduling of game and practice times and change in facilities.
- § Family lifestyles are changing. Increasing amounts of two person working households, smaller household numbers, fewer traditional families and early retirement suggest the recreation activities must be provided at a broader range of times and days. These facilities are also becoming a focus for family interaction.
- § The relationship between physical activity and overall good health is increasingly recognized and actively promoted.
- § There is an increasing interest in arts and culture. As a result, municipalities will be required to provide new programming opportunities in arts and cultural activities, as well as support this sector to ensure its continued growth and success.
- § Multi-purpose facilities have progressed to include the following: aquatic facilities, fitness facilities, weight training, racquet sport facilities, gymnasias, arena facilities, senior centers, youth facilities and minority group programming.

Clearly, to accommodate the needs of residents, specific trends must be considered. In addition to analyzing trends, telephone surveys, interviews, surveys and briefs were conducted to solicit resident input. Of the 352 households surveyed by telephone, 76.9% supported a new multi-purpose center through a $\frac{1}{4}$ millage rate increase and 68.8% of the 352 households support $\frac{1}{2}$ millage rate increase. This support was strengthened through the interviews and surveys, demonstrating a fairly high level of community support for the multi-purpose center.

In summary, the study indicates that there are some deficiencies in the Township recreation facilities. Specifically, they do not adequately serve the needs of residents and some facilities that do serve the community are in need of upgrades. In order to accommodate the expectations of existing and future residents, improvements are needed and many new facilities must be provided.

F. CIVIC CENTER COMPLEX

The civic center facility was built in 1973 and houses the administrative services for the Township. The 14-B district court is also part of this facility as well as the main Township branch of the Washtenaw County Sheriff Department. Also located on the site is a service garage for motor pool maintenance and equipment storage.

The land area of the complex is 57 acres. Approximately 31 acres are used, leaving 26 acres for future expansion. A new Ypsilanti District Library was developed in 2001 on the site fronting on Whittaker Road.

G. EDUCATIONAL FACILITIES

Similar to protective services, it is important to provide adequate educational services to ensure quality education for existing and future students. Planning the future development of the Township should involve an understanding of the need for educational services for residents of all ages.

Conveniently located within minutes of the Township boundaries are three significant educational institutions for post high school graduates. Within neighboring communities are Eastern Michigan University and Washtenaw Community College. Approximately 15 minutes west of the Township is the University of Michigan, located in the heart of downtown Ann Arbor. All three institutions offer a wide range of under graduate and post graduate programs as well as continuing education courses.

Three public school districts are located within the Township and are discussed below. The major constraint to schools is that, by law, the district may only estimate enrollment increases five years into the future. Projections are commonly used to justify construction of new schools or expansion of existing schools. Therefore, long range future improvements cannot be projected and acted upon; they become, to some extent, reactionary.

Lincoln Consolidated Schools

The Lincoln School District encompasses the majority of the southern portion of the Township, while all of the facilities are located within Augusta Township. The campus includes 4 elementary schools, a middle school and a high school. The district also owns the Bessie Hoffman building located in Sumpter Township. Over the past 5 years, the district has seen a decline in overall student numbers. Student population has decreased from approximately 5,000 students in 2007 to 4,352 students in 2012.

Ypsilanti Community School District

On July 1, 2013, the community witnessed the merger of the Ypsilanti Public School District and the Willow Run School District to become the Ypsilanti Community School District. This merger became necessary as both districts continued to find themselves with declining student populations and increasing debt. With the merger, the district will open the 2013 school year with an estimated 4,800 students.



Van Buren School District

This district is located within the eastern portion of the Township and enrolls just over 5,100 students. This area of the Township is primarily built-out; therefore, future development of the Township will not likely affect enrollment in the district. The district recently constructed a new high school facility within Van Buren Township that was intended to upgrade the facilities not necessarily to increase capacity.

H. COMMUNITY INFRASTRUCTURE

Municipal water and sanitary sewer services are essential components of the urbanized areas of the Township as well as the developing areas in the south. A majority of the Township is provided public water and public sanitary sewer services through the Ypsilanti Community Utility Authority (YCUA), while the remaining properties must rely upon on-site well and septic systems. The availability, condition and capacity of these facilities are key components in the managed and healthy growth of the Township as the region is experiencing rapid growth pressures.

YCUA originated in 1974 from an alliance between the City of Ypsilanti and the Township. YCUA was originally formed as a regional utility to provide wastewater treatment to the two communities and later expanded to include sewer and water distribution systems. Over time, the system has expanded its services to other communities. The Authority is governed by a five-member Commission, comprised of two City of Ypsilanti and three Ypsilanti Township representatives. Day-to-day operations are overseen by the YCUA director, with the Board of Directors responsible for establishing policy and approving bond requests and proposed rate changes.

Water System

YCUA is a regional distributor of water for communities in both Washtenaw and Wayne Counties including the City of Ypsilanti, and the Townships of Ypsilanti, Augusta, Superior, Pittsfield, Canton, York, and Van Buren. The original source of public water within the YCUA district is provided by the Detroit Water and Sewerage Department (DWSD) and is treated at two different plants, the Southwest Water Treatment Plant, located in Detroit, and the Springwells Water Treatment Plant in Dearborn. Water intake occurs at these plants and is treated prior to distribution to the YCUA facility for redistribution to its customers.

The water distribution service area covers all of Ypsilanti Township. The service area is divided into three pressure districts to provide adequate minimum and maximum pressures for all areas. Currently the Township has one connection point to the DWSD system at Wiard Road through a 30 inch water main. The Township's distribution system is primarily developed in the northern portion of the Township while additional growth is expected in the southern portion as agricultural lands are converted into residential neighborhoods.

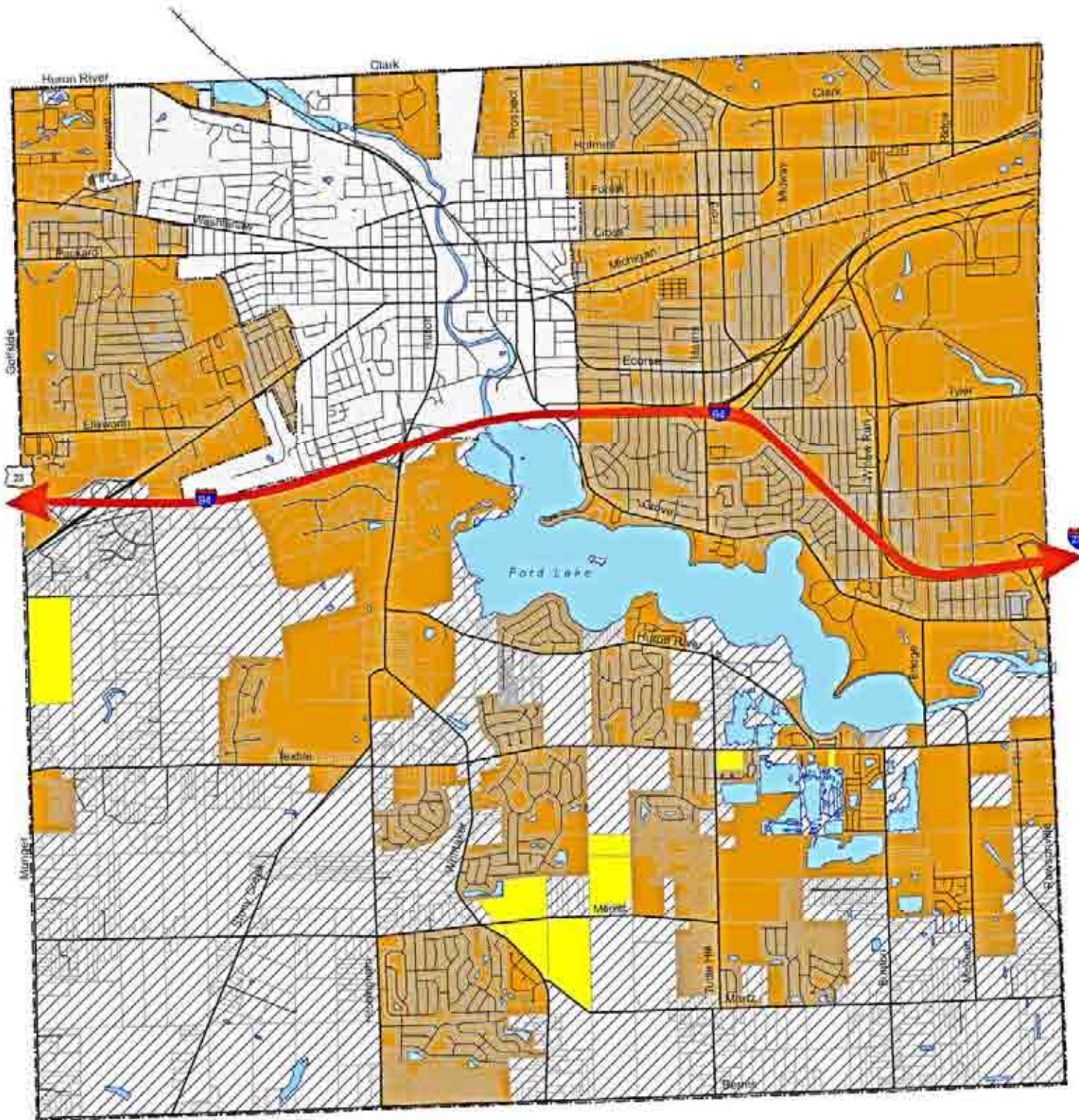
The Township currently contains three pump stations along Bridge, Ellsworth, and Holmes Roads and two booster pump stations on Textile and Merritt Roads. YCUA continually evaluates the overall water distribution system to insure the Township's projected water needs.

Ypsilanti Township's average water demand is 14 million gallons per day.



Sanitary Sewer Service Areas 2025

Map 2



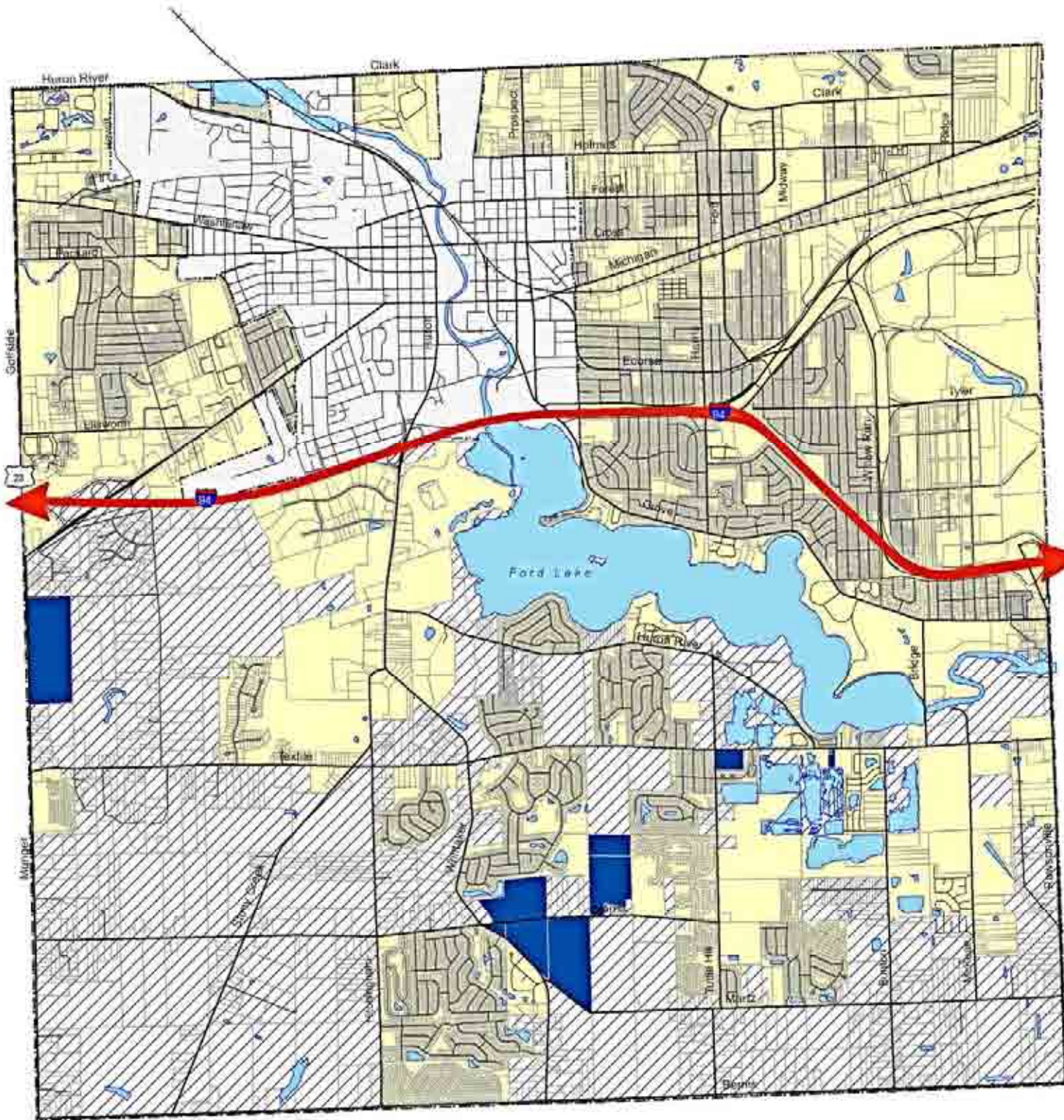
Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Lakes, River, and Streams
- City of Ypsilanti
- Existing Service
- Planned Service Extension
- Future Service



Water Service Areas 2025

Map 3



Legend

-  Minor Road
-  Major Road
-  Railroad
-  Interstate 94 Highway
-  Lakes, River, and Streams
-  City of Ypsilanti
-  Existing Service
-  Planned Service Extension
-  Future Service



Due to an overall greater use, maintenance of the system has increased. In particular, water main pressure has been increased, primarily in the summer, resulting in increased incidents of main breaks and repairs. These improvements are more difficult to swiftly implement due to the cost and impact construction has on the surrounding environment. Future planning for the system must incorporate increased maintenance costs to upkeep this expanding system.

Sanitary Sewer

YCUA provides wastewater services to the entire boundaries of City of Ypsilanti and Ypsilanti Township and to portions of Augusta, Pittsfield, Sumpter and Superior Townships. In addition, YCUA provides service to the Western Townships Utility Authority, or WTUA, which serves Canton, Plymouth and Northville Townships.

The Township, together with the City of Ypsilanti, contracts with YCUA to handle approximately 50% of the total available capacity (or approximately 14.45 million gallons per day). The system is centered within Ypsilanti Township and includes a series of pump stations, interceptors and trunk sewers.

The YCUA Wastewater Treatment Facility began operating in 1982 at its site on State Road near Willow Run Airport. The plant provides on-site tertiary treatment and disinfection before discharge into the Rouge River, some five miles away.

The capacity of the wastewater treatment plant allows for 51.3 million gallons of wastewater per day. It is currently operating well within its expanded capacity at 22.3 million gallons per day, or 44% of total capacity. The 2006 plant expansion was intended to provide service for the anticipated future growth through 2025. Additional future development will require substantial upgrades including but not limited to extension of service lines, additional capacity and increasing the width size of distribution lines.

Electrical Power

DTE Energy provides electrical power service to Ypsilanti Township and the majority of the metro Detroit region and southeastern Michigan. The Township requires all new electrical lines being installed within in new developments be located underground in order to preserve view sheds throughout the Township.

Due to a number of previously documented deficiencies within the electrical distribution network, DTE has taken measures to upgrade the system including the installation of a substation along Whittaker Road. While the electrical system is not within the Township's jurisdiction, the capability of the system should continue to be considered to ensure there is adequate service for future development. Ongoing communication between the Township and the utility providers is essential to ensuring capacities for existing and new development.

I. Public Art

For the first time ever and following the lead of our neighboring communities, the 2014 Master Plan update incorporates an arts and culture component into the overall community vision. The Township recognizes the importance of arts and culture in defining the character of a community; promoting economic

vitality; creating rich educational opportunities; sparking innovation; fostering dialogues across income, age, and cultural demographics; and enhancing the overall quality of life for residents. Public art and cultural amenities help define the public realm, promote community-based dialogue and interactions, and distinguish Township destinations.

Due to Ypsilanti Township's proximity to larger cities with established institutions and identities, such as Ann Arbor and Ypsilanti, the Township's identity can often get absorbed by these communities. It can be difficult for residents and visitors to know when they are experiencing Ypsilanti Township versus the communities of Ann Arbor, Pittsfield Township or Ypsilanti. These surrounding communities provide the Township with unique access to world-class arts and cultural opportunities; however, the history of the Township is unique and distinct and should be documented and celebrated. Hence, we feel a responsibility to celebrate the distinctive historic heritage of the township, and provide opportunities for local artists to gather, showcase their work, and engage with the community.

We hope to create a stronger cultural presence in the Township through the creation of specific physical spaces and new initiatives that showcase our history, arts and culture, while simultaneously, leveraging regional opportunities that will provide township residents with a plethora of vibrant, art and cultural venues. Ypsilanti Township should consider providing arts and cultural opportunities within its municipal boundaries along with linkages to the region's centers and their diversity, depth and excellence.

This plan further recommends that the Township undertake this task by dedicating public spaces to commemorate this history, committing to the preservation and maintenance of existing historic or significant structures, and by further protecting historic natural habitats in partnership with regional programs such as the county's Natural Area Preservation Program. The Township will continue to provide access to and develop spaces for cultural events and public art, including creating space at the Township Civic Center and Community Center buildings to visually showcase (e.g., documents, photographs, art) the Township's history and anticipate its future.



CHAPTER FOUR

NATURAL SYSTEMS

A. EXISTING CONDITIONS

Ypsilanti Township contains significant natural and cultural features that need to be considered in community planning. There is an abundance of natural and cultural features including the river, lakes, creeks, wetlands, open fields, hedgerows and woodlands which make an important contribution to the quality of human and animal life in the Township. Protection of these rural, natural and cultural resources is critical to the preservation of the Township's rural character, distinguishing the Township from the surrounding more urban communities. The Huron River, a major waterway around which the community has developed, flows through the Township. The river provides opportunities for recreation and habitat, and connects people and places within the Township. Ypsilanti Township's rural and agricultural character, primarily evident in the southern portion of the Township, is a cultural resource. Open fields and edge communities provide habitat for animal life and create the agricultural pattern of the landscape that was the foundation of many communities in the Midwest.

Natural systems are critical to the Township's development. The various components of the natural environment function, change and interact as part of an ecosystem. An ecosystem is a biological energy system made up of "food" chains along which energy is passed from one group of organisms to another. People are an integral part of ecology and it is important to understand natural systems and how alterations to any one component will inevitably affect all others.

Alteration to natural and cultural features needs to be carefully considered to minimize impact and insure mitigation. Not doing so will alter the system and possibly result in such things as increased erosion and sedimentation, decreased groundwater recharge and water quality, and increased surface runoff to the Huron River, Stony Creek and the Paint Creek. To ensure that community development is compatible with the natural and cultural features of the Township, all new developments need to make every effort to maintain the natural systems of the environment.

In Ypsilanti Township, limitations on the type and extent of future development exist in areas that are not well suited for construction including wetlands, floodplains and poorly drained soils. While these factors place restrictions on development, other natural resource factors present opportunities for development. The scenic and recreational qualities of the lakes and woodlands offer a unique residential setting. It is helpful to examine these natural resources in detail to determine both the opportunities and constraints.

YPSILANTI'S NATURAL SYSTEMS

- § Geology
- § Soils
- § Topography
- § Groundwater
- § Wetlands
- § Streams and Drainageways
- § Watersheds
- § Huron River
- § Ponds and Lakes
- § Floodplains
- § Woodlands and Hedgerows
- § Fish and Animal Life

Examination involves an inventory of the resource factors and a determination of the capability of the natural resource base to support future development, whether urban or agricultural.

The following is an overview of some of the major natural features that are prevalent throughout the Township. As development occurs, the following features should be considered in addition to other site specific conditions that may be pertinent to each individual location.

GEOLOGY

It is important to have a clear understanding of soil conditions when planning and designing for storm water management. The soils and geology in the Township are characteristic of glacially formed landscapes consisting mainly of outwash plains, lake plains and till plains. The surface geology of the Township was formed 10,000 to 12,000 years ago when glacial activity deposited rock, soil and large blocks of ice. The glacial drift is a very thick layer of soil material that has been deposited by the advance and retreat of the Wisconsin glacier during the last ice age. Basically, the majority of the Township is flat and consists of heavy clay soils, which are poorly drained and can pose several restrictions to development. Storm water management, water quality and soil erosion and sedimentation control are critical elements to consider when planning for all types of growth, such as residential, commercial, industrial, agricultural and recreational.

SOILS

The soils in Ypsilanti Township have formed as a result of several factors. These include water drainage, wind, slopes, climate, biological activity and human activity.

| SOIL SUITABILITY | |
|---|--|
| Soils Poorly Suitable for Development | Soils Well Suitable for Development |
| <ul style="list-style-type: none"> - Areas with little topographic relief, which does not allow proper drainage - Areas with excessive slopes which are susceptible to erosion - Mucks or soils with high organic materials - Silts and clays - Areas with high water tables - Generally along lakes, creeks and wetlands | <ul style="list-style-type: none"> - Topographic relief that provides for drainage but not excessively steep - Loamy and sandy soils - Areas sufficiently above groundwater table |

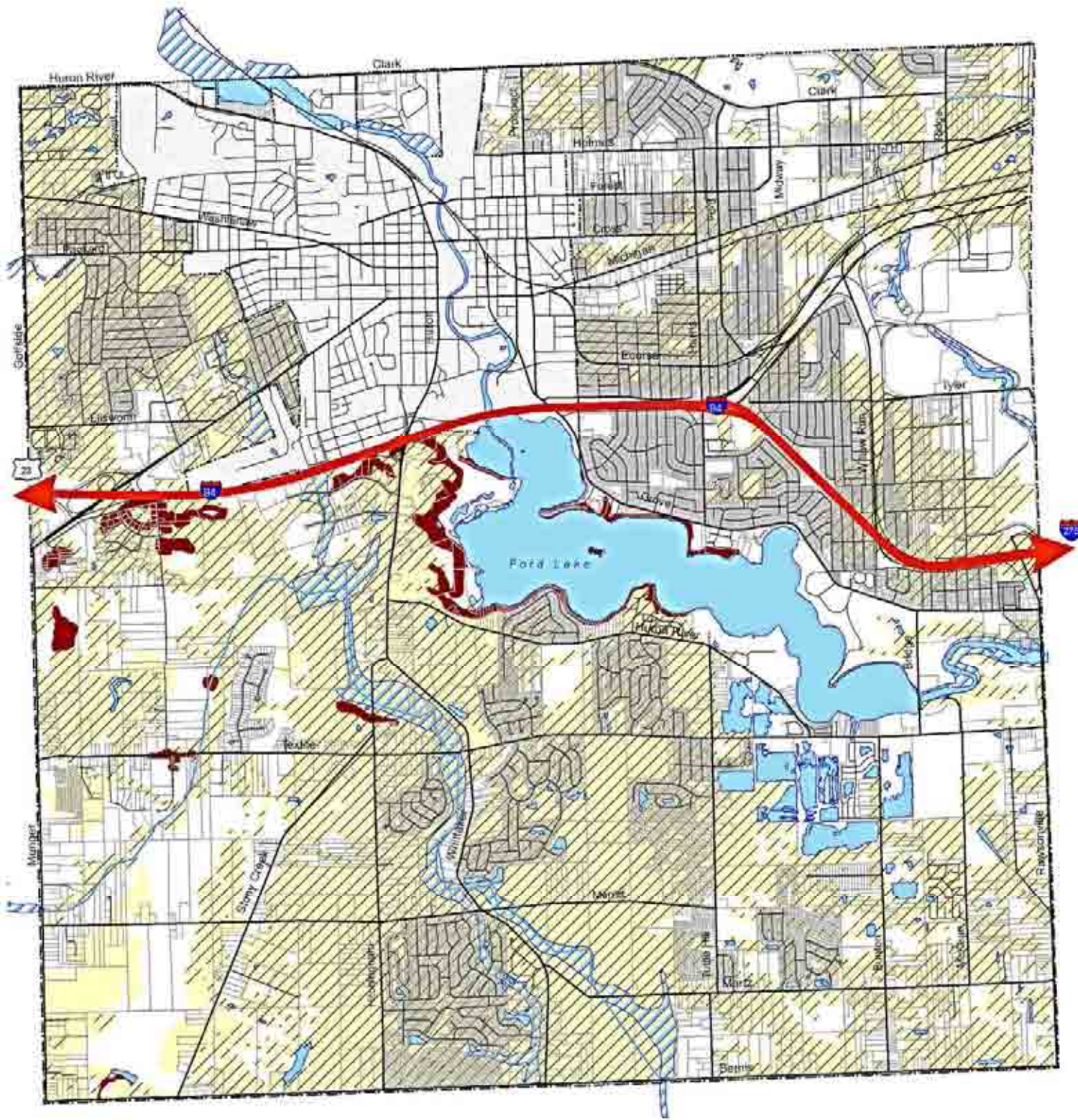
Construction costs and risks to the environment can be minimized by developing areas with suitable soils. The three major soil characteristics considered in the analysis of soil conditions are drainage, foundation stability and septic suitability. Each of these factors have been inventoried and mapped by the Washtenaw County Soil Survey.

§ **Drainage.** Development on poorly drained soils increases development costs, maintenance costs, and can lead to sanitary problems. Development costs are increased due to the need for additional foundation, road and

Natural Features

Soils with Development Constraints, Steep Slopes, and Floodplains

Map 4



Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Water
- City of Ypsilanti
- Creeks
- Floodplains
- Slopes > 12%
- Soils with Development Limitations
- Soils with Limitations or Septic Systems

0 0.5 1 2 Miles



septic preparation. Maintenance costs and potential problems can be associated with septic field failures, flooded basements and impact to roads from frost action.

- § **Foundation Stability.** Soil areas that do not provide stable foundations may lead to shifting building foundations, cracked walls and cracked pavement and roadways. These problems often result in increased development and maintenance costs or, in extreme cases, structural failure.
- § **Septic Suitability.** While much of Ypsilanti Township is served by sanitary sewer, there are still significant areas in the southern portion of the Township that rely on individual septic systems. Inspection and approval for use of a septic system is under Washtenaw County's jurisdiction and, ultimately it is their responsibility to maintain high standards of review to prevent system complications or failures. Septic field failures are often the result of poor soil permeability, high water table or excessive slope. Soils such as compacted clays and silts will not allow wastewater to percolate, a high water table prohibits adequate filtering and excessive slope does not provide adequate percolation.

TOPOGRAPHY

Slope is an important development consideration associated with topographic features. The topography of Ypsilanti Township varies from an elevation of 698 feet above sea level to 750 feet above sea level. While much of the Township has relatively flat topography, there are areas with rolling topography in the portion of the Township west of the Paint Creek and along the Huron River and Ford Lake.

Excessive slope presents constraints to development. There are problems associated with disturbance to steep slopes such as:

- § Mechanical cut and fill and placement of structures on slopes result in a significant change to the natural functions of the hillside. Drainage flow can be altered, diverted and possibly increased. This can alter the function of the hillside and increase erosion and sedimentation.
- § The root system of trees and vegetation helps to stabilize the soils on the hillside. Removal of natural vegetation by agricultural operations and development causes a weakening of the slope, increased surface runoff rates and eventually erosion.
- § Along the edge of the Huron River, Ford Lake, and many of the streams there are steep banks or bluffs. These will generally have steep slopes and be heavily vegetated. Disruption of the vegetative cover on these bluff areas may cause significant erosion problems and affect stream ecology.

Steep slopes require sensitive site planning prior to development and during construction. Care should be taken to insure that grading is minimized, and vegetation and topsoil are protected.

GROUNDWATER

SOURCES OF GROUNDWATER CONTAMINATION:

- § Landfills
- § Agricultural fertilizers and pesticides
- § Urban storm water runoff
- § Septic drainfields
- § Spill of hazardous materials
- § Leaking underground storage tanks

Important factors in the evaluation of groundwater are the quantity and quality of the water. Water quality needs to be protected from contamination. Potential sources of groundwater contamination can result from all of the various land uses within Ypsilanti Township. The level of threat of groundwater contamination will vary based on the susceptibility of groundwater to contamination due to geologic features; contamination loading rates based upon land use and hazardous materials management; and the amount and type of hazardous materials utilized within the Township. Major sources of groundwater contamination are as follows:

- § Spills and leakage of hazardous materials from commercial and industrial land uses, such as underground storage tanks, and spills of hazardous materials will infiltrate the soil surface and enter groundwater if not properly contained.
- § Buried waste in landfills discharge liquids referred to as leachate which can enter groundwater.
- § Agricultural fertilizers and pesticides often infiltrate the soil surface and enter groundwater.
- § Urban stormwater runoff from buildings, streets and parking lots contains contaminants that infiltrate the soil and enter waterways.
- § Septic drainfields release sewage effluent into the soil through seepage beds.

Because of the large amount of industrial land uses in the Township, special care needs to be given to the management of hazardous materials to ensure that the Township's groundwater is protected.

High water tables and inadequate off-site stormwater conveyance systems present flooding problems for current residents and constraints to new development, particularly in the southern portion of the Township. The Township should ensure that construction sites with high water tables are identified and require appropriate building design in these areas as well as adequate downstream conveyance for stormwater discharge from developments prior to construction.

WETLANDS

Wetlands are transitional areas between the aquatic ecosystems and the surrounding upland areas. They are low areas which are intermittently covered with shallow water and underlined by saturated soils. Vegetation which is adapted to wet soil conditions, fluctuation in water levels and periodic flooding can be found in wetlands. Wetlands are linked with the hydrologic system, and as a result, these wetland systems are vital to the environmental quality of Ypsilanti Township.

Wetlands serve a variety of important functions which not only benefit the natural environment but also the community. Wetlands can provide valuable functions and act to:

- § Mitigate flooding by detaining surface runoff
- § Control soil erosion and sedimentation loading in rivers and lakes



- § Provide links and recharge to groundwater tables
- § Improve water quality which is degraded by such as:
 - § nutrients and chemicals from fertilizers and pesticides used in agriculture and landscaping/lawn care
 - § polluted urban runoff from roads, parking lots, industrial and other commercial activities
 - § treated effluent from wastewater treatment facilities
 - § erosion and sedimentation resulting from agricultural and construction activities
- § Function as highly productive ecosystems in terms of animal life habitat and vegetation
- § Serve a variety of aesthetic and recreational functions

Wetland areas are valuable as natural buffers between residential and commercial land uses. They contribute significantly to the aesthetic character of the community. By incorporating wetlands as part of the future development, open and green space is maintained and the rural setting retained.

Future development in areas surrounding wetlands can significantly impact wetland resources. Therefore, developers and Township officials should evaluate alternative designs to minimize potential impact. This is best done by initially considering wetland resources as constraints to development. The relative weight of these constraints must also account for other environmental and socio-economic constraints. If impact is unavoidable, then mitigation should retain or enhance the wetland values being lost.

Any wetlands greater than five acres in size or contiguous with a waterway are regulated by the Michigan Department of Environmental Quality (MDEQ) through the Goemaere-Anderson Wetland Protection Act, 1979 Public Act 203, as amended. Any activity which requires these regulated wetlands be filled or drained requires a permit from the MDEQ. Permits will generally not be granted unless the issuance is in the public interest and necessary to realize the benefits derived from the activity. If a wetland fill permit is granted, mitigation, such as creating new wetlands within the same drainage way or enhancement of existing wetlands, is required.

WATERSHEDS, STREAMS AND DRAINAGEWAYS

A watershed is an area of land that drains into a common body of water. Ypsilanti Township has three watersheds within its boundary: the Huron River, the Stony Creek and the Rouge River.

- § The Huron River starts in central Oakland County, flows through the Brighton area and southward to Ann Arbor. From Ann Arbor, the Huron River flows through the Ypsilanti community and Ford Lake, continuing towards the southeast to eventually outlet into Lake Erie.
- § The southwestern portion of the Township is a part of the Stony Creek Watershed, a small watershed which drains into Lake Erie. The Paint Creek

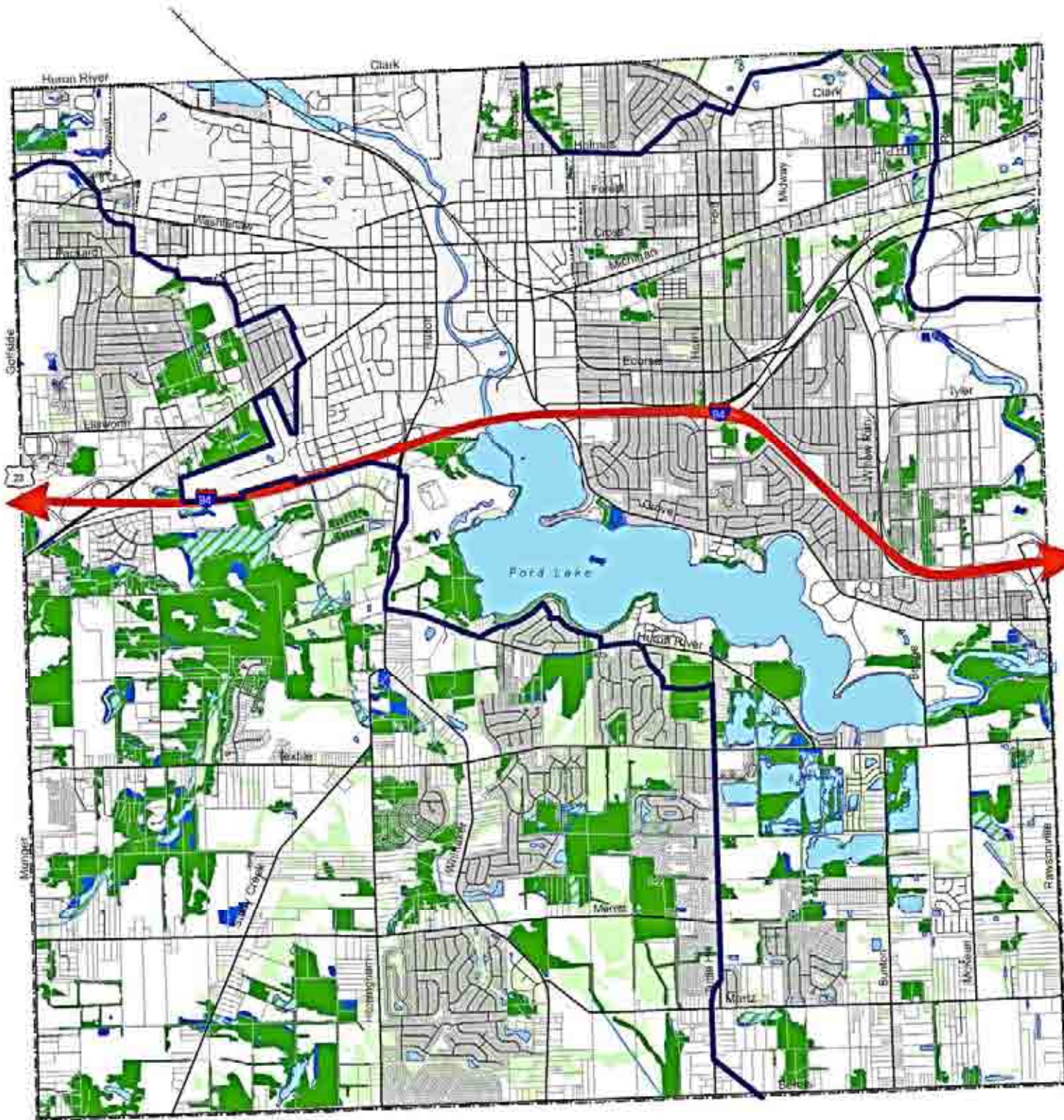
Wetlands play a very important part in the hydrological and ecological systems. In addition to providing fish and animal life habitat, wetlands maintain and stabilize groundwater supplies, reduce the dangers of flooding and improve water quality.



Natural Features

Wetlands and Woodlands

Map 5



Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Water
- City of Ypsilanti
- Creeks
- Huron River/Rouge River/ Stony Creek Watershed Divide
- Woodlands

Preliminary Wetlands Inventory

- Identified as wetlands on NWI and MIRIS maps
- Soil areas which include wetland soils
- Identified as wetlands on NWI and MIRIS maps and soil areas which include wetland soils



is a major tributary that combines with the Stony Creek in the southwestern portion of the Township.

§ The northeastern corner of the Township is located within the Rouge River Watershed which carries runoff down the Rouge River to the Detroit River.

Associated with the river and streams are corridors of adjacent wetlands. The streams and wetlands are important for surface drainage, groundwater recharge and animal life habitat. Alteration of the streams and wetlands can contribute to flooding, poor water quality, insufficient water supply and loss of valuable animal life habitat.

Upland areas drain to the low lying wetlands, lakes, rivers and streams that pass through the Township. As these areas become developed, the amount of water infiltrating the surface will decrease and the surface runoff will increase. This is caused by clearing of natural vegetation, addition of impervious material to the land (buildings and pavement) and installation of storm drains. These have a cumulative effect, increasing the peak discharge and frequency to the area's drains, streams and lakes while reducing the amount of water infiltrating into the groundwater. Minimization of these impacts may involve protecting native vegetation, onsite stormwater retention and clustered development.

Septic systems, pesticides and fertilizers from lawns, oil and grease from roads and parking lots, and sediment from construction sites eventually enter the waterways and can lead to possible contamination. Local governments in the area are working to reduce this very serious runoff problem.

HURON RIVER

The Huron River passes through the Township from the northwest to the southeast. This valuable regional resource, which has its headwaters in Oakland County, flows through Livingston County, Ann Arbor, then traverses Ypsilanti Township heading eastward through Wayne County to eventually discharge into Lake Erie. A vast number of communities are linked by this river in Oakland, Livingston, Washtenaw, Wayne and Monroe Counties. The river provides vital functions to the region for drainage and water supply, fish and animal life habitat, industry and recreation. The segment of this river in Ypsilanti Township is a vital link in the overall system. This river is a key element that helps establish the character of the community. The historic development of the City of Ypsilanti and Ypsilanti Township is largely based upon the presence of this waterway.

The relationship between the built and natural environments along the river becomes extremely important. Water pollution is a major concern which could jeopardize the quality of this resource. Proper land management can improve the current water quality conditions of the river. Sources of pollution can be controlled through drainage and runoff controls, septic field corrections, proper treatment of sanitary wastes, land use planning, limitation of fertilizer applications and proper stewardship by waterfront residents.



LAKES

Lakes are among the Township's most valuable natural resources making up approximately 1,340 acres. The largest and most significant lake in the Township is Ford Lake. This man-made lake was formed by the damming of the Huron River by the Ford Motor Company as part of a hydro-electric power facility. It provides recreational opportunities such as boating, fishing and swimming. The quality of this water feature enhances the values of surrounding property.

There are other smaller lakes south of Ford Lake. Many of these are old gravel pits now filled with water. These lakes are generally not large enough for boating but provide other recreational, scenic and ecological benefits to the community.

FLOODPLAINS

A floodplain is land adjacent to a watercourse that is subject to occasional flooding. The designation of floodplains and the restriction of their development is a measure designed to protect life, health and property. Federal, state and local laws regulate encroachment, dredging and filling within floodplain areas.

Floodplains associated with the Huron River and the Paint Creek are vital to the ecosystem of these low lying areas. Periodic flooding of these drainage ways is critical to the types of vegetation and animal species that live here. Floodplains also retain floodwater during periods of high stream levels. Any alteration to the physical size of the floodplain will disrupt the drainage flow during high water periods and potentially cause increased flooding elsewhere.

The Huron River, Stony Creek and Paint Creek are lined by floodplains. Within the floodplain there are varying degrees of hazards requiring different regulatory treatment. The flood-way is that portion of the floodplain which directly adjoins the stream channel and endures frequent flooding and strong currents. The flood-way is an inappropriate area for permanent construction and human habitation. The area within the floodplain but outside the flood-way serves as a backwater storage area. These areas may be developed upon approval by the proper state or federal regulating agency, provided structures are elevated above the flood level or flood-proofed. Development within these areas should be discouraged because of the adverse impact to the floodplain and stream ecology.

WOODLANDS AND HEDGEROWS

Dating back prior to European settlement, woodlands in the Township consisted of mixed hardwood swamp and floodplain along with Oak-Hickory Forest and Mixed Oak Savanna. Mixed Hardwood Swamp is very common in this area of the state. These woodlands are characterized by mixed forests of elms, ashes and maples and were frequent on poorly drained outwash deposits, till plains and extensive areas of flat lake plain. Oak-Hickory Forests are commonly located on rolling moraine ridges and well drained sand plains. These forests were dominated by white oak, black oak, red oak, white ash, red maple and shagbark hickory. Finally, Mixed

NATURAL FLOODPLAINS PERFORM SEVERAL IMPORTANT HYDROLOGICAL, GEOLOGICAL, ECOLOGICAL AND ENVIRONMENTAL FUNCTIONS:

Hydrologic:

- § flood conveyance
- § storage of floodwater
- § reduction of peak flow through storage and friction
- § groundwater recharge

Geologic:

- § storage of sediment carried along the main stream
- § slowing the velocity of floodwater there by reducing erosion of the channel and floodplain
- § storage of sediments from overland erosion

Ecologic:

- § support of riparian vegetation
- § support of animal life habitat
- § support of environmental corridors which foster movement of animal and plant species
- § support of habitat for migratory birds
- § important environmental functions performed by floodplains are:
 - § filtration of storm water through vegetation to remove sediment
 - § absorption of excess nutrients from water into soil and plants
 - § transportation and deposition of nutrients, **and** plant materials
 - § biological treatment of other pollutants

Oak Savanna are uplands containing white oak, bur oak and occasionally red oak. These savannas were frequent on sand plains and rolling till plains.

Woodlands provide the following community benefits, which serve as a basis for possible future regulations:

§ **Quality of Life.** Woodlands, like other ecosystems such as prairies, wetlands, stream corridors and open fields, contribute to the quality of life for Township residents. The woodlands and remnant hedgerows in the Township contribute to the patchwork of agricultural fields that creates the peaceful rural character of the community. Additionally, the trees establish visual barriers between individual properties. Preserving large expanse of woodlands is critical to providing habitat for indigenous animal life, which in turn enhance the quality of life for surrounding residents.

§ **Influence on Micro-Climate.** Woodlands play an important role in moderating ground-level temperatures. Tree canopies buffer the ground surface from the sun's heat and wind. Temperature extremes during winter months can also be moderated with the presence of trees.



§ **Reduction in Pollution.** Woodlands absorb carbon dioxide and return oxygen to the air. Certain tree leaves filter pollutants from the air, removing carbon dioxide, ozone, chlorine, hydrogen fluoride, sulfur dioxide and other pollutants. Large and dense stands of trees serve as a noise buffer as well. Trees also take up nitrogen that is present in soil. Without trees performing this function, the nitrogen will runoff into nearby streams and lakes, acidifying the water which causes negative results such as depletion of fish stocks.

§ **Reduction in Soil Erosion.** Woodlands and understory vegetation stabilize soils and help prevent soil erosion. The vegetation absorbs the energy of falling rain and the web of roots of all types help stabilize soil particles in place. Tree leaves can reduce the impact of raindrops on the soil surface and give soil a chance to absorb water. Fallen leaves minimize the loss of soil moisture, help prevent erosion and enrich the soil to support later plant growth. Wooded wetlands provide the additional benefit of trapping and holding stormwater runoff. Dense vegetation can help slow flood surges and flows.

§ **Animal Life Habitat.** Woodlands provide essential shelter and food for deer, raccoon, rabbit, pheasant and other birds and animals. The opportunity to observe wildlife in a natural setting has educational benefits for Township residents.

§ **Township's Natural Character.** There is a significant amount of mature vegetation along many of the road corridors that pass through the Township. Woodlands or hedgerows along roadways contribute to a natural/rural atmosphere in a number of ways. The impact of vegetation will be greater because of the close proximity to the road and the viewsheds created along the corridors. Buildings, parking lots, and other developed areas will have a less dominant impact on the streetscape because they will

be located behind the vegetative foreground. Taller trees provide a sense of enclosure, resulting in a well defined public space bounded by vegetation.

FISH AND ANIMAL LIFE

The continued existence of fish and animal life depends upon the maintenance of adequate habitat. While some species can adapt to the pressures of urbanization, others cannot live in close proximity to humans.

Fish and animal habitat include areas which provide food, cover, and corridors for movement. It is important to maintain areas of sufficient size to be useful to animal life through either protection of existing habitat or creating new habitat. Reasonably continuous corridors must exist for adequate movement of animal life and plant seeds between isolated areas and allow animal migration away from developing areas. Development utilizing the Planned Development option should preserve or enhance fish and animal life habitat.

KEY VISTAS

Water, topography, vegetation and cultural resources are components in the overall scenic attractiveness of the Township. Scenic vistas are places where expansive views of Township visual resources are present. These are typically located on top of hills and high elevations, along roadways and watercourses. Key vistas can also be created through architecture and careful design of the landscape, for example the proposed boulevard for Whittaker Road. Buildings, trees and other elements placed in the landscape can frame views of important public monuments, buildings, natural features or art.

A key natural feature that defines the community is Ford Lake, accessed from North Bay Park. Scenic views are provided around all sides of this lake, but are most pronounced from the west end of the lake where the Eastern Michigan University Golf Course is located. A boardwalk and a series of islands in North Bay Park takes people around the western portion of the lake and a raised platform provides an elevated view of Eastern Michigan University Golf Course and Ford Lake.

Roadways are important visual corridors because they unfold a rapid sequence of vistas. Lakes, farm fields, homes, buildings and signs are common sites which are presented to the roadside viewer. The combination of curves in the roadway and sections of densely vegetated areas along the roadway provide departures and entrances to a sequence of changing viewsheds along the road.

There are a number of areas in the southern portion of the Township which have views characteristic of a rural community. These include areas with views of farm fields and sections of roads lined by dense woodlands. Roadways that consist of segments lined with woodlands interspersed by open fields provide a sequence of views characteristic of a cultural and rural landscape. To preserve this resource, the Township should explore designating these roadways as official scenic routes. For example, the entire Huron River



NATURAL FEATURES TO BE PRESERVED:

- Wetlands:
 - § Regulated Wetlands
 - § Non-regulated Wetlands
 - § Wetland Buffers
 - § Restoration of Wetlands
- Slopes Greater than 12%
- Bluffs along Waterways
- Soils that are not Well Suited for Development
- Setbacks from Waterways
- Floodplains
- Woodlands:
 - § Along Public Thoroughfares
 - § Along Greenways
 - § High Quality Woodlands
 - § Individual Mature Trees
- Fish & Animal life Habitat
- Scenic Views and Open Space along Roads
- Connections to Adjacent Open Space

Drive corridor is an excellent candidate both locally and regionally. It is important to consider scenic routes within the community, but also the character of these routes as they enter and exit the community.

B. NATURAL RESOURCE MANAGEMENT STRATEGIES

This Plan consistently emphasizes the importance of the natural resource base. The correlation of land use density in the Future Land Use Plan to natural resource capability will help promote preservation of natural amenities.

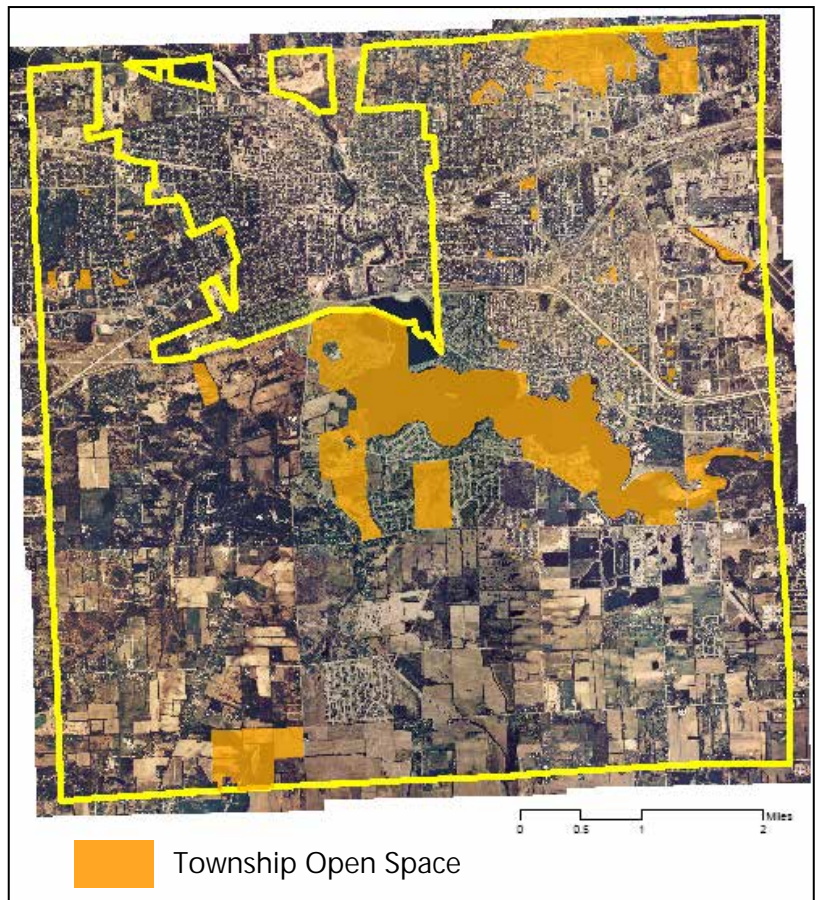
The Master Plan must address both the quality and the quantity of land use within the Township. Protection of Township resources requires the adoption of policies directed toward the specific resource issue including drainage, and groundwater quality, natural topography and vegetation. Resource protection regulations can be incorporated in subdivision, zoning and other special purpose regulations.

INVENTORY OF NATURAL RESOURCES

Natural resources are a valuable commodity to any community. They can improve air quality and provide a place for active or passive recreation, prevent over-crowding and generally improve the quality of life.

An inventory of the Township's natural resources including wetlands, wooded areas, and waterways needs to be established with a ranking system of environmental significance. This inventory could guide the community on which lands to purchase as open space. The Township could then determine which lands are suitable and which are inappropriate for development. Further, the inventory would provide opportunities and constraints for the integration of site planning techniques that promote environmental sustainability.

Ypsilanti Township has defined open space as primarily being Township parks, County parks, golf courses, cemeteries and designated open land within planned developments and residential subdivisions. The Township can gather this information and assess the need for open space with the use of Geographic Information Systems. Compiled at the parcel level of geography, relevant attribute data such as zoning, size, and significant natural features can be linked to each parcel.



LOWER DENSITY ZONING DISTRICT

The interrelation of the environmental component of the Master Plan with the land use component is most visible with the establishment of land use

categories. Within areas identified as having significant and fragile natural resources, lower impact/density development is recommended, used in conjunction with clustered development.

Certain portions of the Township are characterized by significant natural features such as woodlands, critical stream corridors, large wetland complexes and extensive animal life habitat. These, in combination with other factors such as existing land use patterns and transportation, determine areas of lower development density.

NATURAL FEATURE SETBACK

The Township has enacted general zoning standards for setbacks from lakes, rivers, streams and wetlands that apply to all zoning districts. There is a strong basis for this type of requirement; development surrounding water features, particularly streams and wetlands, affects the function of the water feature. Development immediately adjacent to a water feature may have the effect of increasing the disturbance to the natural ecosystem and reducing the water feature's ability to perform its natural function.

For example, wetlands are dependent on an interaction between the wetland and the surrounding upland. In terms of hydrology, water enters a wetland from the surrounding upland area in a number of ways: overland flow, through the upper layers of the soil and through groundwater. The upland soil and vegetation surrounding the wetland affect the amount, the means and the rate at which water enters the wetland following a storm or snow melt. Development of the surrounding upland will alter the relative balance between the overland (surface) flow and infiltration, resulting in a greater peak and higher temperature discharge to the wetland. In other instances, physical improvements such as structures, roads and storm sewer systems can intercept surface flow to the wetlands. These alterations to hydrology can result in much greater fluctuations in water levels between wet and dry seasons. The undisturbed soil between the site improvements and the wetlands acts as a buffer to maintain the natural upland/wetland interaction that existed prior to development.

In addition to the hydrologic function, waterways are natural open space corridors which serve as animal life habitat. Animals move through suburban areas along remaining undeveloped natural corridors, such as the drainage ways that cross the Township. Development immediately adjacent to these natural features has a detrimental impact on animal life habitat by moving structures and disturbance further into natural corridors and increasing constriction of development on these habitats. Protection of areas that line natural features is important to animal life because this is the interface between the aquatic and terrestrial (upland) ecosystems. This interface is important to animals such as land mammals that need water or birds which perch on trees to hunt for fish.

STREAMBANK AND SLOPE PROTECTION

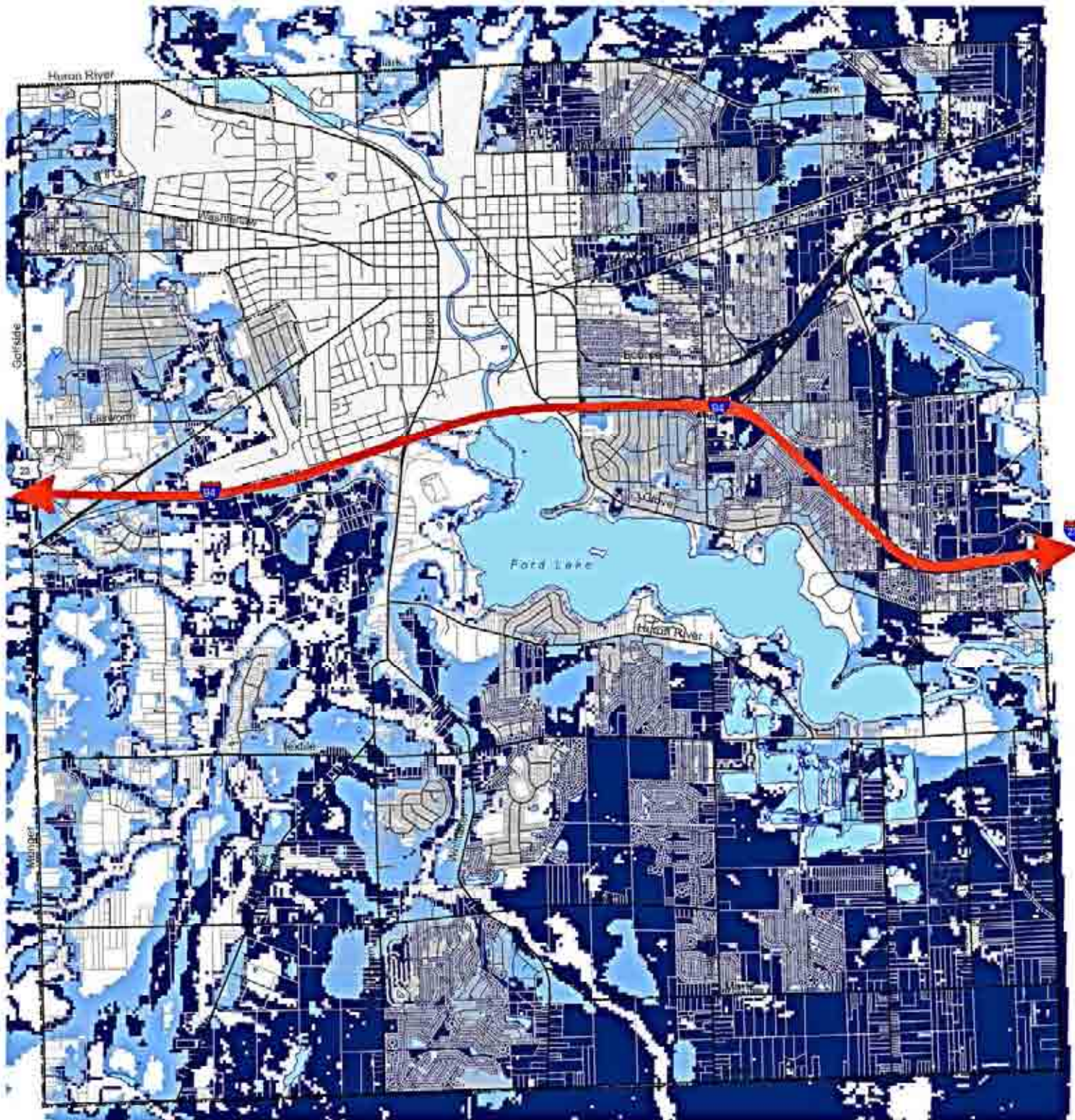
Steep slopes require sensitive site planning prior to development. Above many waterways in the Township, there are steep banks or bluffs separating the lowlands and the uplands. Disruption of the generally heavy vegetative cover



Natural Features

Groundwater Map

Map 6



Legend

-  Minor Road
 -  Major Road
 -  Railroad
 -  Interstate 94 Highway
 -  Lakes, River, and Streams
 -  City of Ypsilanti
- Groundwater
-  0-4 Ft. Below Grade
 -  4-12 Ft. Below Grade



typical of these bluff areas may cause significant erosion problems and adversely affect stream ecology. Care should be taken to insure that extensive grading is minimized and natural features such as vegetation and topsoil are protected to stabilize the slopes. This applies not only to bluffs that line waterways, but also other areas of the Township where there is significant topography.

There are a number of means by which the Township can protect steeply sloped areas, including:

- § Maintain setback requirements for all waterways.
- § Use flexibility offered by the Planned Development regulations to cluster development away from steep slopes.
- § Adopt slope-related regulations where the density of development would be reduced on sites that contain steep slopes. Lots that are located in areas with severe topography should be larger. While this may add complexity to conventional development, it may also serve as an incentive for clustered development under the Planned Development regulations.

STORMWATER RUNOFF MANAGEMENT

An important issue among the community is water quality within the Township. Regional planning efforts at the watershed level should focus on integrating stormwater treatment techniques into site design to mitigate, minimize, and eliminate detrimental environmental impacts on waterways.

Increase in development activity will place additional burden on existing natural drainage systems unless preventive measures are adopted. The overtaxing of drainage systems could lead to localized flooding, environmental damage and costly storm drainage improvements the costs of which will be borne by taxpayers.

By prompting preservation of natural drainageways and providing stormwater storage, such as retention basins, the impact of development on drainage systems can be minimized. A comprehensive approach to stormwater management should encourage the preservation of existing natural features that perform stormwater management functions, minimization of impervious surface, direction of storm water discharge to open grassed areas and careful design of erosion control mechanisms. Wet ponds and stormwater marsh systems should be used for detention. Stormwater facilities should be landscaped with plantings adapted to hydric conditions to create a system that emulates the functions of natural wetlands and drainageways both in terms of hydrology and natural habitat.

Vegetated Swale. A broad, shallow drainageway designed to trap pollutants and slowly convey storm water runoff above ground.

Bioretention Islands. Are designed to use soil and plant material to mimic natural processes. The vegetation, mulch layer, planting bed and drainage materials store, filter and infiltrate storm water. This improves water quality in areas that generate a variety of pollutants, such as parking lots. In contrast to traditional parking lot islands, bioretention islands are recessed. The pavement is graded to these areas, where storm water is captured and treated.

Native Landscaping. Uses plants that have been growing in southeast Michigan before European settlers arrived in the 1700s. Native plants are adapted to local climate and conditions and they have numerous storm water management benefits.

Porous Pavement. An alternative to conventional impervious pavement, has many water quality benefits such as storm water infiltration and ground water recharge. Porous asphalt and pervious concrete are two types of porous pavement which have been installed locally.

The Township endorses design methods such as Low Impact Development (LID) which provide strategies to improve the quality of receiving waters by encouraging onsite storage and treatment of stormwater. Conventional methods to remove stormwater use underground piping to mitigate natural drainage patterns and floodplains. This conventional removal of stormwater creates pollution by discharging untreated water from urban runoff into local waterways. In Low Impact Design Strategies (1999), the LID strategy is introduced:

“LID is a comprehensive technology-based approach to managing urban stormwater. Stormwater is managed in small, cost-effective landscape features located on each lot rather than being conveyed and managed in large, costly pond facilities located at the bottom of drainage areas. The source control concept is quite different from conventional treatment (pipe and pond stormwater management site design). Hydrologic functions such as infiltration, frequency, and volume of discharges, and groundwater recharge can be maintained with the use of reduced impervious surfaces, functional grading, open channel sections, disconnection of hydrologic flowpaths, and the use of bioretention/filtration landscape areas. LID also incorporates multifunctional site design elements into the stormwater management plan. Such alternative stormwater management practices as on-lot microstorage, functional landscaping, open drainage swales, reduced imperviousness, flatter grades, increased runoff travel time, and depression storage can be integrated into a multifunctional site design.”

The Ypsilanti Township Master Plan supports the Washtenaw County Drain Commissioner for providing examples of LID strategies appropriate for use with the county.

Restoration of Wetlands. Prior to current wetland legislation, many wetlands were filled, drained and/or otherwise altered for development or agricultural activity. Drains and agricultural tiles may have been installed to drain surface water from wetlands so the land could be farmed.

The location of these altered wetlands can be identified through analysis of soil conditions. Although the hydrology of the site has been altered, the native soils will still exhibit coloration and textures associated with hydric conditions. Also, the Michigan Department of Natural Resources has mapped pre-settlement land cover (vegetation) based on historic survey records. Maps are available for Ypsilanti Township that show the historic natural land cover.



Where development of agricultural lands is proposed, wetlands can be restored as part of the drainage and open space design of the development. Hydrologic restoration may involve the removal of fill material and/or closing (or slowing) man-made drainageways. Restoration may also involve covering the soil surface with peat and re-establishing hydrophytes (wetland vegetation). Where

damaged or filled wetlands exist within Planned Developments, a condition of approval may be the restoration of the natural system.

LAKE USE REGULATIONS

Increased population in Ypsilanti Township will place pressures on Ford Lake for recreational use. Increased density of boat usage on the lake can contribute to the following problems, particularly from power boats:

- § Shore erosion
- § Damage to lake bottom and stirring-up sediment
- § Oil and gas spills
- § Noise
- § Conflicts and safety problems between users (power boats, sail boats, personal watercrafts, canoes and swimmers)

As the Township continues to grow, problems associated with lake overcrowding could worsen. Impacts to the safety and quality of Ford Lake are intensified by recreational use. Policies on lake usage need to balance the rights of riparian owners with the right of the general public to have access to public waters and with the need to protect the quality of the state's natural resources.

PRESERVATION OF NATURAL TOPOGRAPHY AND VEGETATION

The land use densities proposed by the Land Use Plan will promote the preservation of existing vegetation and topography. Specific standards can be applied to subdivision plat regulations and site plan review to require preservation of tree cover, the provision of landscaping and buffer strips and the minimization of site grading. The Planned Development regulations should continue to be used to encourage preservation of open space, vegetative cover and natural topography.

WOODLAND PROTECTION

The preservation of woodlands as part of any development is vital to maintaining the natural community character. Continued rapid urban development threatens the existence of significant woodlands in the Township. Woodlands are protected through the Woodlands Protection Ordinance, which requires existing woodlands be inventoried during the site plan review process. Developers must make every effort to preserve significant wooded areas. All preserved trees are required to be protected during construction. Site inspections and other methods of enforcement from the Township are necessary to ensure compliance with regulations and appropriate implementation. Significant woodlands need to continue to be protected including:

- § Forested areas of one-half acre or more with significant woodlands
- § Linkage strips where rows of trees create linear corridors and buffers between land uses
- § Trees along roads which help preserve the community character.
- § Significant individual landmark trees

§ Historic or Specimen Tree designated by the Township

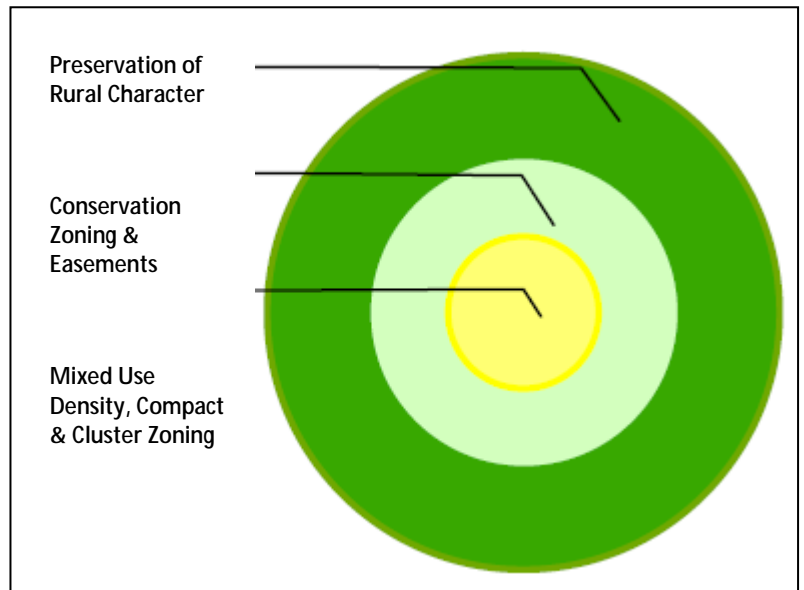
PURCHASE OF OPEN SPACE

The Township has been aggressive in its attempts to preserve open space primarily through purchase of land, through grant funding. There is support from some Township residents to take an even more proactive approach towards preserving natural features. For instance, another feasible option that should be considered is a special millage. Earmarking millage funds for acquisition of open space would go a long way toward preservation.

FLEXIBLE REGULATORY TOOLS

This Plan encourages creative thinking from developers, Township officials, and planners in order to implement sustainable development within the Township. Zoning that provides mixed uses, cluster development, and greater density in strategic areas can promote natural resource preservation and overall preservation of the rural character of the Township.

Flexible zoning measures also cause less stress on the regional expansion of infrastructure systems such as roads and sewer systems. It allows instead for a green infrastructure system consisting of conservation zoning, conservation easements, and greenways.



CHAPTER FIVE

TRANSPORTATION

A. EXISTING CONDITIONS ISSUES AND OPPORTUNITIES

- § Most of the roads in the Township are under the jurisdiction of the Washtenaw County Road Commission. The Michigan Department of Transportation (MDOT) has jurisdiction of I-94, Washtenaw Avenue, and Michigan Avenue. Coordination with these agencies is critical.
- § Major roadways with high traffic speeds and volumes, the I-94 expressway, and Ford Lake pose challenges to having a complete, linked, non-motorized system with direct connections
- § The Township has completed a number of bike paths since the 1997 Non-Motorized Plan and has several more planned in the next few years
- § Some roads lack sufficient right-of-way to accommodate the current number of vehicle travel lanes plus room for sidewalks and separate lanes
- § Bemis Road, a major east-west thoroughfare across municipal boundaries is mostly unpaved within the Township
- § The Township has an increasing number of seniors. In the future, some of those residents may need an alternative to driving, such as public transit
- § Much of the development pattern is suburban and designed with a focus on auto access and parking, with less focus on pedestrians and bicyclists

The Township has adopted both a Non-Motorized Pathway System Plan in 1997 and the Master Thoroughfare Plan in 2000 which contain specific goals and recommendations relating to transportation. These plans are incorporated by reference as part of the Township Master Plan.

FUNCTIONAL CLASS

There are a variety of roadway types in the township, ranging from expressways to major roads like Washtenaw Avenue to neighborhood streets. Efficient roadway planning recognizes the different functions of different streets – some to more larger volumes commuters, some to provide access to jobs or homes. In recognition of these varied roles, the roads have been defined into specific categories called “functional classification”. This functional classification system, or hierarchy of roads, describes the roles to move traffic or provide access. This hierarchy ranges from major roads called “arterials”, such as Michigan Avenue or Washtenaw Avenue, which provide crosstown movement

March 2014

to local subdivision streets. The intended function of the road influences planning, management, and physical design of said road. The functional classification system in Ypsilanti Township is based upon the National Functional Classification use in the Ann Arbor area. The four types of classification are:

Expressways: I-94 serves as the principal route between Ypsilanti Township and Detroit. Ecorse Road is also a limited access highway through Ypsilanti Township.

Arterials: There are a number of roadways which move traffic throughout the Township and provide connections to adjacent communities and the interstate system. Michigan Avenue, Whittaker Road, Textile Road and Rawsonville Road are among the major arterials. The primary function of these roads is to move traffic. A secondary function is to provide access to adjacent land uses. To maintain good traffic flow and safe conditions, access driveways must be carefully managed.

Collector: The collectors serve to assemble traffic from local roads and subdivision streets of residential neighborhoods and deliver it to the arterial. Collectors will also serve to provide access to abutting properties.

Local Streets: Local streets serve primarily to provide access to property and homes. These roadways are generally short, and generally provide connection to collector streets.

VOLUMES AND CRASHES

In the past, transportation planning in Ypsilanti Township generally looked at widening roads and intersections where there were poor traffic operations. More recently there has been a change to the approach to design roads for target speed, types of users and more emphasis on safety rather than just capacity. This has led to roundabouts being considered as an alternative generally for their safety benefits, and instead of adding lanes, reducing lanes to slow speeds down and increase safety. The Washtenaw County Road Commission, Washtenaw Area Transportation Study and MDOT monitor volume and crash data to help identify where improvements are needed. Some of the data available at the time of the plan's writing are shown on Map x.

TRANSIT ROUTES

The Ann Arbor Area Transit Authority provides bus service for the region. A transit center is currently located in the City of Ypsilanti and operates a number of routes. These routes include 3, 4, 5, 6, 7, 10, 11 and 20. Riders are provided access to local shopping centers, neighborhoods and educational facilities. A number of routes follow portions of the major corridors in the northern section of the Township, but service is limited south of I-94 to only Route 20. The availability of transit service in the northern section of the Township provides opportunities for transit oriented development, as recommended in Chapter 6 Future Land Use. In addition, all transit stops need to be enhanced for a safer more welcoming environment for riders. All new developments need to be evaluated from the standpoint of creating a multi-modal transportation system, particularly along the Urban Corridors and in the proposed Town Center district.

March 2014

The Township is further encouraged to work with the Ann Arbor Area Transportation Authority (AAATA) to expand the public transportation network in order to service existing and/or future residential, commercial and industrial areas with convenient, reliable transportation. In addition to working with the AAATA, the Township is also encouraged to continue working with the Southeast Michigan Regional Transit Authority in order to provide inter-regional public transportation that connects residents, visitors and employees with employment centers, entertainment and commercial opportunities in the wider Detroit Metropolitan area.

B. COMPLETE STREETS

Philosophies about transportation planning are evolving from a predominantly auto, or motorized-orientation to one that considers the entire traveling public. This approach of considering the function of the whole corridor and all who use it for transportation purposes is referred to as "Complete Streets."

Prior to the proliferation of modern automobiles, towns developed in a compact fashion to remain proximate to goods and services. Now that automobiles and our transportation system facilitate longer travel distances, society has moved away from these traditional development patterns, shifting the purpose of transportation from that of practical need to one of convenience. As the ill effects of these patterns are revealed, society is revisiting the more tested, traditional concepts for other reasons as well.

Walking, biking and other non-motorized forms of transportation are gaining in popularity for physical fitness and transportation purposes, causing renewed attention to the facilities provided for them. Not surprisingly, after years of neglect, pedestrian and non-motorized systems no longer provide the connectivity, convenience and safety needed to serve modern users.



Benefits of Complete Streets

While the concept was largely driven to address the safety concerns associated with the high-speed, higher volume nature of today's streets, the benefits of Complete Streets are even broader reaching:

- § **Safer Roads.** Roads built today often carry high volumes and faster speeds, resulting in higher crash rates and more severe accidents, especially to bicyclers and walkers. Road design can provide great safety benefits if it considers all users.

Bike Lane – A portion of a roadway which has been designated by striping, signing, and pavement markings for the preferential or exclusive use of bicyclists

Bike Path – A bikeway physically separated from motorized vehicular traffic by an open space or barrier within the right-of-way

Bike Route – A segment of a system of bikeways designated with appropriate directional and informational markers

Bikeway – Any road, path, or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes

Adapted from 1997 Non-Motorized Plan

- § **Reduced Emissions.** Vehicle miles account for the release of carbon dioxide and other greenhouse gases into the atmosphere, with resultant higher emissions and increased oil consumption.
- § **Healthier Lifestyles.** By implementing a program that encourages more active transportation, residents benefit from healthier lifestyles, improved environmental quality, economic prosperity, and better quality of life. Less physical activity results in greater obesity and health insurance costs, and contributes to declining commercial streets. All of these consequences, when combined, create a compelling argument to consider alternatives to the status quo.
- § **Livable Streets.** Streets bustling with activity, less concerning traffic conditions, and additional recreational activity all combine to create ideal places.
- § **Economic Stimulus.** Because of their positive effects on the environmental, economic, and physical health of communities, citizens are choosing to live in areas where such measures are being taken. It has been shown that reduced traffic can boost residential property values and local commercial sales, reduce crashes, and decrease oil dependency.



A sidewalk and bike lane in Ypsilanti Township

In reviewing the 2010 census data provided in Chapter 2, the Township continues to see an increase in the number of senior citizens throughout the Township. Senior citizens often require access to public transportation in their daily lives. With the increase in the Township's senior population and the ongoing general population increases seen within the southern portion of the Township, consideration of an expanded public transit service should be reviewed on a regular basis. As population densities south of the freeway increase, the demand for such services will also increase.

Walkable Neighborhoods

Neighborhoods need an integrated pedestrian circulation system which conveniently links them together, provides strong connections and is unified with public gathering places. A majority of the older neighborhoods have sidewalks while the Township ordinance currently requires that all new residential developments also include sidewalks and bike paths. The Township should continue to work towards maintaining and enhancing non-motorized linkages between neighborhoods and surrounding recreation, civic and shopping destinations to maintain this sense of a walkable community.

As the neighborhoods are developed in the southern portion of the Township, a system of non-motorized transportation needs to be included with all developments to create a walkable community. All neighborhood streets are required to have sidewalks. 10-foot wide bike paths are also required where a development fronts on a major road that is designated for a pathway in the Non-Motorized Pathway System Plan prepared and adopted by the Township in 1997. Paved pathways should be required within open space areas of PD's. Stone or wood chip paths or wooden boardwalks should be provided instead of paved pathways in areas with sensitive environmental features.

PRIORITIES FOR SIDEWALKS AND PATHWAYS

- Construct the shortest segments that result in the longest contiguous lengths of trail, i.e., fill the gaps between the longest segments of existing pathways.
- Construct paths in neighborhoods where few exist, linking residents to shops, parks, schools, and to other neighborhoods.
- Construct paths along the heaviest traveled vehicular-use streets.
- Construct paths serving the largest areas of population.

Adapted from 1997 Non-Motorized Plan

The Washtenaw Area Transportation Study has developed a Non-motorized Plan for Washtenaw County which serves as a resource to help implement walkability within neighborhoods.

Sidewalks and Pathways

Consistent with the Township Non-Motorized Pathway Plan, sidewalks and bike paths should be required along all major road frontages. Existing, planned, and proposed paths are shown on map 9. All pathways should provide safe, ADA compliant crossings across streets, driveways and railroad crossings. Certainly, a top priority is also repairing and replacing existing sidewalks which are in poor condition. The minimum width of sidewalks must be five feet and bike paths are required to be ten feet. To further enhance the benefit of the sidewalks, connections should be incorporated into site design that safely link pedestrians from the right-of-way to the business entrances. The Township should investigate taking advantage of funds available through the Safe Routes to School program that is offered by the State to improve access to community schools. Other potential funding sources may include Boarder to Boarder or Connecting Communities through Washtenaw County.

The Non-Motorized plan proposes a number of strategies to develop a comprehensive non-motorized path system throughout the community. These strategies are listed below:

- § Develop multiple-use, non-motorized pathways along all the township's major roadways to ensure adequate connection throughout the community.
- § Enhance connections to Ford Lake and its park system.
- § Create connections between adjacent sites beyond the roadway.
- § Promote the construction of more, and/or improved, pedestrian bridges over I-94
- § Consider pathways from a regional perspective by accommodating connections to adjacent communities.

As part of the ReImagine Washtenaw effort, the Township is evaluating the feasibility of a pedestrian bridge across I-94 at Huron.

Non-Motorized Pathways

Map 9



Legend

-  Minor Road
-  Major Road
-  Railroad
-  Interstate 94 Highway
-  Lakes, River, and Streams
-  City of Ypsilanti
-  Parks, Open Spaces, Cemeteries
-  Existing Route
-  Proposed Primary Route
-  Proposed Secondary Route





A map prepared as part of Washtenaw County's ReImagine Washtenaw project shows sidewalk gaps along Washtenaw Avenue in the Township

C. ACCESS MANAGEMENT

The goal of access management is to provide standards which will facilitate through traffic operations and improve public safety along major roadways. The access guidelines have two functions; to protect the public investment in the roadway by minimizing congestion and accident potential; and to provide property owners with reasonable, though not always direct, access. The established Township access management standards are relatively general and do not cover all the necessary elements. The ordinance should be updated to incorporate the following:

- § Number of driveways per site
- § Shared driveways and shared access
- § Sight distance
- § Driveway spacing and location
- § Driveway design and construction standards

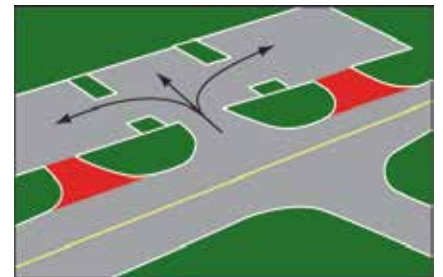
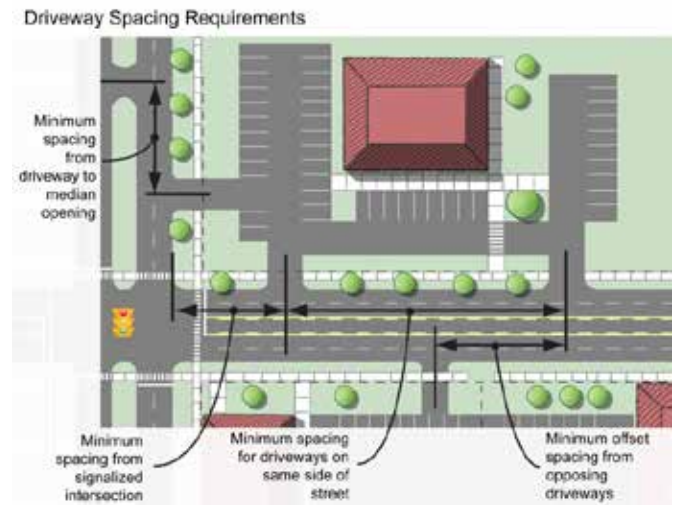
With updated standards, new development projects should be required to follow all requirements related to access management. However, the real challenge lies with sites along the developed business corridors where there are established traffic patterns and numerous existing driveway locations. Many older sites have multiple driveways while others have one wide curb cut that extends the width of the site. These conditions create unsafe and unregulated traffic flow into and out of the parking lot.

Ensuring safe and convenient access and traffic flow is a high priority for the Township because it affects not only the individual sites; it also affects the traffic flow along the roadway. Access management has a direct relation to public safety within the Township. Therefore, as corridors develop or redevelop, the five elements of access management should be strictly evaluated in accordance with Township standards. Although there are many elements of the site that may require gradual upgrade, access management should be an issue of highest priority during site plan review.

Ypsilanti Township was part of a corridor-wide access management plan for Washtenaw Avenue that identified driveways that can be consolidated. The Township can apply the same principles to other major roads to reduce crashes and preserve capacity.

D. TRAFFIC CALMING

Historically, a primary goal of traffic engineering was to provide an efficient, fast, and safe movement of traffic through the road network. As areas develop and traffic volumes increase, fast, and efficient roadway design in neighborhoods contributes to problems related to cut-through traffic, especially when the adjacent arterial streets become congested and motorists begin



One change since the Washtenaw Access Management plan was prepared is the ReImagine Washtenaw Study. The preferred alternative for Ypsilanti Township includes a narrow median. Installation of a median would require consolidation of driveways to in order to reduce the need for interruptions in the median to allow for turning movements.

seeking alternate routes. In order to alleviate these traffic problems, traffic calming measures can be employed, particularly in residential neighborhoods.

The Institute of Transportation Engineers defines traffic calming as “the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.” Traffic calming measures are both regulatory features and/or design of a street that causes drivers to slow-down and be more attentive. Traffic calming is a way to visually and physically impede speeding in residential areas. The physical change is in the road parameters and the psychological change is the “feel” of driving environment of the road and reduce the speed of vehicles. The intent is that this reduction in speed will reduce crashes, air pollution and congestion levels, and noise pollution and generally improve the environment of the street. Some of the most common traffic calming devices are as follows:

- § **Speed humps** are vertical constraints on vehicular speed and are designed according to a safe vehicle speeds (15 to 20 mph). They raised areas that extend across the width of the pavement and range between 2-4 inches in height and 14-22 ft in length. Specifications on speed hump design are site specific and dimensions are unique to each location area.
- § **Speed tables** are vertical constraints, similar to speed humps, and constructed with a table or flat portion in the center. They can create a street environment that is pedestrian friendly by being used in combination as a raised crosswalk. They provide visual enhancement, reduce vehicle speed and enhance the use of non-motorized transportation.
- § **Street narrowing, slow points, or chokers** include curb modifications, channelization, and sometimes landscaping features that narrow the street to a minimum safe width. They are often installed at intersections to reduce speed and/or redirect traffic. They provide for larger areas for landscaping, enhance the neighborhood, facilitate loading and unloading and optimize the pedestrian crossing locations.
- § **Angle points or chicanes** are curbed horizontal deflections in the path of vehicle travel. They are built along the edge of travel-way similar to street narrowing treatments. They use physical obstacles and parking bays, and are staggered so drivers must slowdown in order to maneuver through the street. Trees are often used at the slow point to restrict driver vision and create a feeling of a “closed” street.
- § **Median slow points or channelization** include center located island that divides the opposing travel lanes at intersections or at mid-blocks, pedestrian refuge treatments and the other standard forms of intersection traffic control islands. These are aimed at reducing speeds while enhancing the pedestrian crossing points and safety.
- § **Intersection diverters** are features that partially close an intersection to limit the allowable turning movements and divert traffic. They are used to convert an intersection into two unconnected streets, each making a



sharp turn. This alters traffic flow patterns and limits the ability of vehicles to cut-through residential neighborhoods.

- § **Street closures** are highly constrictive and affect the network traffic flow by eliminating neighborhood traffic from cutting-through.
- § **Roundabouts** are raised, center rotary islands that are used as a replacement for traffic signals and stop signs at intersection. While these can be used as an effective intersection control, they also have an added traffic-calming benefit by deflect vehicles out of their normal path, slow traffic, and reduce the number of conflict points. They also improve capacity, safety and improve neighborhood aesthetics.
- § **Getaways or perimeter treatments** are visual and physical treatments used to communicate a message to drivers entering residential neighborhood. Traffic signs, intersection narrowing, medians, textured pavement surfaces such as brick and landscaping features are often used to create this effect. Entry treatments are used to increase driver awareness to changes in roadway environment.



Implementing a traffic calming program should consider the following:

- § Traffic calming measures should be looked at from an area-wide traffic calming prospective.
- § Traffic calming measures should be used as speed controls rather than volume controls to prevent the diversion of through-traffic to parallel residential streets
- § It is important to highlight the presence of traffic calming measures by landscaping and treating the street edges. These measures complement the engineering design by softening the appearance of speed humps and enhancing the appearance of more aesthetic measures such as chicanes and traffic circles. Also, landscaping measures can enhance engineering measures and make them more effective and safer by highlighting their presence.
- § Traffic calming devises should be designed in coordination with emergency services to ensure that safe emergency vehicle access is maintained to all areas. Details such as mountable curbs and gutters can often help resolve the problem.
- § A risk management program should be implemented to minimize liability issues through proper design, signage, and lighting of traffic calming devises.

It is important to incorporate traffic calming measures during the planning and design phases of new residential areas. This greatly reduces future problems and will help maintain the value of the neighborhood. The cost of traffic calming measure when incorporated in the planning and design phases of the project is minimal. However retrofitting an existing intersection or residential roadway segment with traffic calming measures could be significantly expensive.

Context Sensitive Design

While the Township does not have control over road improvements, it can work with MDOT and the Road Commission to ensure roadway design complements

the different character patterns across the township. The same number of lanes should look different in different parts of the Township, considering users for the area and amenities, such as streetscaping that complements the character of the district.

E. REIMAGINE WASHTENAW PUBLIC ACCESS PLAN

After the ReImagine Washtenaw vision plan was completed by Washtenaw County in 2009, next steps toward implementing the vision were included in the 2010 Corridor Redevelopment Strategy. This plan outlined strategies for multi-modal improvements to the corridor as well as street design recommendations. Building further upon these recommendations, the County proceeded to obtain a federal grant to prepare a detailed study of the Washtenaw Avenue right-of-way (redefined as “public access”) through the City of Ann Arbor, Pittsfield Township, Ypsilanti Township, and the City of Ypsilanti.

The Public Access study identified different alternatives that could meet the goals to improve transit service, make the corridor more pedestrian and bicycle friendly, and support revitalization. Those alternatives included different lane arrangements, bike lanes, wider sidewalks, transit lanes, and wide and narrow medians. Ypsilanti Township supports efforts to fill in sidewalk gaps, widen sidewalks, and make changes to improve the travel time for transit. ‘

The preference is to add a narrow median where practical. This would reduce crash potential, provide a refuge for pedestrians crossing the street, improve aesthetics, and possibly reduce traffic speeds. Given all the existing driveways, installation of a median would need to be combined with an access management program to replace the numerous individual driveways with fewer, consolidated access points. Driveways would need to be located in coordination with the median design. As the corridor redevelops in the future, the Township’s goal is to work with AATA and Washtenaw County to provide a

What is ReImagine Washtenaw?

A multi-jurisdictional, cooperative initiative to transform Washtenaw Avenue around efficient mass transit into an attractive, vibrant, walkable, mixed-use corridor, with sense of place.

For more information on the land use recommendations from the ReImagine Washtenaw Plan, please refer to Chapter 6: Land Use.



more premium type of transit service, potentially converting auto lanes to transit only lanes. Other transit improvements may include transit signal priority and “real time” route information.

One of the challenges along the Ypsilanti Township segment of Washtenaw Avenue is that the right-of-way is only 80 feet wide. To accommodate the needs of all the different types of travelers, more width would be needed, either through donations, easements, or acquisition.

CHAPTER SIX

LAND USE

A. EXISTING LAND USE

LAND USE PATTERNS

Historically, development patterns in Ypsilanti Township were reflective of the urban influences of the City of Ypsilanti combined with historic development surrounding the Willow Run Airport. As a result, more intensive urban development is along the east and west periphery of the City's boundaries, north of Ford Lake, with the eastern portion of the Township surrounding the Willow Run Airport developed as industrial. This is contrasted by lower density residential development and agricultural activities to the south of I-94 and Ford Lake.

Michigan Avenue, Washtenaw Avenue and Ecorse Road are all state trunklines linking the Ypsilanti community to Ann Arbor to the west and Detroit area communities to the east, such as Canton Township, Wayne and Dearborn. These historic routes influenced development of the Ypsilanti community. Construction of the US-12/Willow Run and Edsel Ford Expressway during World War II provided the first limited access route between the Ypsilanti community and Detroit and further influenced post-war development in the area. With the completion of I-94 in the early 1960's, development potential was further enhanced for residential by its easy access for commuting to Ann Arbor and Detroit. With the opening of the I-94 interchange at Huron/Whittaker Road around 1980, access to the southern portion of the Township was significantly improved. This, along with the expansion of public sewer and water into the southern portion of the Township, has allowed for the more recent development that is occurring south of Ford Lake.

Residential development in the northern portion of the Township is generally built-out with higher density development consistent with an urban environment; however, there still remains some vacant or underutilized land that is suitable for infill development. This area offers older housing stock of higher density single family and multiple family dwelling units. These neighborhoods are conveniently located near commercial businesses that line the major arterial roads.

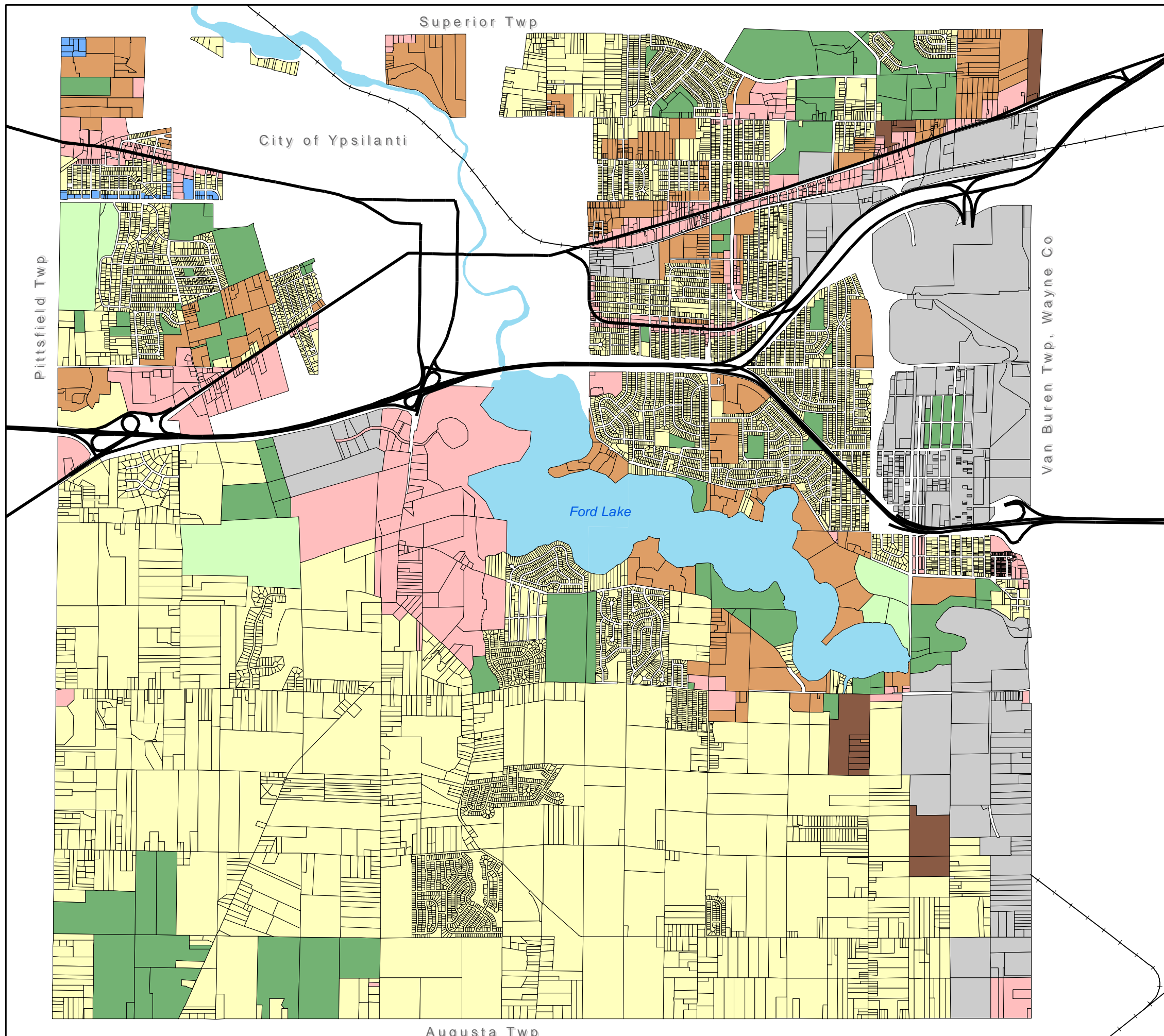
The area south of the interstate and Ford Lake has historically been dominated by large lot single family residential and agricultural land uses. Since the development boom that started in the 1990's there has been a substantial amount of new residential development in the southern portion of the Township. This development has taken on a patchwork pattern of higher density residential subdivisions surrounded by remaining agricultural land and rural-style residences on larger parcels. The majority of new housing

construction continues to occur in this area of the Township as development continues to move southward.

EXISTING LAND USE CATEGORIES

The following pages describe the existing land use characteristics of the Township when the inventory for the plan was done in February 2013. An inventory of existing land use was conducted based upon Washtenaw County GIS data and verified by aerial review and field observation.

- **Single Family Residential.** Single family residential is the most prevalent land use in the Township accounting for 10,361 acres, or 58% of the Township land area. Historically, residential development occurred in the northern portion of the Township as the urbanized areas of the City of Ypsilanti expanded outward. These areas tend to be more urban in nature with residential subdivisions consisting of 50-60 foot wide lots. More recently, however, higher density development has occurred in the southern portion of the Township on slightly larger, 60-80 foot wide lots. Many recent developments have been utilizing the planned development option under the Zoning Ordinance to create clustered development where 20-40% of the original land area of the development is set aside for conservation or recreation.
- **Multiple Family Housing.** Unlike the single family residential development that is occurring through the Township, multiple family development has consistently remained along the east and west fringes of the City of Ypsilanti and around Ford Lake. There are 1,348 acres of multiple family development in the Township, occupying 8% of the Township. These developments range anywhere from attached condominiums, low-rise apartments to mid-rise apartment buildings.
- **Manufactured Housing Parks.** Because of their unique conditions, manufactured housing communities have been inventoried on the Existing Land Use Map. The vast majority of these tend to be located in northeastern Ypsilanti Township, with a few newer and larger developments located on the east side, south of I-94. There are 127 acres of manufactured housing parks, accounting for less than 1% of the Township's total acreage. This acreage has been reduced since the 2007 Master Plan due to abandonment of three mobile home parks since 2010. This category does not include manufactured housing that has been placed on lots outside of manufactured housing parks.
- **Commercial and Office.** Commercial and office uses in the Township where historically located along Ecorse Road, Ford Boulevard, Washtenaw and Michigan Avenues. A wide variety of shopping centers, individual businesses and small offices have developed along these heavily traveled corridors. In recent years, Huron/Whittaker Road has emerged as a new community shopping corridor serving the new residential development in the southern portion of the Township. Commercial and office uses comprise 769 and 34 acres respectively, occupying 9% of the Township.



Existing Land Use Map

Master Plan Update
Ypsilanti Township
Washtenaw County, MI

- Single-Family Residential
- Multi-Family Residential
- Mobile Home Park
- Commercial
- Office
- Industrial
- Public
- Private Recreation
- Water

Existing Land Use Documented Summer 2013

- **Industrial.** Industrial uses are located on the east side of the Township surrounding the Willow Run Airport and further south along Rawsonville Road. This includes a number of small to medium sized industrial uses dispersed throughout the area. Some of the major industrial areas include the former General Motors Powertrain Plant and Willow Run Business Center adjacent to the Willow Run Airport, and the Ford Rawsonville Plant south on Textile Road. The Washtenaw Business Park is located west of the Huron-Whittaker Road corridor along the south side of I-94. The former General Motors Willow Run Powertrain plant is the largest single facility in the township, consisting of 335 acres. In total 2,241 developed acres of industrial land exists in the Township, accounting for 13% of the land.
- **Institutional.** Areas designated as institutional include uses such as governmental buildings, parks, churches and schools. These are located throughout the Township with a high concentration of public land including the Civic Center in the center of the Township, Ypsilanti Community Utility Authority facilities and Township. These lands comprise 1,625 acres, or 9% of the land.
- **Private Recreation.** This classification includes areas such as golf courses and private parks and clubs. These lands cover 369 acres, which is roughly 2% of the Township.

SURROUNDING INFLUENCES

Analyzing the land uses in adjacent areas is an important part of understanding land use trends for Ypsilanti Township. It also ensures that the Township's plans for the future will be compatible with development along its boundaries. The Township almost completely surrounds the City of Ypsilanti, which occupies the north central portion of the Township. Neighboring townships include Superior Township to the north; Van Buren Township to the east; Augusta Township along the southern boundary and Pittsfield Township to the west.

The City of Ypsilanti historically had a large influence on development within the Township. Much of the residential development in the northern portion of the Township has been an expansion of Ypsilanti's urban area from the City to neighborhoods in the Township. Eastern Michigan University has also had an influence on development in the northwestern portion of the Township. This has created a demand for student and faculty housing and related commercial services.

In addition to the City of Ypsilanti, the Willow Run Airport, split between Ypsilanti and Van Buren Township to the east, has been a major factor in influencing land uses in the Township. The original Willow Run Bomber Plant and hanger 2 that was developed during World War II is located in Ypsilanti Township while hanger 1 and the run ways are located in Van Buren Township. This plant was owned by General Motors and operated by Powertrain to manufacture transmissions until its closing in 2010. Willow Run led to other post war industrial development along the eastern edge of the Township

surrounding the airport; which in turn created a demand for residential development to house industry workers.

Rawsonville Road, which is the border line between Ypsilanti Township and Van Buren Township, has become a major thoroughfare for traffic to and from I-94. Along the corridor a mixture of industrial, commercial and residential has developed. The high intensity activity of the corridor has yielded residential development in the form of mobile home communities. This trend has also continued into Augusta Township where a mobile home community is located at the intersecting corner of the four townships.

Most development bordering the north, south, and west sides of the Township are residential, with the exception of the area to the northwest corner where commercial uses continue west along Washtenaw Avenue into Pittsfield Township and St. Joseph Mercy Hospital is located to the north in Superior Township. Residential densities in Van Buren, Augusta and Superior Township are generally lower than Ypsilanti Township's current densities. Consequently, lot sizes in these communities along the border are as high as 10 acres for single family home construction and 40 acres for agricultural operations. Ypsilanti Township, on average, has the smallest lot size requirements.

B. FUTURE LAND USE

The future land use plan is based upon a number of factors including demand resulting from growth and development, existing conditions, constraints to development, and the desires of the community. There are a number of factors attracting development to Washtenaw County in general and Ypsilanti Township in particular:

- Accessibility to rapid growth areas of Ann Arbor and eastern Wayne County, provided by I-94.
- Heritage and history of the Ypsilanti community, including strong industrial base.
- Willow Run Airport and adjacent industrial uses.
- Historic development patterns surrounding the City of Ypsilanti.
- Vacant, available property with relatively low development costs.
- Availability of sanitary sewer service and public water.
- Low taxes relative to the high level of public services due to large commercial and industrial tax base.
- A population base for commercial development to serve and employ.
- High quality of life offered in the area due to the natural features such as Ford Lake, Paint Creek, wetlands, streams and woodlands.

FUTURE LAND USE DETERMINING FACTORS:

- Consistency with existing land use patterns and zoning
- Diminishing incompatible land use relationships
- Relationship to regional land patterns and the City of Ypsilanti and goal to encourage infill development in urban areas
- Preservation of natural features and consideration of the carrying capacity of the environment
- Positive incorporation of natural amenities
- Availability of infrastructure including utilities, transportation and community facilities
- Market conditions for various land uses
- Provisions for office, research and development and industrial uses for economic development
- The goals and objectives of the plan that express the community character desired by residents

The above described general development attractors create a demand for new uses of land within Ypsilanti Township that must be considered relative to other factors that influence the feasibility, practicability and desirability of alternative future land use scenarios. The specific factors that influence the future land use pattern in the Township include:

- **Existing Land Use.** Wholesale changes to the existing land use pattern would be difficult. The locations of most existing commercial and industrial developments are appropriate, and the community land use patterns have evolved around these existing land uses.
- **Existing Zoning.** Existing zoning designations were a factor considered. There is no “vested interest” that guarantees zoning will not change, and in fact, changes are suggested by this Plan. However, such changes were carefully considered to ensure the general development arrangement remains consistent and landowners will retain a reasonable use of their land.
- **Relationship of Incompatible Uses.** The future land use plan strives to diminish incompatible land use relationships by consolidating areas for industrial use and providing for transitions between commercial and residential areas.
- **Land Use Patterns in the Ypsilanti Area and Other Communities.** Land use patterns for surrounding communities, including the City of Ypsilanti, were considered to ensure that the new Plan would be compatible with those patterns.
- **Natural Features.** The natural topography, wetlands, woodlots and scattered bodies of water provide highly marketable property for residential development. Preservation of the ecological function of these natural features is also vital to protecting the environment and the community’s quality of life. The types of development and allowable density shown on the future land use map take into consideration the location and extent of natural features. For example, lower overall development densities are proposed for areas containing significant wetland areas to encourage clustering in buildable areas.
- **Natural Amenities.** Quality residential developments require amenities such as rolling terrain, mature vegetation, water features and preservation of natural surroundings. Future residential land uses are designated in areas where the natural features can be integrated successfully with housing units.
- **Existing Township Master Plan.** The previous Township Master Plan, adopted by Ypsilanti Township in 1999 and updated in 2007, was the principal basis for this current version of the Township Master Plan. The future land use plan contained in the previous plan has been re-evaluated based on current trends and conditions.
- **Infrastructure and Public Facilities/Services.** The density of residential uses and the location of land uses such as industrial and commercial are dependent on the availability and the capacity of the infrastructure. Portions of the Township are currently served, or are planned to be served, by public water and sewer. The capacity of the transportation network defines the intensity of uses that may be served without adversely impacting traffic operations. The availability of community facilities such as schools, recreational facilities, police and fire

protection creates limits to service of land use, particularly the residential areas.

- **Existing Market Conditions.** Market conditions were considered even though they will change during the 20-year time frame of this Plan.
- **Economic Development.** The future land use plan provides areas for industrial expansion and development of office/research and development uses to expand and diversify the employment and tax base of the Township.
- **Urban Infill Development.** Infill development within more urbanized northern portion of the Township is encouraged to create strong mixed-use centers. Residential neighborhoods should provide a variety of housing options, such as single family, townhouses, and apartments, designed to be in keeping with the character, scale and architecture of traditional neighborhoods. Older auto-dependent retail centers should be encouraged to redevelop of as mixed-use centers that are more pedestrian and transit-oriented and serve as catalysts for improvements to the surrounding area.
- **Desires of the Township.** The land use pattern desired by Township officials and property owners has been expressed with the objective of a diversified tax base, employment opportunities, provision of services for residents and desire for a mixture of uses. The goals of the community were expressed through a series of well attended public meetings where the citizens expressed the desire to limit growth to a sustainable level that can be supported by the community infrastructure and that preserve natural features.

FUTURE LAND USE CATEGORIES

SFR-1 Single Family Residential 1.3 dwellings/acre. This designation identifies the area located along the western border of the Township, developing as large lot single family residential. Much of the land is constrained in larger parcels, characteristic of a rural setting, with some having significant natural limitations such as wetlands and steep topography. Much of the development are one acre lots or larger lots with onsite well and septic systems. This classification recommends lots no smaller than $\frac{3}{4}$ an acre, or 32,500 square feet. If a lot is not served by water or sewer (i.e. has both onsite well and septic) then these lots should be one acre or more in area.

SFR-2 Single Family Residential 2 dwellings/acre. These areas are designated for single family residential use and are intended to serve as a transition between lower density rural residential development to the west and the higher density area of SFR-3 and non-residential development along Whittaker Road. In addition, an area of SFR-2 is provided along the southern edge of the Township to transition from the lower densities in Augusta Township. The southern area of the Township has a large number of rural residential lots of one acre or more with onsite well and septic systems. New single family residential uses within these areas will be located on lots of at least $\frac{1}{2}$ acre in size; provided public water and sewer are available.

FUTURE LAND USES

Single Family Residential

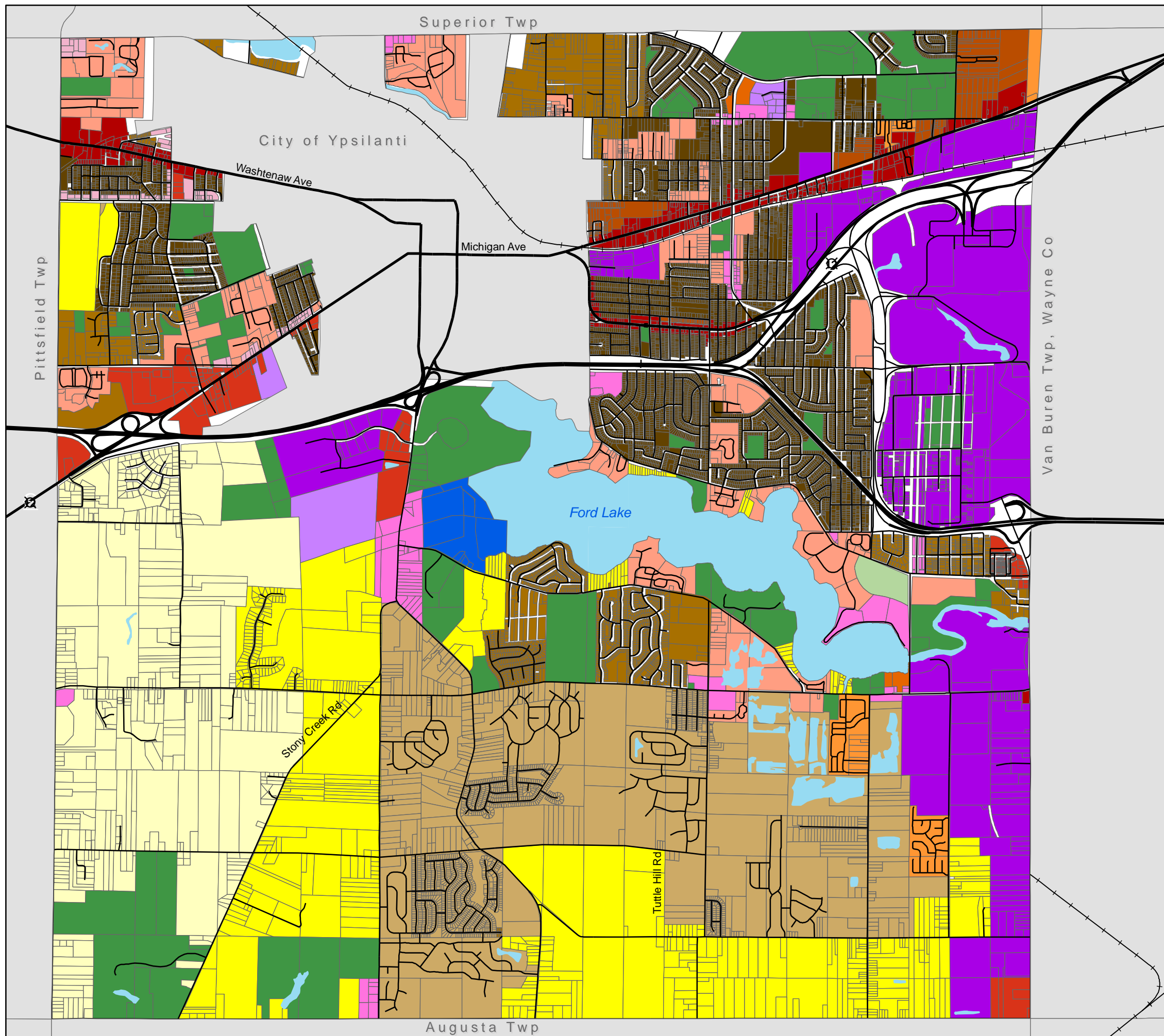
- SFR-1: 1.3 dwellings/acre
- SFR-2: 2 dwellings/acre
- SFR-3: 3 dwellings/acre
- SFR-4: 5 dwellings/acre
- SFR-5: 8 dwellings/acre

Multiple Family Residential

- MFR-2: 6 dwellings/acre
- MFR-3: 8 dwellings per acre
- MFR-4: 14 dwellings per acre
- MFR-5: 10 dwellings per acre

Other

- Town Center
- Neighborhood Commercial
- General Commercial
- Urban Commercial Corridor
- Office
- Research and Development
- Industrial
- Public



Future Land Use Map

Master Plan Update
Ypsilanti Township
Washtenaw County, MI

- SFR-1
- SFR-2
- SFR-3
- SFR-4
- SFR-5
- MFR-2
- MFR-3
- MFR-4
- MFR-5
- Town Center (See inset map on page X)
- Office
- Neighborhood Commercial
- General Commercial
- Urban Commercial Corridor
- RD
- Industrial
- Private Recreation
- Public
- Water



Sources: MCGI, Ypsilanti Twp

Draft: March 2014

SFR-3 Single Family Residential 3 dwellings/acre. This designation refers to the large portion of the Township’s southern area. Much of this area has been recently developed or is currently in the process of being developed into smaller lot subdivisions. There are also a number of planned developments with homes clustered on smaller lots in order to preserve open space and neighborhood parkland. Developments in these areas must be served by public sewer and water.

SFR-4 Single Family Residential 5 dwellings/acre. This designation applies primarily to existing single family neighborhoods near Ford Lake. Lot sizes are approximately 8,400 square feet. This may, in some instances, be appropriate for medium density attached and/or clustered housing. Developments in these areas must be served by public sewer and water.

SFR-5 Single Family Residential 8 dwellings/acre. Residential development in this category consists of single family subdivisions with lot sizes of at least 5,400 square feet or widths of 50 feet. These neighborhoods are established in the northern area of the Township and are served by public sewer and water. R-5 is intended only for single family subdivisions in the northern portion of the Township surrounding the City of Ypsilanti.

MFR-2 Multiple Family Residential 6 dwellings/acre. Multiple family residential areas allow for higher density residential development at six dwelling units per acre. This designation is generally planned where apartment complexes and other high density housing developments exist. New locations are also planned for locations where higher density infill development is appropriate or where a transitional land use is desired.

MHP-3 Manufactured Housing Residential 8 dwellings/acre. The MHP-3 designation allows for mobile home parks and higher density residential development that generally contains eight dwelling units per acre. These areas are intended to serve as transitions between industrial development and other areas of the Township. These are the only locations identified as appropriate for mobile home parks.

MFR-4 High-rise Multiple Family Residential 14 dwellings/acre. The highest residential density designation, this category allows up to 14 dwelling units per acre. These properties are planned where high rise, high density apartment development currently exists. Due to limitations with public infrastructure (roads, schools, utilities, public services), expansion of the MFR-4 classification is not proposed.

MFR-5 Townhouse Residential 10 dwellings/acre. Detailed subarea plans for the northern portion of the Township, such as the Ecorse Road and Michigan Avenue Corridor Studies, identified the need for mixed-use infill development near the City of Ypsilanti. New residential development in this area will help provide the population base to support redevelopment along some of the older commercial corridors such as Michigan Avenue and Ecorse Road. Areas developed under



Townhouse Residential could include a mixture of townhouses and single family residential on smaller lots at a net density of up to ten units per acre.

Because the intent is to establish traditional neighborhoods that will invigorate the urban fabric in the northern portion of the Township, these areas need to be developed following traditional neighborhood design principals. Buildings should be two- to three stories, with architecture that reflects traditional styles found in the area, particularly some of the historic neighborhoods surrounding downtown Ypsilanti. Features such as front porches, peaked rooflines, dormer windows, bay windows and gables should be encouraged. Building materials should be high quality such as brick, carved stone and wood or hardi-board siding.

Town Center. An area has been designated for a Town Center along Huron/Whittaker Road, between I-94 and Textile. This area is planned to become a walkable mixed-use Town Center with retail, service, and office uses, supplemented by areas of compatible research and development. Mixed-use developments that incorporate residential uses will also be allowed, including apartments on upper floors above commercial uses, traditional townhouses and single family on small lots. This area also includes the Township Civic Center, Library, Post Office, the former State Police post, the Eastern Michigan University Conference Center, the Eagle Crest Golf Course and other public open spaces. The intent is that this area will be integrated into a pedestrian-friendly, walkable area with sidewalks and pathways connecting all uses and community parks and plazas integrated into the fabric of this Town Center area. The Town Center area has the potential to become an activity center for the Ypsilanti Township community that will provide a defined sense of place for the Township. The Town Center concept is consistent with transit-oriented development and will support expansion of transit to this area.



The Town Center is divided into five different sub districts, detailed on page 21 of this chapter

Retail and office architecture should contribute to the desired traditional Town Center character. Buildings should front towards and relate to the street at a pedestrian scale and orientation. Parking lots should be located behind buildings to minimize the dominance of automobiles and make the site more pedestrian friendly. Sidewalks and pathways should interconnect all uses within the Town Center with convenient links to residential areas and public spaces and parks. A vertical mixture of uses should be encouraged with residential or office above retail businesses and services.

The residential areas of the Town Center should develop in a manner that is consistent with the traditional neighborhood character. Residential will be a mixture of apartments above businesses or traditional townhouses, such as brownstones. Neighborhood parks need to be provided in visible and accessible locations to serve as neighborhood focal points/gathering places and to provide both passive and active recreational opportunities.



Neighborhood Commercial. Retail and service establishments whose primary market area includes residents and employees from within a two mile radius are designated by this category. Typical uses would include smaller, general merchandising/retail establishments such as convenience stores, small scale grocery stores, banks, dry cleaners, beauty/barber shops, and small retail centers. Larger sized “big-box” stores with more of a regional draw are considered General Commercial and are discussed below.

Neighborhood commercial areas are found in locations that provide convenient access to nearby residents. These neighborhood shopping areas are surrounded by residential areas, and therefore should be designed to allow for safe and easy non-motorized access. To complement the adjacent residential neighborhoods, the sites should incorporate enhanced architectural design and landscaping.

General Commercial. Businesses which serve the community at large including Ypsilanti Township, City of Ypsilanti and adjacent Townships are designated by this category. These land uses tend to be on larger sites that have convenient access to regional transportation routes via various transportation modes. Due to the large scale and variety of permitted commercial uses, these areas generate significant volumes of vehicular and pedestrian traffic. Therefore, the key design issue with these sites is safe and efficient access management and circulation. Locations include the centers near the I-94/Rawsonville interchange and near the I-94/Michigan Avenue interchange, as well as the Washtenaw Avenue corridor, which has regional access to US 23. A new location is designated for General Commercial at the southeastern corner of the Township, once planned roadway improvements are made to Rawsonville and Bemis Roads.



Developments in these areas are intended to be clustered into an integrated center, rather than allowed to sprawl into an undesirable commercial strip pattern of development. They also need to be well buffered from any nearby residential areas.

General commercial includes grocery stores, gasoline service stations, auto service uses, restaurants and large retail centers. Appropriate uses also include heavier commercial uses such as larger, “big box,” commercial establishments. Special consideration needs to be given to the locations of these larger commercial uses to minimize their impact on adjacent land uses.

Urban Commercial Corridor. This designation is applied to land uses that adjoin some of the older commercial corridors in the northern portion of the Township radiating out from the City of Ypsilanti. These include:

- **Ecorse Road.** This corridor acts in conjunction with Michigan Avenue as one of the significant eastern gateways into and out of the City of Ypsilanti. This corridor currently contains a wide variety of uses, including single-family residential, commercial and industrial. The primary frontage contains strip commercial typical of an arterial road of this type. Most development within this corridor dates



back several decades. By identifying this corridor under the UCC category, the Township can leverage the area as a separate location for higher-intensity commercial activity to alleviate pressure and concentration along Michigan Avenue to the north while serving the residents to the south.

- **Michigan Avenue.** This corridor is the primary eastern gateway into and out of the City of Ypsilanti. This corridor contains more intense commercial activity and uses, but is developed in a typical suburban style with large setbacks and lot areas. Adjacent uses are more intense than Ecorse, including larger industrial development (especially toward the east), in addition to single-family and multi-family housing. There has been more recent development along this corridor, so by leveraging this development into a unified corridor typology, the Township can increase density, activity and promote the area as a major gateway.
- **Washtenaw Avenue.** This corridor acts as the primary western gateway into and out of Pittsfield Township and the City of Ypsilanti. This corridor has a mixture of new and old commercial strip development along with adjacent single-family and multi-family housing. In conjunction with this plan, the Township is working collaboratively with Pittsfield Township and the Cities of Ann Arbor and Ypsilanti in order to promote the Washtenaw Avenue corridor as an area with potential for higher-density, mixed-used development. The “ReImagine Washtenaw” project will also examine engineering improvements to promote “complete streets” concepts that will place a higher emphasis on pedestrians, bicyclists and public transit users. This project also includes the development of design guidelines that will ensure development occurs in a unified fashion throughout the corridor. For more information, please refer to the Transportation chapter of this document and the ReImagine Washtenaw discussion under Section F.

In general, commercial redevelopment will be focused towards nodes along these corridors to create concentrated activity areas. The intent is to create a series of defined centers of activity that have a distinct sense of place as opposed to a continuous uniform strip of commercial. Clustering these uses together with surrounding residential and specific site design standards will promote a comfortable environment that is walkable and accessible for residents and will also better facilitate transit-friendly development.

Buildings should be placed near the road, which will help define the streetscape of the corridor and make businesses more visible for motorists and more accessible for pedestrians. Parking should be permitted only in the side and rear yards with plantings and lawn areas integrated into the layout to minimize impervious surface and enhance the appearance of the site.

While there is a wide variety of retail and commercial service establishments within these areas, development should capitalize on the close proximity of the nearby residential market and provide safe access by non-motorized travel. The Township should also consider allowing upper story apartments in this district to encourage greater integration of mixed-use development.

Infill development along these corridors that meets the intent of this designation should be encouraged in order to increase efficient use of existing infrastructure, revitalize the residential neighborhoods, increase tax base, improve the area's walkability, and reduce the pressure for greenfield development.

Office. Various forms of office development include professional offices, medical offices and banks. Office development can often serve as an effective transition between high intensity uses and residential uses. Where these office developments are in close proximity to residential neighborhoods, special consideration to scale and design are essential to maintain compatibility with the nearby neighborhoods. The plan intends to preserve existing office areas primarily located in the northwest area of the Township.

Research and Development. Uses intended for this designation include technology, light manufacturing and office. This type of development can often serve as an effective transition between high intensity industrial uses and other lower intensity uses. All development within these areas must be image conscious, preserve natural features and establish a campus setting with no outdoor storage of materials and equipment. Such development is promoted along the Huron-Whittaker corridor south of I-94 and along a western segment of Michigan Avenue. These areas are entrance ways to the community; therefore, development must project a high quality, thriving image. Some services are permitted for the office employees; however, the typical auto-oriented commercial development that is included in the General Commercial areas will not be permitted.

Industrial. The Township prides itself on its strong industrial base that provides diversified employment opportunities for residents. Existing industrial areas will be preserved in the future and planned to expand along Rawsonville Road and in the Washtenaw Business Park on Huron Street. The intent is to continue development of a wide range of industrial uses such as.

- Heavier industrial uses will be located around the Willow Run Airport.
- Areas for general industrial and large scale manufacturing are provided along the northern portion of the Rawsonville Road corridor and adjacent areas along Textile Road.
- Light industrial uses will be located along the southern portion of the Rawsonville Road corridor and other outlying areas such as along Michigan Avenue and in the Washtenaw Business Park on Huron Street.

New development and expansion of existing businesses should be designed to take into consideration offsetting the impacts of intense uses through architectural and landscaping enhancements and screening of outdoor activities.

Public. These land areas are to be occupied by government, utility or civic uses such as schools, parks, state, county and municipal facilities and major utility lines. Some public land uses have been incorporated into the Town Center. Public uses serve the community in various ways and must be provided at a level that is consistent with the needs and demands of the residents.

Essentially, as the Township grows, so must the public services provided. It is important to identify these properties on the future land use map as a way to preserve the service.

C. RESIDENTIAL DEVELOPMENT

Meeting the goals of the Township goes beyond implementation of the Future Land Use Map. Preservation of natural features and rural character cannot be accomplished through limiting density alone. Residential developments must be designed taking into consideration the intent of preserving community character and creating definable neighborhoods. On a smaller scale, the following describes various techniques available for residential developments that may accomplish this goal.

To understand what makes a good neighborhood it is important to realize the community context that each neighborhood is a part. Each neighborhood will consist of physical components such as streets, lots, blocks, homes, community facilities (e.g. parks/schools) and the landscape. Within this physical environment exists the social component made up of individuals, families, children, neighbors and social/community groups. Each individual neighborhood is tied together as a part of the overall community through local government, schools, public facilities, community infrastructure, shopping and employment.

This Plan strives to preserve and enhance these features within the historic neighborhoods within the northern portion of the Township and also to foster the creation of this type of quality neighborhood as the southern portion of the Township develops.

Existing Neighborhoods. There are numerous older neighborhoods within the northern portion of the Township surrounding the City of Ypsilanti and Ford Lake. Each of these distinct neighborhoods is a critical component of the overall community. Where infill development occurs on larger parcels in this area, the new residential development needs to create neighborhoods with their own unique and definable sense of identity while also being integral parts of the surrounding community. Each new neighborhood needs to provide safe locations for recreation that is integrated into the overall community framework.

Infill Housing Development. Where new infill residential development is proposed on lots within existing subdivisions, it should be compatible with the character of the neighborhood. Some older subdivisions are developed with residences on a combination of multiple lots. Infill development should be on lot sizes that are consistent with the development patterns of the other homes within the subdivision.

Streets and Streetscape. The public streetscape within residential neighborhoods consists of a number of elements: the roadway, sidewalks, street trees and street lighting. These elements, in combination with the development that lines the street, creates the public realm of the streetscape.



- All new neighborhood streets, whether in subdivisions or condominiums, should have curb and gutter roadways that, while not excessively wide, are of a sufficient width to allow on street parking.
- Street trees should be provided within a curb lawn located between the street and the sidewalk. Street trees should generally be spaced 40 feet along both sides of the road.
- Sidewalks need to be provided along all streets, should be at least five feet wide, constructed of concrete, and include ADA compliant sidewalk ramps at all corners.
- Ornamental street lights should be provided in new residential subdivisions.

Residential Design. The residences that line the street help define the public streetscape. The design of the homes is just as important as the streetscape elements in defining neighborhood character. Within all new residential developments, special consideration needs to be given to the street side of the residences. The prominence of garage doors along the public street should be minimized and other features such as porches, and windows accentuated.

Recreational Facilities. All major residential developments are required to have active and passive recreational amenities. The Township Zoning and Subdivision Regulations should require a minimum amount of usable neighborhood recreational area within all subdivisions and condominium projects, whether a development is a clustered PD, a conventional subdivision or a multiple family development. Neighborhood parks are a key element to any quality neighborhood. These can take the form of a public park, school playground or a common area held by a subdivision or condominium association.

Landscaping. To preserve the rural character of the Township and to enhance the natural quality of residential neighborhoods, the following landscaping should be required in all residential developments:

- Street trees or canopy trees within the front yard of each lot and on medians and on cul-de-sacs.
- Perimeter buffering along major roads that border the development.
- Detention pond landscaping.

Conventional Subdivision Layout versus Cluster Development-Determination of When PD is Beneficial. Clustered development is a means to providing open space and preserving sensitive natural features on a site. While the overall net density of a site can remain consistent with the Master Plan, the PD development option can be used to cluster the dwelling units in areas more suitable for development. With most of the Township served by sanitary sewer and water, a high level of clustering can be achieved with most new development. For areas with onsite well and septic, some degree of clustering may still be possible within soil areas suitable for sanitary drainfields and away from sensitive natural features.

Natural Features Preservation. The vision for the community is the creation of a unified, Township-wide open space corridor that is the result of careful,

planned natural feature preservation. Preserving these systems in a responsible manner will connect natural animal habitats and provide safe, scenic passageways for residents.

A natural features corridor can most easily be developed by clustering development away from significant woodlands, wetlands, steep slopes, waterfront and poor development soils. Most importantly, when reviewing proposed open space areas for individual sites, it must be considered whether it can connect to existing open space area and accommodate connection to future open space corridors.

A uniformly wooded site or an open site will only benefit from clustering where innovative design is utilized. In all instances, the benefit of clustering should be determined by a comparison of larger lot conventional subdivision and clustered development.

Open Space. Current standards in the Zoning Ordinance PD regulations specify the priority of items to preserve to ensure that quality open space be maintained. Specifically, the location of open space must preserve natural features, corridors along creeks and major roads. It is extremely important to ensure that the open space plan is not an afterthought created once the maximum amount of units is planned on the site. Secluded pockets of open space in odd corners do not meet the goals of the Master Plan or the intent of the PD regulations. Open space plans must be considered from the beginning stages of land planning.

Open space design should achieve open space that is of a usable size as well as the best layout to provide a functional open space system. A few guidelines to consider include the following:

- Provide common upland open space areas that have road frontage, not isolated areas to the rear of lots. Often when park areas are located behind lots, they are secluded from the rest of the development and this parkland becomes an extension of the abutting lot's backyard - not a neighborhood park. For neighborhood open space to be effective, it must be visible and readily accessible by all residents of the neighborhood.
- On roadways that possess a natural, even rural character, a wide buffer area should be provided along the main road. This will minimize the visual impact of housing development along main roads and preserve the scenic quality of the community. Non-motorized pathways are encouraged along roadways that border scenic areas.
- Where there are significant natural features that are preserved such as wetlands and creeks, every attempt should be made to preserve views to the area. Residents should enjoy the benefits of the feature. When possible, vistas should be created through wide openings between lots, at the terminus of streets, at key intersections. If open space must be provided to the rear of lots, the access points should be well-defined and wide enough to allow comfortable and easy access for all residents.

- When various pockets of parkland are provided within the development, there should be some feature that connects the areas making a cohesive open space system. A greenway connection that includes a wide open corridor and pathway would be an ideal method to connect different pockets of open space.
- As various projects are reviewed, it should be required that consideration be given to adjacent developments and community facilities. Connections should be provided to these parklands and facilities, if possible.
- Utility corridors have become a great opportunity within the Township for providing open space connections.

Affordable Housing. It is the desire of the Township to provide a variety of housing opportunities including multiple family and single family detached. Affordable housing is an important component and can include smaller lot single family subdivisions and multiple family housing in areas where the density can be supported. Expansion in housing opportunity is necessary if there is to be expansion in the community's employment base. There is a need within Ypsilanti Township to not only provide housing for families, but also the younger and older populations. Some measures that can be taken to ensure that there is affordable housing in Ypsilanti Township are as follows:

- The Planned Development (PD) option can provide for more efficient use of land through clustering to create a development cost saving which may be passed on in the form of lower cost housing. A density bonus could be provided where the developer agrees to set a percentage of the housing aside as "affordable housing."
- Revisions to development regulations such road standards is another approach to decreasing housing costs. The Township can work with the Road Commission on permitting narrower roads in instances where they are appropriate. Any reduction in regulations for the purpose of increasing availability of affordable housing must be weighed against the public health and safety impacts.
- Locations are provided for R-3, R-4 and R-5 single family residential at lot sizes ranging from 5,400 to 14,000 square foot minimum lot size (with smaller lot size clustering allowed through PD) and RM-2 multiple family where the infrastructure is capable of supporting higher density development.

D.COMMERCIAL DEVELOPMENT

The future development and redevelopment of the Township's business corridors are a priority because they must remain vital in order to maintain the community's strong and diverse tax base. Equally important, these corridors serve as entryways into the Township, therefore, they must project a positive image.

Architecture/Building Design. The design of the building and site can have a tremendous effect on the image of the corridors. Building architecture is a key

component of good site design. Quality architecture can help ensure that a building/use is compatible with surrounding uses and assist in protecting investment along the corridors.

Because each corridor possesses its own character, it is difficult to develop detailed design standards for architecture. More importantly, basic guidelines are necessary to ensure quality buildings are constructed throughout the Township and that they are appropriately situated on the site.

- **Building Materials/Colors.** Commercial buildings must be constructed in manner which will ensure longevity and reuse. Building materials should be durable and have an appearance of permanence and substance while be consistent with surrounding buildings. For instance, brick, split-faced block or similar materials are encouraged as the primary building material with limited use of metal, wood and dry-vit. Building colors must be subtle and consistent with the businesses along the corridor.



- **Roof Shape/Rooftop Equipment Screening.** The roof shape and materials should be architecturally compatible with adjacent buildings. Building shapes should incorporate peaked roof lines, archways, and other treatments should be used to give variety while complementing the existing buildings in the area. Buildings with flat roofs should have the proportions of two-story buildings and be designed with traditional architectural detailing such as ornamental cornices. In addition, rooftop equipment must be completely screened to protect views from the roadway and adjacent uses.

- **Proportion and Scale.** Proportion deals with the relationship of the height to the width of the building and the relationship of each part to the whole. Scale defines the relationship of each building to other buildings in the area. New building construction and renovations must be consistent with the scale and proportion of surrounding buildings along each of the corridors. For instance, a three story structure would be out of scale in an area of one story buildings. Similarly, a wide building would not fit in a row of narrow buildings.



- **Entrance/Orientation.** Entrances to commercial buildings should use windows, canopies and awnings; provide unity of scale, texture, and color to adjacent buildings; and provide a sense of place. In addition, building entrances should be oriented towards the roadway, particularly the sidewalk. A high quality facade and accessible entrance will attract customers and establish a quality image along the corridors.

- **Building Setback.** There are many considerations when evaluating the building placement on a site. On older sites, buildings tend to be

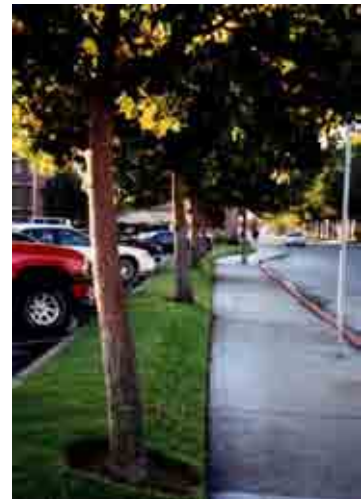
located close to the road right-of-way with parking on the side and rear, and perhaps limited parking in the front yard. In some areas, buildings are set back further from the road with all parking in front of the building. Therefore, in addition to meeting the front yard setback requirement of the district, maintaining a consistent building line with surrounding development must be a consideration when evaluating a site layout plan as well as providing safe access for non-motorized patrons and employees.

- **Overhead Doors/Loading.** The placement of overhead doors and loading areas should be closely evaluated. Loading facilities and overhead doors should be prohibited along any building side facing a public street or residential area. Generally, these areas should be limited to the side and rear facade of the building. When it is not feasible to follow either of these conditions, adequate screening is necessary to offset the views and noise impacts.
- **Outdoor Storage.** Open outdoor storage should be prohibited in all but industrial and heavy commercial areas. Where permitted, it should require a special conditional use permit that includes specific requirements for screening. Screening should include a combination of opaque screening and landscaping.
- **Rear Façade.** There are many circumstances that exist along the business corridors that warrant consideration of the buildings rear facade design. To begin with, many of the business areas back up to residential neighborhoods. Also, rear elevations of businesses may be visible from the street, parking lots and other businesses. Therefore, the rear of the site and the appearance of the building is an important consideration. The rear facade should be of a finished quality consistent with the other elevations of the building and should be well-screened where appropriate.

Landscaping. Three components of a landscape plan are described below, each of which plays a different role. Essentially, the landscape plan must provide planting areas that will enhance the site and provide ample internal green space. In addition, plantings should be incorporated to screen and buffer incompatible uses and activities.

Ideally, all standards should be met for new developments. However, some of the older business corridors in the northern portion of the Township are established with existing development that predates current zoning standards. In many cases, the size of the site also creates limitations on adding new green space. The key objective with these situations is not to strictly enforce the requirements of the ordinance, but to ensure that the intent of the requirements is met for that particular site.

- **Street Frontage.** The Township currently has established regulations for landscaping along road frontage. The intent of these regulations are to create a pleasant appearance along major streets and “soften” the visual impact of intensive development. Consistent implementation of these regulations will produce a well landscaped, tree-lined streetscape



along the business corridors. To ensure that the planting plan meets the intent of the requirement, the primary emphasis should be on larger scale plants such as large canopy trees. Shrubs and flowers should be used, but in natural clusters that accent the entry to the site and building foundations located at the right-of-way. Grass should be utilized as the ground cover for the street front greenbelt.

- **Parking Lot Plantings.** The Township Landscape Ordinance also addresses parking lot landscaping. The purpose of this requirement is to screen large parking lots, improve traffic circulation and safety, and provide pedestrian areas through planting islands. In order to accomplish this intent, the required plantings must be located within the parking area in landscaped islands and at building foundations. Parking lot landscaping must be utilized to create greenspace within the site and should not include the use of stones or gravel.
- **Buffer Areas.** The current ordinance provides for screening and buffering between uses, however it is addressed on a case-by-base basis without specific guidelines to follow. It is recommended that “buffer zones” be established along the property lines which are based on the proposed use and adjacent existing use and/or zoning district. Typically, three zones of varying intensity adequately cover any situation. The most intense buffer zone would be required where there is the greatest potential for land use incompatibility, such as between industrial and residential uses. The least intense buffer would be required between uses that are generally compatible, such as between and office and commercial land uses. Buffers will generally consist of a mixture of landscaping, including deciduous trees, evergreens and shrubs and should include non-motorized connections, when desirable, to facilitate movement between the uses. For the buffer from industrial or commercial to residential, this landscaping would be in combination with a masonry wall. Generally, walls to buffer residential areas should be of high quality material, such as brick.

Natural Features Preservation. Consistent with recommendations related to residential development, natural features must also be preserved and protected when developing non-residential sites. Of particular importance is ensuring buildings, parking areas and other development meet the minimum required setbacks from open water and wetlands. Further, tree surveys should be thoroughly evaluated to ensure that significant trees and vegetative under-story is preserved and protected to the extent possible. If trees are removed, developers must comply with the replacement requirements outlined in the Township Woodland Ordinance.

Impervious surfaces can have a direct effect on drainage to surrounding lands and water bodies. Issues created by runoff must be closely evaluated on a case-by-case basis. Specifically, the proposed layout and development of a site will be reviewed to ensure that impervious surface is maintained at the lowest possible percentage. The Township currently has maximum lot coverage percentages that must be followed. Consideration should be given to decreasing the maximum lot coverage percentage for sites located within the

Ford Lake watershed and other sensitive areas such as along Paint Creek in the form of an overlay district.

Site Lighting. Intense site lighting along the business corridors creates a glare that impacts adjacent residential areas and motorists traveling along the business corridors. In addition, clusters of intensely lighted areas will create a “dome of light” in the night sky. Special attention should be paid to proposed lighting plans to avoid these negative impacts.

The Township has a thorough site lighting ordinance that minimizes potential impacts to surrounding sites and along the roadway. These regulations should be applied during site plan review and enforced as part of the site inspection and certificate of occupancy process. The key components to the lighting regulations are: limiting the intensity of lighting throughout the site and at the property line; specifying the height and location of light poles; requiring all fixtures be down-directed and the source of the light shielded from view.

The ordinance specifies regulations for all of the above described elements. Of course, some flexibility should be allowed for ornamental lighting which is consistent with the architectural theme.

Parking. The parking requirements in the zoning ordinance place limits on excessive amounts of parking. This is intended to minimize large underutilized parking lots and significant stormwater runoff from the impervious surface. The ordinance is also intended to minimize excessive pavement, preserve more open green space and encourage a more pedestrian/non-motorized/transit friendly environment. In certain instances, a portion of the required parking can be “banked” as green space, to be improved for parking only if the need arises in the future.

Commercial development should seek opportunities to reduce the amount of parking required through mixing uses on a site that have differing parking demands. Employers should encourage ride sharing programs with employees and should provide bike parking facilities. Ypsilanti has an MDOT park and ride facility within its boundaries along I-94. Finally, transit-friendly development patterns should be encouraged in the northern areas of the Township that are served by The Ann Arbor Transportation Authority to encourage use of transit as an alternative to individual automobiles.

Aesthetics and circulation of parking lots are the other main components of parking lot design. Parking lots must be designed to promote safe and convenient traffic flow. This can be accomplished by clear delineation of parking aisles with landscaped parking lot islands. These islands assist in directing traffic and prevent motorists from cutting across the lot or going in the wrong direction and minimize the potential for conflicts between vehicles and pedestrians. To also ensure that landscape islands serve an aesthetic purpose, they should be landscaped with large canopy trees and covered with grass. In some areas, low shrubs are appropriate but consideration must be given to site distance. All parking lot islands should be curbed to prevent encroachment from vehicles.

E. TOWN CENTER

An area has been designated for the Ypsilanti Township Town Center along the Huron and Whittaker Road corridor. This area is planned to become a mixed-use Town Center with employment, retail shopping, commercial services, civic and recreational uses. This area is also intended as a mixed-use environment that will include residential, likely in the form of townhouses. The intent is that this area will be integrated into a pedestrian-friendly, walkable area with sidewalks connecting all uses and community parks and plazas integrated into the fabric of this Town Center area. The Town Center has the potential to become an activity center for the Ypsilanti Township community that will provide a defined sense of place for the Township. This concept has its foundation in the recommendations for the Huron Whittaker Corridor Plan that was a joint effort of the Township and City of Ypsilanti.



With convenient interstate access, this area is planned for higher intensity of development and a mixture of uses that would be supportive of transit opportunities. In order for this type of development to be successful, it must be properly designed and developed. For that reason, specific design standards are needed for architecture, building orientation, neighborhood form and streetscape elements.

These recommendations were implemented through the development of form-based zoning districts for the Town Center area. Unlike conventional zoning that focuses on separating land uses, form-based regulations focus on building form as it relates to the streetscape and adjacent uses. A mixture of land uses are permitted based upon the context of the building form. Compatibility of uses is achieved through design and orientation, instead of strict land use separation. Form-based regulations rely on design concepts and patterns intended to create more livable environments and spaces.

After the last master plan update in 2007, the form-based code text was formally adopted, but rezoning of parcels in the designated Town Center area has been voluntary by owners requesting rezoning. Rezoning should be done in a logical fashion, with clusters of parcels rezoned together, so spot zoning does not occur. The Township can lead the effort by rezoning the parcels it owns.

DESIGN GUIDELINES

Business, retail and service uses along Huron Whittaker Road will be a focal point of the Town Center. Commercial architecture should contribute to the desired Town Center character. The architectural styles for buildings should resemble that of traditional architecture. Town Centers commonly possess an integrated pedestrian circulation system that conveniently connects surrounding neighborhoods to public gathering places, neighborhood commercial areas within the Town Center and civic and recreational facilities. It is therefore important to ensure adequate connections are provided through the creation of a system of sidewalks and pathways that emphasizes human scale and makes the corridor walkable. The commercial areas of the Town Center need to include the following elements.



- Buildings should front towards and relate to the street at a pedestrian scale and orientation.
- Building envelopes should create a continuous street edge with buildings built-to the front lot line and with zero side yards between adjacent buildings.
- Parking lots should be located behind the building to minimize the dominance of automobiles and make the site more pedestrian friendly. Facilities for bicycle parking should be provided.
- Sidewalks and pathways should interconnect all uses within the Town Center with convenient links to residential areas and parks.
- Street trees should be provided along all frontages and brick walls or hedge rows used to screen any visible parking lots.
- The area should be developed with an interconnected street pattern. New streets built off Huron Whitaker should be designed to allow for on-street parking.
- A vertical mixture of uses should be encouraged with office or residential above retail businesses and services.

RESIDENTIAL USES

The residential areas should be integrated into the Town Center to create a mixed use environment. Residential will be a mixture of apartments above businesses or traditional townhouses, such as brownstones. Single family on small lots may also be appropriate near the golf course and along Ford Lake. Other uses may include churches, civic spaces, parks and recreational uses.

With the potential of higher density of development, it is important that residential areas be designed to include all of the elements essential to a high quality traditional neighborhood. Neighborhoods need to consist of physical components such as streets, lots, blocks, homes and community facilities, such as parks, schools and churches. Residential development should include all of the following elements:



- Traditional architecture should be utilized.
- Multiple-family should be developed as traditional brownstone townhouses with courtyards and parking to the rear.
- Single family dwellings should be developed with garages located in the rear yard.
- Porches or stoop entrances should be provided on all front facades.
- Neighborhoods need to be developed at a walkable scale with sidewalks and pathway systems.
- Vistas should be maintained to natural areas and focal points such as Ford Lake.
- Neighborhood parks need to be provided in visible and accessible locations to serve as neighborhood focal points/gathering places and provide for recreation or additional open space area for community gardens.

F. URBAN COMMERCIAL CORRIDORS

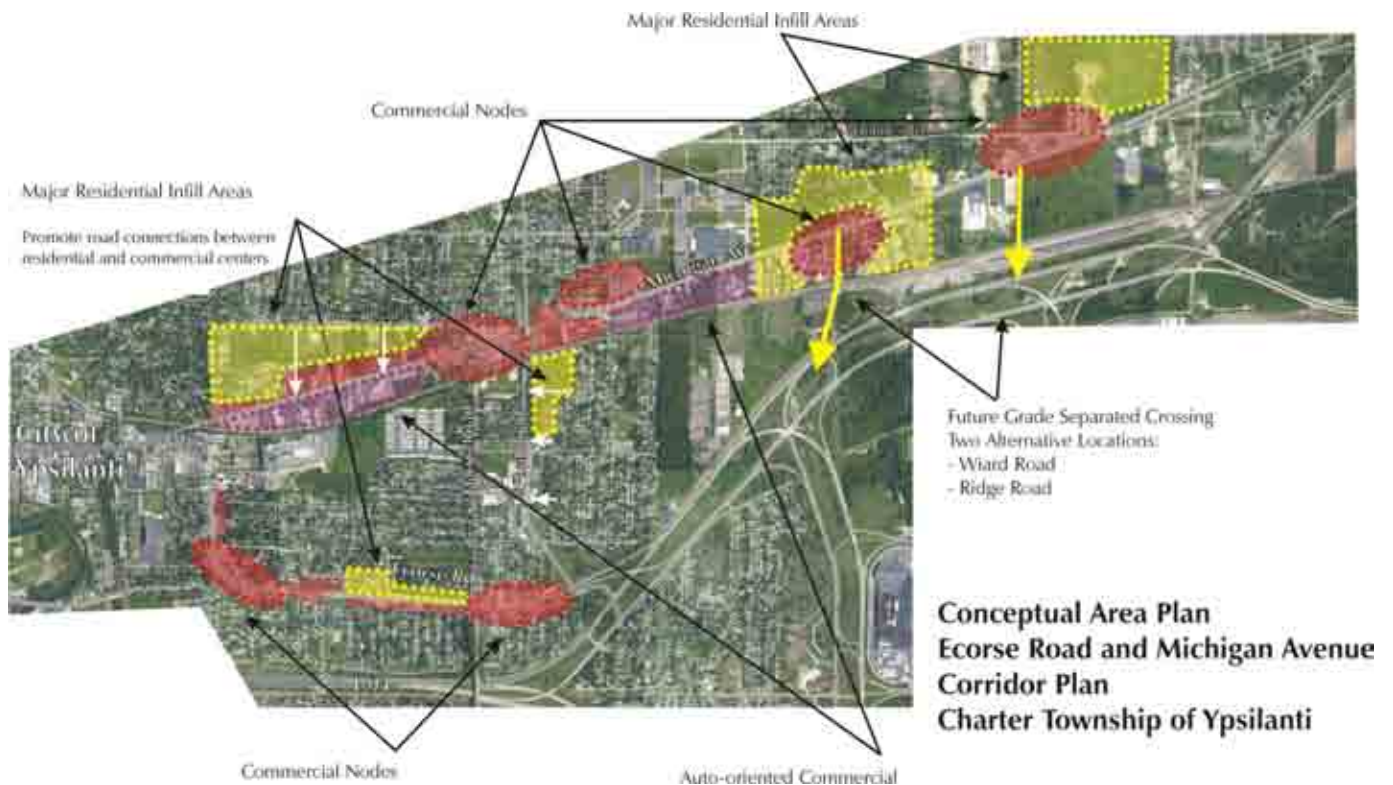
In the northern portion of the Township there are a number of business corridors such as Michigan Avenue, Ecorse Road and Washtenaw Avenue that are nearly built-out with older commercial buildings on small lots.

Priority should be given to safety improvements such as consolidating driveway access and improving circulation within the site, and between adjacent sites. Improvements should also be made to non-motorized facilities such as providing sidewalks, providing bicycle parking facilities, and making the site more pedestrian and transit friendly. A key to redeveloping this area of the Township is to capitalize on the transit service in this area to create more transit-oriented development (TOD). This includes shifting some multiple-family units to the corridors to provide the density required to support TOD. Screening from adjacent residential neighborhoods should be provided where needed. Finally, aesthetic upgrades to building architecture and landscaping along the site frontage should be provided where practical.



ECORSE ROAD AND MICHIGAN AVENUE CORRIDOR PLAN

Adopted in 2001, the Ecorse Road and East Michigan Avenue Corridor Plan sets forth a vision to revitalize the corridors into vibrant, mixed-use districts. The plan provides a set of design guidelines, circulation improvements, economic development strategies, and a land use plan identifying key nodes to concentrate commercial redevelopment. Since the adoption of the plan, the Township has adopted zoning districts to implement the recommendations of commercial nodes at key intersections. To fully realize the strategies for revitalization outlined in the plan, the Township should rezone the corridors, especially the areas designated as commercial nodes.



REIMAGINE WASHTENAW CORRIDOR PLAN

Completed in 2009, Washtenaw Avenue Corridor Plan laid the groundwork for improved access and mixed-use infill development along Washtenaw Avenue, a major economic and transportation corridor connecting the cities of Ann Arbor and Ypsilanti, and Pittsfield and Ypsilanti Townships. In contrast to the existing single-use zones and auto dominated public realm, this new mixed-use, compact development typology will enhance economic vitality and quality of place in Ypsilanti Township. In addition to providing a variety of office spaces, retail options, restaurants, and housing types, this type of development will utilize smart growth and transit-oriented development (TOD) principles to provide more mobility options for Township residents and visitors.

These “nodes” of higher density development will provide quality and convenience for established area professionals and busy families, seniors, and help retain local college graduates looking to fill the employment needs of a knowledge based economy. ReImagine Washtenaw is not just about creating new development it is also about revitalizing the existing commercial centers and neighborhoods, and building on the assets of the community in order to ensure long-term stability.

Key Concepts for Corridor-wide Change

- Changes to the streetscape and road character should be compatible across jurisdictional boundaries while still accommodating the unique traffic and neighborhood needs of particular segments and nodes.
- Potential locations for creating “nodal identity” support potential transit service improvements and TOD development, especially at super stops.

- Compact, mixed-use nodes should contain an internal street network at a pedestrian scale with well-designed public spaces.
- Special consideration should be given to improving pedestrian and bicycle connections between new infill development and adjacent residential areas, particularly the sites behind. A key recommendation is to complete the sidewalk network by filling in sidewalk gaps.
- Development should take a “market realism” approach to parking facilities, reducing the number of parking spaces.
- Opportunities for safe pedestrian and bicycle access and crossing should be prioritized as part of the modal shift from vehicular travel to non-motorized and transit.
- Public amenities including 10’ sidewalks, signage, transit facilities, landscaping, street trees, and open space should be provide consistently throughout the corridor while still revealing the diverse character of the four communities. This may require expansion of the right-of-way either through donations, easements, or acquisition.
- The Access Management Plan recommendations should be implemented in a timely manner to improve access and safety.

For more information on the transportation recommendations from the ReImagine Washtenaw Plan, please refer to Chapter 5: Land Use.

Design Guidelines

As part of the implementation of the ReImagine Washtenaw Plan in 2013, Ypsilanti and Pittsfield Townships developed a set of design guidelines for the Washtenaw Corridor. These provide redevelopment recommendations for architecture, building siting, public realm/streetscape, parking, and site design features. These guidelines provide the basis for the eventual rezoning of the corridor into the new Urban Corridor district.

Golfside Priority Site

As part of the original 2009 Corridor Plan, the intersection of Golfside was identified as a priority site for transit-oriented, mixed-use development. This transit node concept was further developed during the creation of the design guidelines to provide an example for how to apply the guidelines and eventual new zoning district to transit nodes. The following principles were used in the development of the Golfside concept plan:

- High quality transit stop should be integrated with compact mixed-use development, good walking and cycling conditions, and reduced automobile parking area.
- Development should incorporate main street style internal street grid connecting residential and mixed-uses.
- Site should be responsive to the market and design with the potential for site phasing, including parking decks with surface space as common area or parking on first floor of residential buildings.
- Project should incorporate green community spaces with passive and active uses.

- Due to right of way limitations, multi-modal project components will require a strong partnership with Michigan Department of Transportation (MDOT) and landowners.
- A road diet study for Golfside Road would show the benefits and feasibility of creating pedestrian refuge islands.

G. RELATION TO ZONING

The Future Land Use Map should not be confused with the Townships zoning district map, which is a current (short term) mechanism for shaping development. The Future Land Use Plan is intended to serve as a guide for land use decisions over a longer period of time (5 to 15 years). Zoning changes should be made gradually so that growth can be managed. Although the Township may immediately rezone some of the areas recommended in the Plan, there are certain land use changes that will be more appropriate at some point in the future. The Plan should be consulted as one of the criteria to judge the merits of a rezoning request. Suggested zoning criteria based on standards recommended by a number of planning organizations and significant case law are listed below:

- Is the proposed rezoning consistent with the Master Plan and Future Land Use Map recommends? If not, is it reasonable to change the Plan? There should be justification for a deviation from the Plan. The Planning Commission could require an amendment to the Plan before approval of a contrary zoning request.
- Is the timing for the zoning change correct?
- Is there reason to believe that the property owner cannot realize a reasonable rate of return with any use allowed under the current zoning classification? (i.e. is use under current zoning viable?) The right to a "reasonable" use of the property is not necessarily the most profitable use.
- Are all of the permitted uses allowed under the requested zoning district compatible with surrounding land uses and zoning?
- Is the environment of the site capable of accommodating the list of uses permitted under the requested zoning classification?
- Is there sufficient public infrastructure (street, sewer and water capacity) to accommodate the host of uses allowed under the requested zoning classification? Is the proposed change in keeping with the intent to protect the public "health, safety and welfare?" If not, is mitigation being proposed to accommodate the impacts?
- Is the site large enough to meet all requirements for setbacks, area, utilities and driveway spacing?

If response to all those questions is affirmative, then the Township should approve the rezoning. If the response to one or more of the questions is negative, then substantial evidence should be provided by the applicant.

ZONING PLAN

The future land use categories correspond to zoning districts, but there is some generalization. The following table provides a zoning plan indicating how the

future land use categories in this master plan relate to the zoning districts in the zoning ordinance. In certain instances, more than one zoning district may be applicable to a future land use category.

| Zoning Districts | Future Land Use Categories | | | | | | | | | | | | | | | |
|---------------------------------|----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------------|--------|-------------------------|--------------------|---------------------------|--------------------------|------------|
| | SFR-1 | SFR-2 | SFR-3 | SFR-4 | SFR-5 | MFR-2 | MFR-3 | MFR-4 | MFR-5 | Town Center | Office | Neighborhood Commercial | General Commercial | Urban Commercial Corridor | Research and Development | Industrial |
| R-1 One-Family Residential | ■ | | | | | | | | | | | | | | | |
| R-2 One-Family Residential | | ■ | | | | | | | | | | | | | | |
| R-3 One-Family Residential | | | ■ | | | | | | | | | | | | | |
| R-4 One-Family Residential | | | | ■ | | | | | | | | | | | | |
| R-5 One-Family Residential | | | | | ■ | | | | | | | | | | | |
| RM-1 Multi-Family Residential | | | | | | | | | | | | | | | | |
| RM-2 Multi-Family Residential | | | | | | ■ | | | | | | | | | | |
| RM-3 Multi-Family Residential | | | | | | | ■ | | | | | | | | | |
| RM-4 Multi-Family Residential | | | | | | | | ■ | | | | | | | | |
| RM-5 Townhouse Residential | | | | | | | | | ■ | | | | | | ■ | |
| MH Mobile Home Park | | | | | | | ■ | ■ | | | | | | | | |
| Town Center | | | | | | | | | | ■ | | | | | | |
| P-1 Parking | | | | | | | | | | | | | | | ■ | |
| OS-1 Office Service | | | | | | | | | | | ■ | | | | | |
| B-1 Local Business | | | | | | | | | | | | ■ | | | | |
| B-2 Community Business | | | | | | | | | | | | ■ | | | | |
| B-3 General Business | | | | | | | | | | | | | ■ | | | |
| B-4 Auto Oriented Business | | | | | | | | | | | | | | ■ | | |
| B-5 East Michigan Ave. Business | | | | | | | | | | | | | | | ■ | |
| B-6 Ecorse/Ford Business | | | | | | | | | | | | | | | ■ | |
| IRO Industrial Research Office | | | | | | | | | | | | | | | | ■ |
| I-1 Light Industrial | | | | | | | | | | | | | | | | ■ |
| I-2 General Industrial | | | | | | | | | | | | | | | | ■ |
| I-3 Heavy Industrial | | | | | | | | | | | | | | | | ■ |
| I-C Industrial Commercial | | | | | | | | | | | | | | | | ■ |

Private Recreation and Public uses are identified on the future land use map with the intent that those uses will likely not change. If those sites are considered for a new use in the future, the use should be compatible with the adjacent land areas and their overall character.

PD Planned Development zoning can apply to multiple future land use categories according to the standards in the zoning ordinance.

- § Due to right of way limitations, multi-modal project components will require a strong partnership with Michigan Department of Transportation (MDOT) and landowners.
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| R-3 One-Family Residential | | | ■ | | | | | | | | | | | | | |
| R-4 One-Family Residential | | | | ■ | | | | | | | | | | | | |
| R-5 One-Family Residential | | | | | ■ | | | | | | | | | | | |
| RM-1 Multi-Family Residential | | | | | | | | | | | | | | | | |
| RM-2 Multi-Family Residential | | | | | | ■ | | | | | | | | | | |
| RM-3 Multi-Family Residential | | | | | | | ■ | | | | | | | | | |
| RM-4 Multi-Family Residential | | | | | | | | ■ | | | | | | | | |
| RM-5 Townhouse Residential | | | | | | | | | ■ | | | | | | ■ | |
| MH Mobile Home Park | | | | | | | ■ | ■ | | | | | | | | |
| Town Center | | | | | | | | | | ■ | | | | | | |
| P-1 Parking | | | | | | | | | | | | | | | ■ | |
| OS-1 Office Service | | | | | | | | | | | ■ | | | | | |
| B-1 Local Business | | | | | | | | | | | | ■ | | | | |
| B-2 Community Business | | | | | | | | | | | | ■ | | | | |
| B-3 General Business | | | | | | | | | | | | | ■ | | | |
| B-4 Auto Oriented Business | | | | | | | | | | | | | | ■ | | |
| B-5 East Michigan Ave. Business | | | | | | | | | | | | | | | ■ | |
| B-6 Ecorse/Ford Business | | | | | | | | | | | | | | | | ■ |
| IRO Industrial Research Office | | | | | | | | | | | | | | | | ■ |
| I-1 Light Industrial | | | | | | | | | | | | | | | | ■ |
| I-2 General Industrial | | | | | | | | | | | | | | | | ■ |
| I-3 Heavy Industrial | | | | | | | | | | | | | | | | ■ |
| I-C Industrial Commercial | | | | | | | | | | | | | | | | ■ |

Private Recreation and Public uses are identified on the future land use map with the intent that those uses will likely not change. If those sites are considered for a new use in the future, the use should be compatible with the adjacent land areas and their overall character.

PD Planned Development zoning can apply to multiple future land use categories according to the standards in the zoning ordinance.

CHAPTER SEVEN

ECONOMIC DEVELOPMENT

Ypsilanti Township is well positioned to accept any significant portion of the new business growth opportunities projected over the next several years for Washtenaw County. As an aggressive and enthusiastic supporter of industrial and manufacturing growth, the Township has the ability to attract and retain businesses which supports the Ypsilanti/Ann Arbor metropolitan regional economy.

Every community seeks to provide a strong economic base so that its residents can prosper and that community services are available. The residents of Ypsilanti Township recognize the importance of accommodating stimulated economic growth intended on creating new job opportunities and expanding the tax-base of the community while also preserving significant natural features.

A. VISION

The Township's economic growth and development is embodied in the following goal:

Promote relentless positive business development in the Ypsilanti Township should be promoted, aligned with and consistent with the "Future Land Use Plan" included in this Comprehensive Plan, meeting the retail and service needs of the residents and existing businesses, while providing jobs for the residents and promoting an ever expanding tax-base for the community.

Ypsilanti Township lies within the eastern region of the greater Ann Arbor economic region. The Ypsilanti area captures and leverages the benefits from the incredible economy found throughout the Ann Arbor region. Ypsilanti area residents and businesses enjoy a high quality of life centered on Ford Lake and competitively priced housing supported by the Ann Arbor centered economy which continues to show among the greatest strength in the state and perhaps Great Lakes region. It is the intent of this economic plan to perpetuate continuous sustainable improvement in the eastern portion of the Ann Arbor economic region in order to continuously attract the strength of the regional economy toward Ypsilanti area residents and businesses.

While this economic plan is not centered on regionalism in order to continuously improve the effectiveness of both delivery of services and cost competitiveness of the region, by way of execution of this plan may present opportunities of merged shared services throughout the metropolitan region

"There is one rule for the industrialist and that is: Make the best quality of goods possible at the lowest cost possible, paying the highest wages possible."

-Henry Ford

that may lead to diminishing obstacles that inhibit sustainable regional growth through the continuous participation in the Ann Arbor economic region.

This goal may be achieved by focusing on the elements and objectives of a 10-step plan to promote regional growth and prosperity.

B. ELEMENTS OF A 10-STEP ECONOMIC DEVELOPMENT PLAN

1. EDUCATION

- § K-12: Ypsilanti Township understands prosperity of any community begins with the unwavering strength in delivery of education to students enrolled in its community schools. The Township will embrace and support the community education programs assuring the family and students receive the highest quality education available within the region.
- § Higher Education: There are several higher education institutions located within the Ypsilanti/Ann Arbor metropolitan region. These include Eastern Michigan University; University of Michigan; Concordia University and Washtenaw Community College. The University of Michigan, rated one of the top public universities in the country, provides a haven for research and development companies, high-technology and bio-medical start-ups. The Eastern Michigan University Corporate Education Center is located in the Township at the Eagle Crest Conference Center. The Township is committed to working closely with all economic development agencies with the metropolitan region, to provide research and office space, along with access to venture capital and other start-up needs.

2. Public Safety

- § Through a contract with the Washtenaw County Sheriff's Department, the Township continues to provide resources to insure the public safety. In addition to the police services provided by the Sheriff's office, the Township provides staffing and resources for a very active community watch program that provides essential information to the policing agencies necessary to keep the community safe.

Flourishing family neighborhoods and local businesses are dependent on an adequately staffed, trained and equipped public safety department. First responders including police, fire and ambulance services provide essential services to our neighborhoods and businesses. The key to sustainable flourishing neighborhoods and business economy is assuring public safety services are

proactive in nature rather than reactive. Adequate funding of essential services has been the cornerstone of the Township's success with providing proactive public safety services contributing to ever strengthening family neighborhoods. Ypsilanti Township is committed to adequately funding public safety and recognizes the critical relationship between a thriving family neighborhoods and business economy is dependent on a strong public safety department providing essential services.

3. Strengthen Neighborhoods by Encouraging Home Ownership

- § In addition to a strong public safety department, also having in place a rigorous building code enforcement policy has proven to reverse the negative effects of blight protecting family neighborhoods. Protecting our neighborhoods is critical to preserving strong family oriented family neighborhoods leading to pride of home ownership. The Township will continue to advocate on behalf of family neighborhoods which will lead to ever increasing family homeownership.

4. Promotion of Enhanced Quality of Life Through Recreational Opportunities provided by the Ford Lake Park System

- § Ypsilanti Township maintains an exceptional parks and recreation program that includes the sometimes overlooked asset of Ford Lake. The Township will continue to promote programs and policies to improve and fully utilize our existing park system including Ford Lake and its tributaries.

5. Business Retention and Attraction

Ports of entry into Ypsilanti Township are principally via interstate I-94 and Willow Run Airport. Residents and commerce arriving and departing the township principally pass through one of five gateways off from I-94. Each day over 117,000 motorists pass between South Huron Street on I-94 and westward beyond West Michigan Avenue. During the 2012 calendar year, Willow Run Airport handled nearly 74,000 flight operations hauling nearly 200,000,000 pounds of cargo to markets around the world. Thus, any economic development plan must recognize and define a business retention and attraction policy leading to sustained inviting and welcoming environment into Ypsilanti Township. Gateways are the first and last impression of the community and must instill a positive lasting perception and impression. To be preserved and enhanced, the major community gateways are:

- § S. Huron Street/Whittaker Road to Textile Road: With proper mixed-use zoning and traffic counts nearing 28,000 vehicles per day, recruiting new commercial business activity along the S. Huron Street / Whittaker Road corridor between I-94 and Textile Road

promoting the creation of a town center district with a wide variety of goods, services and entertainment available in a central location.

- § Rawsonville Road to Grove Road: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along Rawsonville Road between I-94 and Textile Road, and the Grove Road corridor to Bridge Road promoting the creation of a sub-community district supporting the easterly neighborhoods of Ypsilanti Township and travelers through Willow Run Airport with a wide variety of goods, services and entertainment available to residents in the area.
- § East Michigan Avenue to Ecorse Road: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along E Michigan Avenue between Park Estates Drive and Ecorse/Prospect Roads, promoting the creation of a sub-community district supporting the northeasterly neighborhoods of Ypsilanti Township and travelers through Willow Run Airport with a wide variety of goods, services and entertainment available to residents in the area.
- § West Michigan Avenue to I-94: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along West Michigan Avenue between Mansfield Road within the City of Ypsilanti and I-94, promoting the creation of a sub-community district supporting the westerly neighborhoods of Ypsilanti Township with a wide variety of goods, services and entertainment available to residents in the area.
- § Washtenaw Avenue to Golfside Road: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along Washtenaw Avenue between Golfside and Hewitt Roads, promoting the creation of a sub-community district supporting the westerly neighborhoods of Ypsilanti Township with a wide variety of goods, services and entertainment available to residents in the area.

6. Branding the Community Through Individuality and Benefits Associated with Proximity within the Ypsilanti/Ann Arbor Metropolitan Region.

- § Ypsilanti Township has a distinct advantage of being located in close proximity to world class universities and cities. The Township has the opportunity to take advantage of the ongoing developmental success surrounding the University of Michigan and the City of Ann Arbor. Though the Township is located in close proximity to the City of Ann Arbor, the Township has its own distinct character that has served it well for many years. This character should continue to

brand the Township well into the future as a place of success and opportunity.

7. Continuous Improvements of the Public Roads and Infrastructure.

§ It is important that the Township continue to promote the ongoing programs that support the maintenance of the infrastructure servicing our community. For many years, the residents of Ypsilanti Township have supported the millages necessary to provide funding to maintain the many miles of roads within the Community. The Township should also continue to take advantage of State and Federal grant opportunities in order to further stretch the funds available through general fund, millage or special assessment districts.

8. Rigorous Support of All Forms of Transportation Serving the Community: Roadways, Railways, Airways and Seaways;

The success of the Township is heavily influenced by geographic position and proximity to all four federally established modes of transportation; roadways, railways, airways and seaways. Geographically, the Township is closely aligned within the easterly boundary of the Ann Arbor metropolitan economic region.

Ypsilanti Township is situated along Interstate 94 which provides easy access to the Detroit metropolitan area served by the Wayne County Metropolitan Airport, Port of Detroit and several major railroad centers. This proximity provides opportunities for the establishment of suppliers to the exporters, manufacturers and retailers. In addition to I-94, several other locations attributes impact the business climate in the community.

§ Interstate 94: The location astride I-94 is vital to the economic health of eastern Washtenaw and whole Ann Arbor metropolitan region. I-94 is one of the most important interstate corridors in terms of imports, exports and the supply of goods and services to industry and business. I-94 is the principal route between Chicago, Detroit, and Toronto and was a major focus for improving infrastructure in support of the NAFTA free trade agreement. The system also supplies a very high level of non-business automobile traffic comprised of area residents, visitors and pass-through motorists

§ Willow Run Airport: Located in both Ypsilanti Township and Van Buren Township, Willow Run Airport is the 5th (2011) largest airport in Michigan. It transfers approximately 200 million pounds of cargo annually. In addition to its large cargo operation, the airport also services aircraft charters, flight schools and fixed base operations. 5 companies have locations at Willow Run, consuming 235,000 square feet of office, commercial and industrial space. There is approximately 76,055 square feet of available space for new or existing companies to lease. Willow Run Airport and its tenant

businesses currently employ approximately 3,008 people, a large percent of which reside in Ypsilanti Township

- § Detroit/Wayne County Metropolitan Airport: Ypsilanti Township is 12 miles west of Detroit/Wayne County Metropolitan Airport. The largest airport in Michigan, it transported nearly 16 million passengers in 2012 and is currently the 17th busiest airport in the United States and the 44th busiest in the world. Both Willow Run and Detroit Metro Airport are managed by the Wayne County Airport Authority, which allows for a streamlined planning and management system.
- § Wayne County Aerotropolis: The Wayne County Aerotropolis encompasses the area around Willow Run and Detroit/Metro Airport and has been planned for a major hub for economic development in southeast Michigan. It can be described as a cluster of aviation linked businesses, industrial sites, distribution centers, technology information and telecommunication companies that are all centered around sustainable community environments. In addition, supporting amenities/industries include golf courses, restaurants, business-class hotel accommodations and single and multiple family housing. This economic development strategy stems from increased globalization and the need for businesses to provide customers with quality products in a short amount of time. The aerotropolis concept works surprising well in the greater Detroit region; mainly because Detroit Metro Airport area has 25,000 acres of wood and open space surrounding it, unlike other major U.S. airports. Additionally, Willow Run Airport, just a short drive away from Detroit Metro Airport, provides the chartered cargo flights for automakers, their suppliers and other time sensitive logistical businesses. Implementation of the aerotropolis concept will bring new jobs and tax revenue to southeast Michigan. By virtue of proximity, Ypsilanti Township is poised for economic growth over the next 25 years. Aerotropolis is poised for redevelopment opportunity of lands surrounding the Willow Run and Detroit Metro Airports
- § Railroad: Norfolk Southern/MDOT manages and operates several rail lines throughout the Township, many of which provide industrial sites in the community direct access to Willow Run Airport. In addition, Amtrak provides passenger service for the region. Plans are currently underway for a commuter rail line between Ann Arbor and Detroit, including a stop in Ypsilanti.
- § Port of Detroit: The Port of Detroit is located approximately 30 miles east of Ypsilanti Township along the Detroit River. Detroit/Wayne County Port Authority was created to plan, develop and promote the greater Detroit area as a freight transportation and distribution hub for the Great Lakes. The Port Authority oversees and promotes commercial and recreation activities along 32 miles of the Detroit River from Lake St. Clair to the Wayne/Monroe County border.

The Port Authority is the primary public conduit between private sector businesses in the Port of Detroit and the international market place. In this role, the Port Authority offers assistance in capital finance, development, applications and disbursement of public sector and foundation grant programs.

Each year, the Port Authority oversees more than 17 million tons of cargo at 29 private and public sector terminal facilities within the Port of Detroit district. International and domestic high-grade steel products, coal, iron ore, cement, aggregate and other road building commodities are shipped in and out of the Port. It is the third largest steel-handling port in the nation.

9. Review and Update Township Master Land Use Plan, Align the Economic Development Plan to Conform with and Compliment the Master Plan in order to Promote Business Use Expansion.

- § Manufacturing: Promote the retention of existing manufacturing jobs within Ypsilanti Township while recruiting new industrial type uses.
- § Business Diversification: Promote the creation of a diverse business community better suited to withstand fluctuations in the market so to continue to provide sustainable employment and services for Township and regional residents.
- § Research & Development: Promote the development of additional research and development facilities in the Township using zoning and economic development enhancement techniques.
- § Restaurants: Continue to provide zoning districts permitting development of standard full-service restaurants and work with private developers in order to promote the opportunities for such facilities in the Township.
- § Major Retailers: Promote the development of major retail facilities by national and international retailers using zoning and economic development enhancement techniques.
- § Commercial Services: Continue to work with private developers and retail service providers to promote development of commercial services that are required by businesses and residents

10. Business Retention

Ypsilanti Township may wish to consider policies and programs that promote a cohesive business community where businesses have the ability to promote their services not only to the regional business community or Township residents, but one another. Doing so would have a side effect of business retention as many businesses prefer to locate near their suppliers or project partners.

The realization of the economic development objectives will occur through sustained, proactive, and coordinated efforts by the Township's business community, Township officials and the public as a whole. Chapter Six addresses future development which provides guidance to these efforts.

EMPLOYMENT SECTOR PROFILE

A basic understanding of the present economic character of the Township is useful when charting a future course of action. Knowledge of the structure of the economy is fundamental to land use planning. A strong economy sustains employment centers and an expanding economy creates new employment opportunities which attract people and results in an increased population. Collectively, a growing economy and population also place additional demands on the community in areas such as housing, schools, business activities and community facilities with direct influence on the demand for a variety of Township services.

All data in the tables below contain 2012 census and demographic data supplied by CoStar Service as of August 2013.

Table #1: Below is a summary of the population base, household income and housing values within 1, 3 and 5 mile rings surrounding the approximate center of the Township. The census data suggests predictable continuous growth out to 2017.

Table #1

| | 1 Mile * | 3 Mile * | 5 Mile * |
|--|------------|------------|------------|
| Population | | | |
| 2012 Total Population | 1870 | 67951 | 119,922 |
| Pop Growth 2012-2017 | 0.40% | 2.30% | 1.80% |
| Per Capita Income | \$ 33,582 | \$ 25,056 | \$ 24,887 |
| Average Age | 36.9 | 34.1 | 34.8 |
| Households | | | |
| 2012 Total Households | 651 | 26,704 | 48,873 |
| HH Growth 2012-2017 | 0.50% | 2.70% | 2.00% |
| Median Household Income | \$ 77,621 | \$ 47,524 | \$ 44,910 |
| Avg Household Size | 2.87 | 2.43 | 2.38 |
| Housing | | | |
| Median Home Value | \$ 160,486 | \$ 126,132 | \$ 128,012 |
| Median Year Built | 1979 | 1972 | 1974 |
| Note: | | | |
| * Data points are based on 1, 3 and 5 mile radius from Ytown Civic Center. | | | |
| Data source, CoStar Service as of August 2013. | | | |

Table #2: The following table drills down into greater detail the 2010 census data constructing the socioeconomic make-up of the township with respect to ethnicity, homeownership, and household income. This data is commonly used by site selection experts interested the workforce availability and growth potential of the local economy contributed to sustained growth in residential neighborhoods of the community.

Table #2

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|-------------------------------------|-----------------|--------|-----------------|--------|-----------------|--------|
| Population | | | | | | |
| 2017 Projection | 1,877 | | 69,524 | | 122,104 | |
| 2012 Estimate | 1,870 | | 67,951 | | 119,922 | |
| 2010 Census | 1,882 | | 67,136 | | 118,860 | |
| Growth 2012-2017 | 0.40% | | 2.30% | | 1.80% | |
| Growth 2010-2012 | -0.60% | | 1.20% | | 0.90% | |
| 2012 Population by Hspanic Origin | 59 | | 3,534 | | 6,352 | |
| 2012 Populaiton by Race | 1,870 | | 67,951 | | 119,922 | |
| White | 1,186 | 63.42% | 40,737 | 59.95% | 72,160 | 60.17% |
| Black or African American | 547 | 29.25% | 19,929 | 29.33% | 33,400 | 27.85% |
| American Indian & Alaska Native | 6 | 0.32% | 313 | 0.46% | 545 | 0.45% |
| Asian | 34 | 1.82% | 2,539 | 3.74% | 5,995 | 5.00% |
| Native Hawaiian & Pacific Islander | 1 | 0.05% | 37 | 0.05% | 50 | 0.04% |
| Other Race | 17 | 0.91% | 1,247 | 1.84% | 2,342 | 1.95% |
| Two or More Races | 80 | 4.28% | 3,149 | 4.63% | 5,429 | 4.53% |
| Households | | | | | | |
| 2017 Projection | 655 | | 27,413 | | 49,839 | |
| 2012 Estimate | 651 | | 26,704 | | 48,873 | |
| 2010 Census | 656 | | 26,390 | | 48,522 | |
| Growth 2012-2017 | 0.50% | | 2.70% | | 2.00% | |
| Growth 2010-2012 | -0.70% | | 1.20% | | 0.70% | |
| Owner Occupied | 480 | 73.73% | 14,674 | 54.95% | 26,528 | 54.28% |
| Renter Occupied | 172 | 26.42% | 12,030 | 45.05% | 22,346 | 45.72% |
| 2012 Households by HH Income | 650 | | 26,705 | | 48,871 | |
| Income Less Than 15,000 | 50 | 7.69% | 4,049 | 15.16% | 7,630 | 15.61% |
| Income: \$15,000 - \$24,999 | 29 | 4.46% | 2,635 | 9.87% | 5,442 | 11.14% |
| Income: \$25,000 - \$34,999 | 46 | 7.08% | 3,104 | 11.62% | 5,870 | 12.01% |
| Income: \$35,000 - \$49,999 | 73 | 11.23% | 4,079 | 15.27% | 7,537 | 15.42% |
| Income: \$50,000 - \$74,999 | 111 | 17.08% | 5,326 | 19.94% | 9,440 | 19.32% |
| Income: \$75,000 - \$99,999 | 113 | 17.38% | 3,307 | 12.38% | 5,519 | 11.29% |
| Income: \$100,000 - \$149,999 | 144 | 22.15% | 2,790 | 10.45% | 4,856 | 9.94% |
| Income: \$150,000 - \$199,999 | 57 | 8.77% | 875 | 3.28% | 1,477 | 3.02% |
| Income: \$200,000+ | 27 | 4.15% | 540 | 2.02% | 1,100 | 2.25% |
| 2012 Avg Household Income | \$88,374 | | \$60,601 | | \$59,246 | |
| 2012 Med Household Income | \$77,621 | | \$47,524 | | \$44,910 | |
| 2012 Per Capita Income | \$33,582 | | \$25,056 | | \$24,887 | |

A DIVERSIFIED EMPLOYMENT BASE

Economic diversity continues as a major growth and development objective. A diverse economy helps the community avoid major fluctuations in economic stability due to short-term changes in certain business sectors. For Ypsilanti Township, diversity has been achieved through the provision of well-located commercial and industrial centers and by maximizing opportunities for growth and development in these areas. This trend will continue as development occurs within the 5-major commercial gateways into township as well as in the Airport Industrial Center, around Willow Run Airport and other parts of the Aerotropolis area.

Serving as a measure of success of the Township's efforts to attract and facilitate a diverse range of entrepreneurial activities, *Table #3* lists the township's major employer business sectors.

Table #3: The following table provides a summary of business and employee base for 2012. Interestingly, the top-3 business sectors by way of number of businesses are Services, Retail, and Financial while the top-3 businesses sectors in terms of employees are Services, Retail, and Government. Total number of employees working within 5 miles of the Township’s geographic center was about 41,100; and average number of employees per business is 9.

On a consolidated basis, other leading employer business sectors include Construction, Financial Services, Manufacturing, Transportation, and Wholesales Trade remain among the top employer sectors (8,300) in the township.

Table #3

| Business Employment By Type | # Businesses | | # Employees | | # Emp/Bus | |
|--|--------------|--------------|---------------|---------------|-----------|-----------|
| | 3 Mile | 5 Mile | 3 Mile | 5 Mile | 3 Mile | 5 Mile |
| Total Businesses | 1,881 | 3,660 | 16,225 | 41,090 | 9 | 11 |
| Total Retail | 418 | 791 | 3,940 | 9,158 | 9 | 12 |
| Home Improvement Stores | 20 | 38 | 164 | 620 | 8 | 16 |
| General Merchandise Stores | 9 | 24 | 408 | 946 | 45 | 39 |
| Grocery Stores | 44 | 84 | 395 | 1,184 | 9 | 14 |
| Auto Dealers & Service Stations | 51 | 94 | 422 | 778 | 8 | 8 |
| Apparel & Accessory Stores | 24 | 41 | 84 | 191 | 4 | 5 |
| Home Furniture, Furnishing & Equip. | 33 | 67 | 141 | 316 | 4 | 5 |
| Eating & Drinking Establishments | 134 | 245 | 1,897 | 3,976 | 14 | 16 |
| Miscellaneous Retail | 103 | 198 | 429 | 1,147 | 4 | 6 |
| Financial/Insurance/Real Estate | 186 | 371 | 704 | 1,694 | 4 | 5 |
| Banks, Saving & Lending Institutions | 53 | 109 | 196 | 460 | 4 | 4 |
| Security Brokers & Investments | 15 | 31 | 34 | 129 | 2 | 4 |
| Insurance Carriers & Agencies | 26 | 54 | 81 | 190 | 3 | 4 |
| Real Estate/Trust/Holding Companies | 92 | 177 | 393 | 915 | 4 | 5 |
| Services | 883 | 1,730 | 7,313 | 20,036 | 8 | 12 |
| Hotels & Lodging | 7 | 18 | 204 | 311 | 29 | 17 |
| Motion Picture & Amusement | 37 | 79 | 442 | 769 | 12 | 10 |
| Health Services | 91 | 242 | 794 | 6,790 | 9 | 28 |
| Legal Services | 32 | 47 | 147 | 245 | 5 | 5 |
| Education Services | 65 | 114 | 1,984 | 4,006 | 31 | 35 |
| Auto Services | 70 | 113 | 306 | 511 | 4 | 5 |
| Other Services | 581 | 1,117 | 3,436 | 7,404 | 6 | 7 |
| Agriculture/Mining | 37 | 73 | 251 | 519 | 7 | 7 |
| Construction | 140 | 246 | 1,130 | 1,909 | 8 | 8 |
| Manufacturing | 45 | 98 | 979 | 1,744 | 22 | 18 |
| Transportation/Communications/Utilities | 67 | 144 | 539 | 1,614 | 8 | 11 |
| Wholesale Trade | 46 | 100 | 348 | 1,322 | 8 | 13 |
| Government | 59 | 107 | 1,021 | 3,094 | 17 | 29 |
| Total | 1,881 | 3,660 | 16,225 | 41,090 | | |
| Average Employees Per Business | | | 9 | 11 | | |

Table #4: The following table illustrates the consumer spending power of township residents. Residents residing within a 3-mile radius of the geographic center of the township consumed more than \$846 million in goods and services during 2012. During the same period, residents within a 5-mile radius consumed \$1.512 billion in goods and services. The data demonstrates the “buy-local” financial strength of consumers residing within township and on a daily basis pass-through the commercial gateways of Ypsilanti Township to and from their places of residence.

Table #4

| Annual Consumer Spending (thousands) | 2012 | | 2017 | |
|---|----------------|------------------|----------------|------------------|
| | 3 Mile | 5 Mile | 3 Mile | 5 Mile |
| Total Specified Consumer Spending (\$) | 846,297 | 1,512,126 | 931,462 | 1,680,757 |
| Apparel: | | | | |
| Total Apparel | 32,754 | 58,261 | 36,050 | 64,758 |
| Women's Apparel | 10,891 | 19,373 | 11,987 | 21,534 |
| Men's Apparel | 6,410 | 11,418 | 7,055 | 12,691 |
| Girl's Apparel | 2,458 | 4,387 | 2,705 | 4,876 |
| Boy's Apparel | 2,061 | 3,678 | 2,268 | 4,088 |
| Infant Apparel | 2,251 | 3,977 | 2,477 | 4,421 |
| Footwear (excl. Infants) | 4,967 | 8,842 | 5,466 | 9,828 |
| Other Apparel Prod/Services | 3,717 | 6,586 | 4,091 | 7,321 |
| Entertainment: | | | | |
| Total Entertainment | 78,198 | 140,086 | 86,067 | 155,709 |
| Sports and Recreation | 3,614 | 6,460 | 3,978 | 7,180 |
| TV, Radio, and Sound Equipment | 30,446 | 54,293 | 33,510 | 60,348 |
| Reading Materials | 3,332 | 5,990 | 3,667 | 6,658 |
| Travel | 39,957 | 71,834 | 43,979 | 79,845 |
| Photographic Equipment | 849 | 1,509 | 934 | 1,678 |
| Food at Home: | | | | |
| Total Food At Home | 79,804 | 142,406 | 87,835 | 158,287 |
| Cereal Products | 5,255 | 9,373 | 5,784 | 10,418 |
| Bread & Bakery Products | 10,724 | 19,148 | 11,803 | 21,284 |
| Seafood | 3,778 | 6,746 | 4,158 | 7,498 |
| Meat/Poultry/Fish/Eggs | 25,732 | 45,900 | 28,321 | 51,018 |
| Dairy Products | 12,294 | 21,950 | 13,531 | 24,398 |
| Fruits and Vegetables | 22,021 | 39,289 | 24,237 | 43,670 |
| Food Away from Home: | | | | |
| Total Food Away From Home | 71,968 | 128,230 | 79,210 | 142,530 |
| Breakfast and Brunch | 7,038 | 12,540 | 7,746 | 13,938 |
| Dinner | 33,325 | 59,387 | 36,679 | 66,010 |
| Lunch | 24,458 | 43,561 | 26,919 | 48,419 |
| Snacks and Non Alcoholic Bev | 5,331 | 9,480 | 5,868 | 10,538 |
| Catered Affairs | 1,816 | 3,261 | 1,998 | 3,625 |
| Alcoholic Beverages: | | | | |
| Total Alcoholic Beverages | 12,929 | 22,975 | 14,231 | 25,537 |
| Total Alcoholic Bev. at Home | 7,451 | 13,296 | 8,200 | 14,778 |
| Total Alcoholic Bev. away from Home | 5,479 | 9,680 | 6,030 | 10,759 |
| Furniture and Appliance: | | | | |
| Total Furniture and Appliances | 71,708 | 128,170 | 78,925 | 142,464 |
| Bedroom Furniture | 4,002 | 7,106 | 4,405 | 7,898 |
| Living Room Furniture | 5,484 | 9,785 | 6,036 | 10,876 |
| Other Living & Family Room Furniture | 1,077 | 1,933 | 1,185 | 2,148 |
| Other Furniture | 1,881 | 3,376 | 2,071 | 3,753 |
| Major Appliances | 5,943 | 10,690 | 6,541 | 11,883 |
| Small Appliances & Housewares | 16,513 | 29,482 | 18,175 | 32,770 |
| Misc Household Equipment | 36,807 | 65,799 | 40,511 | 73,137 |
| Transportation and Maintenance: | | | | |
| Total Transportation and Maintenance | 183,730 | 328,502 | 202,219 | 365,136 |
| New Autos/Trucks/Vans | 37,937 | 68,224 | 41,754 | 75,832 |
| Used Vehicles | 44,621 | 79,498 | 49,111 | 88,363 |
| RVs and Boats | 3,067 | 5,598 | 3,376 | 6,223 |
| Gasoline | 71,659 | 127,867 | 78,871 | 142,126 |
| Diesel Fuel | 1,236 | 2,218 | 1,361 | 2,466 |
| Automotive Maintenance/Repair | 25,209 | 45,097 | 27,746 | 50,126 |
| Health Care: | | | | |
| Total Health Care | 36,083 | 64,951 | 39,715 | 72,195 |
| Medical Services | 22,411 | 40,320 | 24,666 | 44,817 |
| Prescription Drugs | 10,002 | 18,027 | 11,009 | 20,038 |
| Medical Supplies | 3,670 | 6,604 | 4,039 | 7,340 |
| Education and Day Care: | | | | |
| Total Education and Day Care | 79,198 | 140,102 | 87,168 | 155,726 |
| Education | 36,604 | 64,272 | 40,288 | 71,440 |
| Room and Board | 3,007 | 5,448 | 3,310 | 6,056 |
| Tuition/School Supplies | 31,266 | 55,559 | 34,412 | 61,755 |
| Day Care | 8,321 | 14,822 | 9,158 | 16,475 |

ECONOMIC TRENDS

The continued diversification and growth of the local economy and tax base is essential to the community. The tax base provides resources for the delivery of necessary public services. Importantly, an expanding tax base, particularly in the commercial and industrial sectors provides additional job opportunities for Township residents. The success of businesses within Ypsilanti Township is a function of several variables. These include public/private partnerships, market conditions and trends, site location, business synergy and financing.

ECONOMIC OPPORTUNITIES

As part of its business retention and recruitment efforts, Ypsilanti Township works closely with Ann Arbor Spark (formerly Washtenaw Development Council) and the Michigan Economic Development Corporation to maintain a database of potential site development opportunities covering research and development, general commercial and industrial locations.

COMMERCIAL DEVELOPMENT

The Future Land Use Map delineates two main Urban Commercial Corridors; Michigan Avenue and Ecorse Road. These main corridors are in need of revitalization including infrastructure improvements. By proactively implementing programs that aid in the redevelopment of these corridors, private investment will be stimulated.

INDUSTRIAL DEVELOPMENT

Industrial land falls in three major corridors in Ypsilanti Township; Ecorse/Wiard Road, Rawsonville Road and Huron Street.

ECORSE/WIARD

The Ecorse/Wiard corridor generally expands from Ecorse Road to Airport Industrial Drive and from East Michigan Avenue to I-94. This is the largest industrial corridor in the Township and is home to the General Motors Willow Run Powertrain Plant - one of the largest plants in the world with 4.8 million square feet under one roof.

RAWSONVILLE ROAD

The Rawsonville corridor extends from Textile Road south along Rawsonville Road to Martz Road and west to McKean Road. This corridor contains the Ford Rawsonville Plant, which is one of the largest Township employers.

HURON STREET

South of I-94 along Huron Street contains a mix of industrial and research and development sites. Currently, this corridor is home to the Washtenaw Business Park.

Ypsilanti Township is well positioned to take advantage of high technology and industrial opportunities in the coming years. The area's proximity to I-94 and Willow Run Airport; existing industrial base, education, infrastructure availability and residential amenities are attractive draws for development. To

foster additional industrial development, as well as to retain existing businesses, the following factors are important:

- § Maintain efficient access alternatives for ease of transportation movement from the freeways and major roads to the industrial districts;
- § Provide flexible site development within business and technology parks, including a range of site sizes;
- § Allow for expedited site plan review for industrial and technology development; and
- § Continue to market other target industries as provided by MEDC and Ann Arbor Spark.

C. FINANCIAL AND BUSINESS DEVELOPMENT INCENTIVES

Over the years, Ypsilanti Township has employed several economic development incentives that have proved invaluable for attracting and retaining businesses. The use of appropriate incentives is considered essential to the continued nurturing of commercial and industrial growth and development and the retention and creation of job opportunities. The Township has sought to maintain their reputation as “pro-business” and will continue to employ the appropriate commercial and industrial incentives that will attract business. The following represents a standard list of economic development tools that the Township is currently using or is considering using.

- § **Corridor Improvement Authority (PA 280 of 2005).** The Corridor Improvement Authority Act allows the Township to create a district, similar to DDAs, for older commercial corridors along major traffic thoroughfares. The primary “tool” for this authority to promote economic development along designated corridors is the use of tax increment revenues to pay for a variety of improvements within the district. Authorized improvements include constructing or renovating public facilities, such as streets, bridges, buildings, plazas and pedestrian malls, parks and parking facilities. A municipality may establish one or more corridor improvement authorities to revitalize and reinvigorate these commercial areas. This program has been discussed for the Michigan Avenue corridor and the Ecorse Road corridor.
- § **Brownfield Redevelopment Authority (PA 381 of 1996, as amended).** Under the Brownfield Redevelopment Act, the Township may create a Brownfield Redevelopment Authority to develop and implement brownfield projects. The Brownfield Redevelopment Authority is a resource that may use Tax Increment Financing (TIF) and allow developers to apply for Single Business Tax (SBT) Credit incentives. The township could use this incentive to assist on several sites in the community, particularly those classified as blighted or obsolete.

- § **Industrial Property Tax Abatement (PA 198 of 1974, as amended).** Public Act 198 of 1974, as amended, is the primary tool local units of government use as an incentive for companies to renovate and expand aging manufacturing plants or to build new plants in Michigan. The Township Board grants the abatement, which reduces local property taxes by roughly 50% on new plants. In the case of a rehabilitation project, the obsolete state equalized values (SEV) is frozen and the investment on improvements is 100% exempt from property taxes. Abatements cover both real and personal property and can run from one to twelve years, at the option of the local unit. The Township supports tax abatements and has approved every application that has come before the Township Board.

- § **Local Development Financing Authority (P.A. 281 of 1986 as amended).** The Local Development Financing Act (LDFA) allows the Township to utilize tax increment financing to fund public infrastructure improvements. The tool is designed to promote economic growth and job creation. Communities across Michigan have utilized this tool to extend sewer and water lines, construct roads, service manufacturing, agriculture processing or high technology operations. In early 2006, Ypsilanti Township purchased 162 acres of farm land on Huron Street, south of I-94. The Township created an LDFA in order to collect the tax increment to pay for infrastructure on the property. Of the 162 acres, 36 were sold to Bosal International, a tier-one automotive parts manufacturer headquartered in Belgium. Bosal International is currently constructing a 250,000 square foot facility on the property and expects to hire 250 employees. There is approximately 350,000 square feet available for future phases. Approximately 90 acres has been set aside for park and recreational space, leaving the remaining 36 acres available to future development.

- § **Michigan Certified Business Parks Program.** A Certified Business Park (CBP) in a qualified local unit of government, as defined by the Local Development Financing Authority Act (P.A. 248 of 2000), has the potential to capture property taxes to aide in the financing of public infrastructure improvements in or around the park, and /or additional property for park expansion, as well as other public improvements. Developers throughout Michigan use the Certified Business Park standards in the design of parks and work toward achieving certification. Prospects will find that a Certified Business Park offers specific advantages that are not available in other parks. Proceeds from the sale of land acquired with tax increment revenue may be retained for purposes of the plan, if the property is located in a Certified Business Park at the time of sale. In addition, the new Certified Business Parks will be marketed by the State.

- § **Michigan State Housing Development Authority.** Other grant and loan programs should be explored with a member of the Community Assistance Team. However, Community Development Block Grant funds are not available directly to Ypsilanti Township, but are dispensed by Washtenaw County. Communication with

"We work very closely with Ypsilanti Township, VanBuren Township and Michigan Economic Development Corporation on attraction projects."

*Sean Brosnan,
Director, Willow
Run Airport*

County economic development officials should be consistently exchanged.

- § **Michigan Department of Transportation Economic Development Fund.** The Transportation Economic Development Fund (TEDF) was created to assist in the funding of highway, road, and street projects necessary to support economic growth. The TEDF provides for the distribution of money to counties and municipalities through three formulas and two grant programs. The fund is administered by the Transportation Economic Development and Enhancement Office, which provides a means for State government, local agencies, and business to work together to meet the often extensive and urgent demands placed upon the transportation system by economic development throughout the state. In 2005, Ypsilanti Township received a \$300,000 grant from the Michigan Department of Transportation to assist with widening Huron Street south of I-94 to a full five lanes. This was done in conjunction with the development of the Township-owned land for the Bosal International facility. Ypsilanti Township will also receive a \$2.6 million grant to assist with revitalization for 3 miles of commercial property along Ecorse Road ending at North Ford Boulevard. Improvement activities include mill and overlay, curb and gutter, sidewalks, streetlights and beautification. The project is anticipated to begin in the spring of 2007 and should be completed by the end of the year.

OTHER

Industry Retention and Business Recruitment Programs. Ypsilanti Township currently partners with the Michigan Economic Development Corporation and Ann Arbor Spark for annual retention visits for businesses in the Township. This program should be continually enhanced to gain the best feedback from companies in order for the Township and County to meet the changing needs of industry. It is important that Township officials coordinate and work collaboratively with surrounding communities to effectively promote themselves and the region.

In today's marketplace, companies can feasibly locate almost anywhere, especially if their product can be easily transported. In order to remain competitive in the economic development arena, Ypsilanti Township employed a print marketing campaign. This campaign was designed to target printing and printing-related industries, which is a growing employment sector in Washtenaw County. Marketing campaigns of this type are often sent to a targeted mailing list, highlighting the benefits of locating in Ypsilanti Township. While it is unlikely for major corporations to relocate headquarters, the Township should focus on expansions of those companies and their supplier and consumers.

**Resolution of Adoption
Master Plan (March 2014 Draft)**

**Charter Township of Ypsilanti Planning Commission
Washtenaw County, Michigan**

WHEREAS, the Michigan Planning Enabling Act, Public Act 33 of the Michigan Public Acts of 2008, as amended requires the Planning Commission to make and adopt a basic plan as a guide for the development of unincorporated portion of the Township; and

WHEREAS, the Commission has prepared such a plan, including maps, tables and descriptive matter dated March 2014; and

WHEREAS, in the preparation of the Master Plan, the Commission has made careful comprehensive studies and analyses of present conditions, and future needs of the Township; and

WHEREAS, in addition to a public educational workshop, the Commission held two public hearings on the proposed Master Plan on December 23, 2013 and January 18, 2014, in accordance with the procedures of Section 43 of Michigan Planning Act, P.A. 33 of 2008 as amended; and

WHEREAS, the Commission has considered all comments at the public hearing and discussed in detail each concern raised by the public;

NOW THEREFORE BE IT RESOLVED:

THAT, the Planning Commission of the Charter Township of Ypsilanti, Washtenaw County, Michigan hereby adopts the Master Plan Draft dated March 2014, in its entirety and recommends adoption of the same by the Township Board of Trustees.

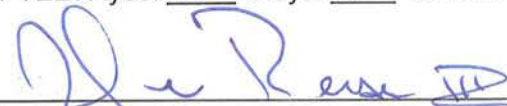

THAT, the Planning Commission Chair and Secretary shall record this action in the Master Plan by their identifying signatures.

YPSILANTI TOWNSHIP PLANNING COMMISSION
CHARTER TOWNSHIP OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

Motion by: N. REED, Support: L. KRIEG

ADOPTED: Ayes: 5 Nays: 0 Absent: 2

Date: April 22, 2014


Chair

Secretary

Date: April 22, 2014

Date: April 22, 2014

CHARTER TOWNSHIP OF YPSILANTI

2014 BUDGET AMENDMENT #10

August 19, 2014

101 - GENERAL OPERATIONS FUND

Total Increase \$1,585.21

Increase budget for payout of PTO & Sick time for approved payout of accrued time of 80 hours at 75% (this is over the 32 hours that was originally budget for employee) . This is funded by an Appropriation of Prior Year Fund Balance.

| | | | |
|---------------|---------------------------------|---------------------|--------------------------|
| Revenues: | Prior Year Fund Balance | 101-000-000-699.000 | \$1,585.21 |
| | | | <u>\$1,585.21</u> |
| | | Net Revenues | <u><u>\$1,585.21</u></u> |
| Expenditures: | Salaries Pay Out - PTO&SICKTIME | 101-215-000-708.004 | \$1,585.21 |
| | | | <u>\$1,585.21</u> |
| | | Net Expenditures | <u><u>\$1,585.21</u></u> |

206 - FIRE FUND

Total Increase \$0.00

Request line transfer to cover for existing and future expenses for Station #1, Station #3 and Station #4 auto & truck maintenance and repair. The current repairs to Station #1 Ladder Truck 14-1 include; replaced radiator, complete brakes, eight new tires, pump seals, and replace worn wiring harnesses. The Chief is requesting to reduce budgeted funds from his department 206-970 -Capital Outlay Improvement to increase budgeted funds to his department 206 -206 operations for the auto & truck maintenance and repair. When moving budgeted funds from one department to another, it requires Board approval. This will be funded by a line item transfer of funds.

| | | | |
|---------------|------------------------------|---------------------|-----------------------------|
| Expenditures: | Capital Outlay Improvements | 206-970-000-971.008 | (\$20,000.00) |
| | | | <u>(\$20,000.00)</u> |
| | | Net Revenues | <u><u>(\$20,000.00)</u></u> |
| Expenditures: | Auto & Truck Main Station #1 | 206.206.000.863.001 | \$16,000.00 |
| | Auto & Truck Main Station #3 | 206.206.000.863.003 | \$3,000.00 |
| | Auto & Truck Main Station #4 | 206.206.000.863.004 | \$1,000.00 |
| | | | <u>\$20,000.00</u> |
| | | Net Expenditures | <u><u>\$20,000.00</u></u> |

212 - BIKE, SIDEWALK, RECREATION, ROAD AND GENERAL OPERATIONS FUND (BSR II)

Total Increase \$50,000

Increase the budget for Connecting Communities Program - Textile Road Bike Path. This will increase the total of the grant from the County to the appropriate amount of \$325,000. This will be funded by reimbursement from a grant through the County.

| | | | |
|---------------|---------------------------|---------------------|------------------------|
| Revenues: | County Grant | 212-000-000-540.000 | \$50,000 |
| | | | <u>\$50,000</u> |
| | | Net Revenues | <u><u>\$50,000</u></u> |
| Expenditures: | Capital Outlay/Bike Paths | 212-970-000-997.000 | \$50,000 |
| | | | <u>\$50,000</u> |
| | | Net Expenditures | <u><u>\$50,000</u></u> |

236 - 14B DISTRICT COURT FUND

Total Increase \$534.00

Increase expenditure for employee who has requested more than the 32 hours of PTO hours budgeted at 100%. This payout will be for 75% of the PTO hours. This will be funded by an Appropriation of Prior Year Fund Balance.

| | | | |
|---------------|------------------------------|---------------------|------------------------|
| Revenues: | Prior Year Fund Balance | 236-000-000-699.000 | \$534.00 |
| | | | <u>\$534.00</u> |
| | | Net Revenues | <u><u>\$534.00</u></u> |
| Expenditures: | Salaries Pay Out & Sick time | 236-136-000-708.004 | \$534.00 |
| | | | <u>\$534.00</u> |
| | | Net Expenditures | <u><u>\$534.00</u></u> |

Motion to Amend the 2014 Budget (#10):

Move to increase the General Fund budget by \$1,585 to \$10,805,567 and approve the department line item changes as outlined.

Move to do a line item transfer for the Fire Fund budget to decrease line in department 206-970 and to increase lines in department 206-206 by \$20,000 to and approve the department line item changes as outlined.

Move to increase the Bike, Sidewalk, Recreation, Road and General Operations (BSRII) Fund budget by \$50,000 to \$4,869,148 and approve the department line item changes as outlined.

Move to increase the 14B District Court Fund budget by \$534 to \$1,354,655 and approve the department line item changes as outlined.

ORDINANCE NO. 2014-438

Amending Ordinance No. 2013-433

*An Ordinance to Amend the Code of Ordinances,
Chapter 48 entitled Property Maintenance, Article III,
One and Two Unit Dwelling Rental Properties*

The Charter Township of Ypsilanti **Ordains** that the Code of Ordinances Charter Township of Ypsilanti, Chapter 48 entitled **Property Maintenance**, Article III entitled One and Two Unit Dwelling Rental Properties, is amended as follows:

ADD: the following new provision:

Unpaid fees: assessment

All fees imposed pursuant to Sections 4848 that remain unpaid after 14 days written notice to the owner shall be assessed against the property as a lien and places on the tax roll.

Severability

Should any provision or part of the within Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance which shall remain in full force and effect.

Effective Date and Repeal of Conflicting Ordinances

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

This ordinance shall take effect after publication in a newspaper of general circulation as required by law.

**CHARTER TOWNSHIP OF YPSILANTI
ORDINANCE NO. 2014 - 439**

An ordinance to amend Chapter 62, Article IV, Section 62-77 of the Code of Ordinances, Charter Township of Ypsilanti, to increase sewage disposal service rates.

BE IT ORDERED BY THE CHARTER TOWNSHIP OF YPSILANTI, that:

Section 62-77 of Chapter 62, Article IV of the Code of Ordinances be revised as follows:

For all billings rendered prior to October 1, 2014, existing sewage disposal service rates shall prevail. For all billings rendered from October 1, 2014, charges for sewage disposal services shall be as provided for in Schedule A, for each bimonthly (two-month) period:

Schedule A:

| Meter Size (inch) | Allowed Usage Cubic Feet | CAPITAL CHARGE | | OM&R | | TOTAL | |
|----------------------|-----------------------------|-----------------------|---------------|-------------------------|---------------|-----------------------|---------------|
| | | Contract Community | All Others | Contract Communities | All Others | Contract Community | All Others |
| 5/8-3/4 | 600 | \$1.28 | \$1.28 | \$17.07 | \$21.12 | \$18.34 | \$22.40 |
| 1 | 1000 | \$2.15 | \$2.15 | \$28.53 | \$34.75 | \$30.68 | \$38.11 |
| 1½ | 2100 | \$4.70 | \$4.70 | \$58.53 | \$71.44 | \$63.24 | \$78.64 |
| 2 | 4000 | \$8.54 | \$8.54 | \$112.92 | \$137.31 | \$121.46 | \$150.66 |
| 3 | 9000 | \$19.24 | \$19.24 | \$246.43 | \$307.24 | \$265.67 | \$337.24 |
| 4 | 16200 | \$34.63 | \$34.63 | \$470.07 | \$553.74 | \$504.71 | \$607.75 |
| 6 | 36000 | \$76.96 | \$76.96 | \$1,013.52 | \$1,232.34 | \$1,090.49 | \$1,352.43 |
| 8 | 66000 | \$141.06 | \$141.06 | \$1,849.80 | \$2,251.06 | \$1,990.86 | \$2,470.90 |
| 10 | 102000 | \$214.79 | \$214.79 | \$2,863.34 | \$3,483.39 | \$3,078.13 | \$3,820.10 |
| 12 | 150000 | \$320.61 | \$320.61 | \$4,214.71 | \$5,126.45 | \$4,535.33 | \$5,626.48 |

For all usage in excess of allowed usage, the rate per 100 cubic feet shall be as follows:

| | CAPITAL CHARGE | OM&R | TOTAL |
|----------------------|----------------|---------|---------|
| Contract Communities | \$0.215 | \$1.847 | \$2.063 |
| All Others | \$0.215 | \$1.947 | \$2.162 |

This Ordinance shall become effective upon the date of publication.



YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

August 11, 2014

VIA EMAIL and USPS

CHARTER TOWNSHIP of YPSILANTI
Board of Trustees
7200 South Huron Street
Ypsilanti, MI 48198

Re: **YCUA Water and Sewer Rate Changes**

Dear Trustee:

At their regular meeting on August 27, 2014, the YCUA Board of Commissioners will consider a recommendation to the Ypsilanti Township Board of Trustees for a sewer rate increase of 3.5% for the YCUA Township Division customers effective October 1, 2014. At the same meeting, the YCUA Board will consider a water rate increase of 3.5% to Township Division customers. Per the Township ordinance authorizing the YCUA Board to increase the water rate up to the increase the Authority receives from DWSD for the purchase of water, no action by the Township Board is required on the water increase. The combined effect of these rate adjustments will be a 3.5% increase in a Township Division customer's bimonthly bill. The DWSD increase of 5.2% was effective July 1, 2014.

The ordinance approving these rate adjustments is included in this correspondence for your consideration. Also included is the document summarizing the budget highlights related to the September 1, 2014 fiscal year budget, which the YCUA Board of Commissioners will also consider at their August 27, 2014 regular meeting. Note that although the Detroit Water and Sewerage Department has increased its rate to YCUA by a 5.2%, we are able to limit the increase in water rates to YCUA customers to 3.5% due to containment of operating costs.

If you have any questions, please contact me.

Sincerely,

JEFF CASTRO, Director
Ypsilanti Community Utilities Authority

JC/kks

Enclosures

cc w/encl.: YCUA Board of Commissioners

Ms. Brenda L. Stumbo

Ms. Karen Lovejoy Roe

Ms. Nancy Wrybkowski

Mr. Thomas E. Daniels

cc: Mr. Dwayne Harrigan

Ms. Venita Terry

YCUA
2014-15 Budget Highlights
Item A.

Water Sales

City Division: The budget projects that water sales in the city will remain about the same as the last two years. The city division is overwhelmingly domestic and institutional with little industry; domestic and institutional use is staying level.

Township Division: The budget projects water sales in the Township to be remain about the same as the last fiscal years. Due to the wet summer, usage is down around 5% from FY 2012.

Sewer Sales

City Division: The budget projects sewer sales from within the city to remain about the same as the current year for the same reason as stated above. We are projecting WTUA sales to be at about 9.8 million gallons per day, the same as the 2013 budget.

Township Division: The budget projects sewer sales from within the Township to remain about the same as the current year. The Township has had a decrease of about 3% in sales since FY 2012. As mentioned above, we are projecting WTUA sales to be at flat.

Revenue

Operating Income is projected to increase by 2.1%. This is necessary to cover operational costs, debt principle, required capital costs, and debt requirements.

Operating Expense Changes

| | | |
|----------------------|-------------|--------------------------|
| Purchased Water | \$ 600,000 | 5.20% DWSD rate increase |
| Depreciation | \$ 600,000 | |
| Debt/interest | \$ 200,000 | |
| Other operating Exp. | (\$200,000) | |

City Customers- 2.26% Increase

| | | |
|--|------------------------|---------------------------|
| Minimum Bill (\$77.36) | 2.26% increase on bill | \$1.71/bill or \$.86/mth |
| Average Bill (\$151.12) | 2.31% increase on bill | \$3.41/bill or \$1.71/mth |
| (Comprised of 3.5% increase water/3.5% increase sewer/ 2% decrease in surcharge) | | |

Township Customers- 3.50% Increase

| | | |
|---|------------------------|---------------------------|
| Minimum Bill (\$50.71) | 3.50% increase on bill | \$1.71/bill or \$.86/mth |
| Average User (\$101.23) | 3.50% increase on bill | \$3.42/bill or \$1.71/mth |
| (Comprised of 3.5% increase water/ 3.5% increase sewer/ 0% change in surcharge) | | |

PROPOSED

**YCUA Township Division Water Rate
Effective October 1, 2014**

rate increase 3.50%

| Meter Size/Inch | Allowed Usage Cubic Feet | | |
|-----------------|-----------------------------|------------|------------|
| 5/8-3/4 | 600 | \$25.90 | \$25.90 |
| 1 | 1000 | \$46.69 | \$46.69 |
| 1 1/2 | 2100 | \$118.79 | \$118.79 |
| 2 | 4000 | \$258.08 | \$258.08 |
| 3 | 9000 | \$533.57 | \$533.57 |
| 4 | 16200 | \$1,006.80 | \$1,006.80 |
| 6 | 36000 | \$2,100.83 | \$2,100.83 |
| 8 | 66000 | \$3,833.20 | \$3,833.20 |
| 10 | 102000 | \$5,836.15 | \$5,836.15 |
| 12 | 150000 | \$9,574.23 | \$9,574.23 |

Bimonthly consumption rates in excess of allowed usage:

Rate per 100 C.F.

| | | |
|-----------------|--------|--------|
| Next 3,000 C.F. | \$2.65 | \$2.65 |
| Over 3,000 C.F. | \$2.65 | |
| surcharge | 5.00% | |

YCUA Ypsilanti Township Division

CURRENT:

| | | | |
|--------------------------|---|----------------|----------------|
| Minimum User residential | | | |
| | 6 units(4488 gallons) per 2 month billing cycle | | |
| | water | sewer | Total |
| 6 units | \$25.02 | \$21.64 | \$46.61 |
| surcharge (5%) | \$1.25 | \$1.08 | \$2.33 |
| Total | \$26.27 | \$22.72 | \$48.99 |

| | | | |
|--------------------------|--|----------------|----------------|
| Average User residential | | | |
| | 16 units(11,968 gallons) per 2 month billing cycle | | |
| | water | sewer | Total |
| 6 units | \$25.02 | \$21.64 | \$46.66 |
| 10 units | \$25.60 | \$20.89 | \$46.49 |
| surcharge (5%) | \$2.53 | \$2.13 | \$4.66 |
| Total | \$53.15 | \$44.66 | \$97.81 |

| | |
|---------------------|------------|
| PROPOSED: | 10/01/2014 |
| Water rate increase | 3.50% |
| Sewer rate increase | 3.50% |
| Surcharge rate | 5.00% |

Effect on a minimum and average township customer with a proposed 3.5% water rate increase, a sewer rate increase of 3.5%. Surcharge rate unchanged.

| | | | |
|--------------------------|---|----------------|----------------|
| Minimum User residential | | | |
| | 6 units(4488 gallons) per 2 month billing cycle | | |
| | water | sewer | Total |
| 6 units | \$25.90 | \$22.40 | \$48.30 |
| surcharge (5%) | \$1.29 | \$1.12 | \$2.41 |
| Total | \$27.19 | \$23.52 | \$50.71 |
| increase | \$0.92 | \$0.80 | \$1.71 |
| increase/mo | \$0.46 | \$0.40 | \$0.86 |
| | cumulative rate increase | | 3.50% |


| | | | |
|--------------------------|--|----------------|-----------------|
| Average User residential | | | |
| | 16 units(11,968 gallons) per 2 month billing cycle | | |
| | water | sewer | Total |
| 6 units | \$25.90 | \$22.40 | \$48.30 |
| 10 units | \$26.50 | \$21.61 | \$48.11 |
| surcharge (5%) | \$2.62 | \$2.20 | \$4.82 |
| Total | \$55.02 | \$46.21 | \$101.23 |
| increase | \$1.86 | \$1.55 | \$3.42 |
| increase/mo | \$0.93 | \$0.78 | \$1.71 |
| | cumulative rate increase | | 3.49% |

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Supervisor's Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 481-0617
Fax: (734) 484-0002
www.ytown.org

TO: Karen Lovejoy Roe, Clerk
FROM: Brenda L. Stumbo, Supervisor 
DATE: August 13, 2014
RE: Appointment to Planning Commission

Please place the following request on the August 19, 2014 agenda for the Board's consideration:

1. Request to appoint Gloria Peterson to the Planning Commission to fill vacancy created by Nathan Reed

If you have any questions, please let me know.

tk

August 11, 2014

Brenda Stumbo, Supervisor
Ypsilanti Township Board of Trustees
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: Ypsilanti Township Planning Commission

Dear Ms. Stumbo and Township Board Members,

I am writing to seek an appointment to the Ypsilanti Township Planning Commission Board. I have been a Ypsilanti township resident for 30 years and in Washtenaw County all of my life.

Employment background:

2006 - 2014 President of AFSCME Local 1583
The largest LOCAL under Michigan AFSCME Council 25

1994 - 2006. University of Michigan Department of transportation

Community service:

Michigan AFSCME Council 25 Executive Board (present)
United way board
NAACP Board
Michigan Democratic State Central Board
Special Assistant for US Senator Martha G Scott
Community activist for Ypsilanti Township
Delegate Democratic Party

Thank you in advance for your consideration.

Sincerely,

Gloria C. Peterson
1146 Rue Willette
Ypsilanti MI 48198

CONTRACT
CHARTER TOWNSHIP OF YPSIANTI

AGREEMENT is made this _____ day of _____, 2014, by the **Charter Township of Ypsilanti (“Township”)** located at **7200 Huron River Drive, Ypsilanti, Michigan 48197** and the COUNTY OF WASHTENAW, a municipal corporation, with offices located in the County Administration Building, 220 North Main Street, Ann Arbor, Michigan 48107 (“County”).

WHEREAS, under Michigan law, the County is responsible for handling stray dogs and other smaller animal-related issues; and

WHEREAS, under Michigan law, other local governmental entities may choose to enact their own animal control ordinance and keep the fees assessed under that ordinance; and

WHEREAS, the Michigan Attorney General has opined (Opinion #5566, September 24, 1979) that a County is not responsible to pay for the costs associated with the enforcement of a local unit of government’s animal control ordinance; and

WHEREAS, the County contracts with the Humane Society of Huron Valley (“HSHV”) to provide statutorily required animal control services to the County; and

WHEREAS, the Township maintains its own animal control ordinance and has been using HSHV to meet the requirements of its ordinance without paying either the County or HSHV; and

WHEREAS, the parties have agreed that the County will continue to contract with HSHV, but that the Township will contribute funds to the County to help off-set those animals handled by HSHV under the Township’s animal control ordinance.

NOW THEREFORE, in consideration of the promises below, the parties mutually agree as follows:

ARTICLE II - COMPENSATION

The parties agree that to assist the County in helping to defray its contractual costs to HSHV for providing animal control services throughout the entire County, including those animal service costs generated by the Township’s Ordinance, the Township will pay the County an amount not to exceed **thirty thousand** (\$30,000.00) dollars. The Township shall pay these funds in a lump sum to the County immediately upon execution of this Contract. Payment must be sent to:

**Washtenaw County Administration
Attn: Candace Wethington
220 N. Main Street
Ann Arbor, MI 48107**

ARTICLE III - TERM

This contract begins on **January 1, 2014** and ends on **December 31, 2014**.

ARTICLE IV - EQUAL EMPLOYMENT OPPORTUNITY

The County will not discriminate against any employee or applicant for employment because of race, creed, color, sex, sexual orientation, national origin, physical handicap, age, height, weight, marital status, veteran status, religion and political belief (except as it relates to a bona fide occupational qualification reasonably necessary to the normal operation of the business).

The County will take affirmative action to eliminate discrimination based on sex, race, or a handicap in the hiring of applicant and the treatment of employees. Affirmative action will include, but not be limited to: Employment; upgrading, demotion or transfer; recruitment advertisement; layoff or termination; rates of pay or other forms of compensation; selection for training, including apprenticeship.

The County agrees to post notices containing this policy against discrimination in conspicuous places available to applicants for employment and employees. All solicitations or advertisements for employees, placed by or on the behalf of the County, will state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, sexual orientation, national origin, physical handicap, age, height, weight, marital status, veteran status, religion and political belief.

ARTICLE V - EQUAL ACCESS

The County shall provide the services set forth in the contract without discrimination on the basis of race, color, religion, national origin, sex, sexual orientation, marital status, physical handicap, or age.

ARTICLE VI - ASSIGNS AND SUCCESSORS

This contract is binding on the **Charter Township of Ypsilanti** and the County, their successors and assigns. Neither the County nor the **Charter Township of Ypsilanti** will assign or transfer its interest in this contract without the written consent of the other.

ARTICLE VII - TERMINATION OF CONTRACT

Section 1 - Termination without cause. Either party may terminate the contract by giving thirty (30) days written notice to the other party.

ARTICLE VIII - CHANGES IN SCOPE OR SCHEDULE OF SERVICES

Changes mutually agreed upon by the **Charter Township of Ypsilanti** and the County, will be incorporated into this contract by written amendments signed by both parties.

ARTICLE IX - CHOICE OF LAW AND FORUM

This contract is to be interpreted by the laws of Michigan. The parties agree that the proper forum for litigation arising out of this contract is in Washtenaw County, Michigan.

ARTICLE X - EXTENT OF CONTRACT

This contract represents the entire agreement between the parties and supersedes all prior representations, negotiations or agreements whether written or oral.

ARTICLE XI – ELECTRONIC SIGNATURES

All parties to this contract agree that either electronic or handwritten signatures are acceptable to execute this agreement.

ATTESTED TO:

WASHTENAW COUNTY

By: _____
Lawrence Kestenbaum (DATE)
County Clerk/Register

By: _____
Verna J. McDaniel (DATE)
County Administrator

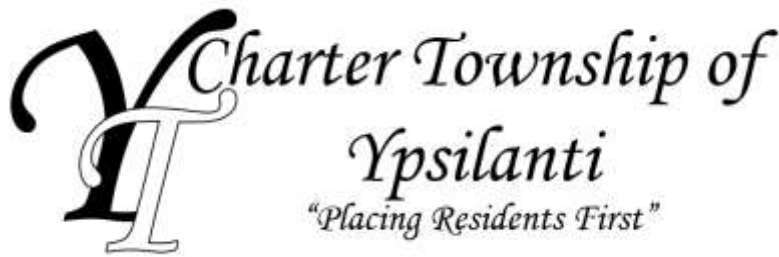
APPROVED AS TO FORM BY

CHARTER TOWNSHIP OF YPSILANTI

By: _____
Curtis N. Hedger (DATE)
Office of Corporation Counsel

By: _____
BRENDA STUMBO (DATE)
Supervisor

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



**Office of Community
Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151
www.ytown.org

Memorandum

To: Karen Lovejoy Roe, Clerk
Cc: Nancy Wrybkowski, Deputy Clerk
From: Joe Lawson, Planning Director
Date: July 28, 2014
Re: Request authorization for the signing of a temporary access easement

Please find attached a copy of a temporary access agreement between the Township and RACER Trust. The access agreement is being requested by RACER in order to permit RACER and their Engineer access to property along the north shore of Tyler Pond (map attached) which is under the ownership of the Township. Access is required to permit RACER to install a number of piezometers necessary to monitor groundwater levels and the direction of flow.

The proposed groundwater modeling is necessary for the future design and construction of a proposed stormwater treatment system associated with the future development of the former GM Powertrain facility.

The proposed agreement has been reviewed by township legal counsel for which Attorney Winters states that he has no objection to the Township entering into the attached agreement with the condition that both Supervisor Stumbo and Clerk Roe sign on behalf of the Township per the Township's established policies. Furthermore, Attorney Winters also recommends that RACER and/or their engineer include Supervisor Stumbo, RSD Director Jeff Allen and Hydro Operator Michael Saranen with the required 48 hour notice prior to accessing the property to complete the permitted activities.

That being said, I respectfully request the Board authorize the signing of the attached temporary access agreement by the Supervisor and Clerk with the conditions noted within Attorney Winter's review letter dated July 22, 2014.

ACCESS AGREEMENT

This Access Agreement ("Agreement") is made between Charter Township of Ypsilanti, 7200 S. Huron River Drive, Ypsilanti, MI 48197 ("Grantor"), and Revitalizing Auto Communities Environmental Response Trust, 500 Woodward Avenue, Suite 1510, Detroit, MI 48226 (the "Trust") together with its wholly-owned affiliate RACER Properties LLC (collectively, "RACER"). Grantor and RACER may be referred to in this Agreement individually as "Party" and collectively as "Parties."

Grantor is the owner of property located along the north bank of Tyler Pond, south of Airport Road ("Property"), a depiction of which is attached as Exhibit 1. The Property is nearby property owned by RACER, on which RACER is conducting certain Environmental Actions. Grantor is willing to grant access to the Property to RACER and its successors, assigns, employees, consultants, contractors, subcontractors, and other agents (collectively, "Representatives") subject to the terms and conditions of this Agreement.

NOW THEREFORE, for good and valuable consideration, the Parties agree as follows:

1. **License:** Grantor grants to RACER and its Representatives a non-exclusive license to enter upon the Property solely to perform Permitted Activities, (as defined below). Nothing in this Agreement shall limit Grantor's rights to access (or provide others access) onto the Property.
2. **Permitted Activities:** RACER and its Representatives may access the Property to perform the scope of work is set forth in Exhibit 2. Modifications to the scope or work, if any, will be provided to Grantor for review prior to implementation. Permitted Activities shall include, but not be limited to: utility location, soil boring installation, monitoring well installation, surveying, and gauging and sampling of monitoring wells. Grantor agrees that the United States Environmental Protection Agency ("USEPA") or Michigan Department of Environmental Quality ("MDEQ") and their Representatives may access the Property for the purpose of overseeing or supervising Permitted Activities; subject to the provisions contained herein.
3. **Term:** This Agreement shall be effective on the date on which it is signed below by the latter of the two Parties ("the Effective Date"), and shall expire upon completion of the Permitted Activities or the passage of five (5) years, whichever is sooner, except for provisions expressly designated in this Agreement as surviving the expiration date. Except as otherwise provided in this Agreement, RACER may terminate its rights and obligations by providing ten (10) days' notice to Grantor.
4. **Operations:** In completing the Permitted Activities:
 - a. RACER shall use all commercially reasonable efforts to avoid: (i) damage to the Property (and persons and personal property thereon); (ii) interference with Grantor's or any other party's operations at the Property; and (iii) to the fullest extent possible, access to the Property by any unauthorized persons.
 - b. Grantor shall use all commercially reasonable efforts to avoid interference with RACER's operations at the Property.
 - c. RACER shall: (i) comply with all applicable laws, reasonable written procedures established in advance by Grantor and the requirements of any insurance carriers insuring the Property or any interests therein that are communicated to RACER in writing in advance; and (ii) obtain all permits required for the Permitted Activities and promptly deliver copies to Grantor at Grantor's request.

- d. RACER shall repair any damage to the Property resulting from the Permitted Activities within thirty (30) days before the expiration of this Agreement, and shall leave the Property in substantially the same condition it was on the date of the execution of this Agreement.
- e. Any equipment installed on the Property by RACER shall remain RACER's personal property. RACER shall promptly remove its personal property from the Property after the termination of this Agreement.

5. **Indemnification:**

- a. RACER shall release, indemnify, defend, and hold Grantor harmless from and against claims, losses, damage, injuries, liabilities, fines and penalties, (collectively, "Claims") to the proportionate extent arising from the negligence or willful misconduct in the performance of the Permitted Activities conducted by RACER or its Representatives. Nothing herein shall limit the obligations of RACER and its Representatives to maintain insurance under Paragraph 7 below, or affect Grantor's right and ability to recover under such insurance policies as an additional insured.
- b. Grantor shall indemnify, defend, and hold RACER and its Representatives harmless from and against all Claims arising out of: (i) the breach by Grantor of its obligations under this Agreement, or (ii) the negligence or willful misconduct of Grantor or any Representative thereof.
- c. Notwithstanding anything to the contrary set forth in this Agreement, in no event shall an indemnifying party be liable to the other for: (i) consequential damages or lost income, value or profits or punitive or treble damages of any type or manner, even if foreseeable; and (ii) any Claim arising from the act or omission of the indemnified party.

6. **LIMITATION OF LIABILITY:**

RACER'S OBLIGATIONS HEREUNDER SURVIVE EXPIRATION OF THIS AGREEMENT, PROVIDED THAT ANY INDEMNIFICATION OR OTHER OBLIGATIONS OF RACER ARE LIMITED BY THE TERMS OF THE SETTLEMENT AGREEMENT, NOTWITHSTANDING ANYTHING IN THIS AGREEMENT TO THE CONTRARY.

7. **Insurance:**

- a. Prior to entering the Property to conduct Permitted Activities, RACER shall obtain, and throughout the Term maintain, insurance against all claims for personal injury (including death), and property damage, under a policy or policies of comprehensive general liability insurance with limits at least equal to \$1,000,000 per occurrence from a reputable company or companies licensed to do business in the State of Michigan.
- b. RACER and its Representatives shall obtain, and throughout the Term maintain, workers' compensation insurance to cover any employees engaged in the Permitted Activities.
- c. RACER contractors and consultants that perform Permitted Activities on the Property shall obtain, and throughout the Term maintain, umbrella or excess liability insurance and contractor's general, professional, and pollution liability insurance providing not less than \$25,000,000 in aggregate coverage from a reputable company or companies licensed to do business in the State of Michigan. These policies shall name Grantor as an additional insured, and shall be primary to RACER's policies.

- d. RACER shall provide Grantor with a minimum of thirty (30) days' notice of cancellation of any insurance maintained under this paragraph. All policies of insurance maintained under this section shall be endorsed to provide a waiver of subrogation as to Grantor and its Representatives. The coverage must provide for separation of insureds and must not include a cross-suits exclusion. All such policies shall be primary to any other insurance coverage available to Grantor. RACER and its Representatives shall obtain and deliver to Grantor certificates of insurance evidencing the coverage required by this Section in advance of any access to the Property.

8. **Notice:**

- a. RACER or its Representatives will notify Grantor or Grantor's Representatives, a minimum of forty-eight (48) hours before accessing the Property to complete Permitted Activities. In the event of any emergency or where otherwise required by law, RACER shall make reasonable efforts to notify Grantor or Grantor's Representatives before accessing the Property. Notices regarding accessing the Property to complete Permitted Activities or in the event of an emergency or where otherwise required by law, shall be made by electronic mail or telephone.
- b. All other notices required to be given pursuant to this Agreement shall be sent by certified or registered mail, or by an overnight courier (Federal Express or U.P.S.), along with an electronic mail copy to the following addresses:

To RACER:

Grant Trigger
Cleanup Manager
RACER Trust
500 Woodward Avenue, Suite 1510
Detroit, MI 48226
Email: gtrigger@racertrust.org

and

To Grantor:

Name: _____
Title: _____
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197
Email: _____

- 9. **Governing Law:** Any legal suit, action or proceeding arising out of or based upon this Agreement may be instituted in courts of the State of Michigan, except to the extent that the United States Bankruptcy Court for the Southern District of New York, Case No. 09-50026 (REG), has exclusive jurisdiction over claims brought under Paragraph 102 of the Settlement Agreement. Service of process, summons, notice or other document sent to the address in Paragraph 8 is effective service of process for any suit, action or other proceeding brought in courts of the State of Michigan or in the Bankruptcy Court.

10. **Entire Agreement:** The terms and conditions of this Agreement shall not be modified other than by a written agreement signed by both parties, all of which together with this Agreement and Exhibits (and the Settlement Agreement) constitute a fully executed agreement.
11. **Severability:** If any term of this Agreement is found to be unenforceable in any jurisdiction, then such term shall be enforced to the maximum extent permitted by law, rather than voided, and the remaining terms of this Agreement shall remain in full force and effect.
12. **Assignability:** Neither this Agreement, nor any rights hereunder, may be assigned, whether voluntarily or by operation of law, except in strict compliance with the provisions hereof.
13. **Cost of Enforcement:** In the event any declaratory or other legal or equitable action is instituted between Grantor and RACER in connection with this Agreement, then the prevailing party shall be entitled to receive from the losing party all of its costs and expenses, including court costs and reasonable attorneys' fees and costs.
14. **Survival:** The terms and conditions provided herein survive the expiration of this Agreement.
15. **Environmental Report:** RACER shall provide to Grantor a copy of all final reports submitted to USEPA or MDEQ containing data or information from RACER's completion of Permitted Activities on the Property.

The Parties or their duly authorized representatives hereby represent and warrant that each has the requisite authority to execute this Agreement and has done so on the date specified below.

GRANTOR:

By: _____

_____ Date

RACER:

By: Grant Trigger

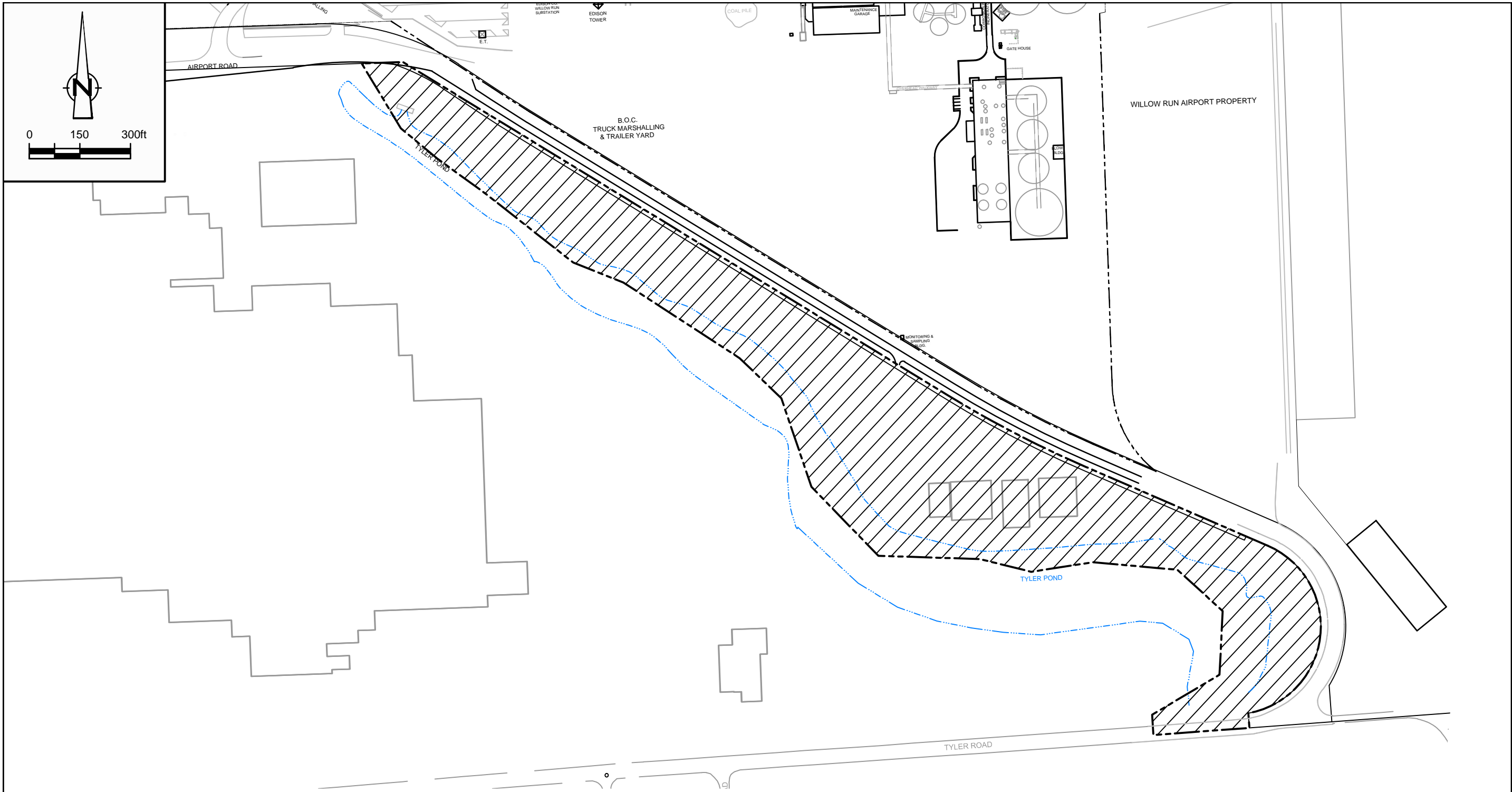
Grant Trigger
Cleanup Manager

7-17-14

Date

EXHIBIT 1
DEPICTION OF THE PROPERTY

Property located along the north side of Tyler Pond, south of Airport Road.



LEGEND



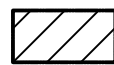
-  POWERTRIAN PROPERTY BOUNDARY
-  SURFACE WATER
-  PROPERTY

EXHIBIT 1
NORTH BANK OF TYLER POND (PROPERTY)
Ypsilanti, Michigan



EXHIBIT 2
SCOPE OF WORK



MEMORANDUM

To: Grant Trigger
REF. No.: 017358-T01

FROM: Beth Landale/Heather Hutchinson/bw/127/Det.
DATE: July 8, 2014

CC: Tom Kinney, CRA
Scott Adamowski, CRA
Laina Jerdon, CRA

RE: **SCOPE OF WORK – Off-Site Investigation – Groundwater Monitoring Piezometer Installation Along North Bank of Tyler Pond**

1.0 Introduction

Conestoga-Rovers & Associates, Inc. (CRA) is presenting this Scope of Work (SOW) for the installation of groundwater monitoring piezometers on Ypsilanti Township property located south of Airport Road and north of Tyler Pond in Ypsilanti, Michigan (Property) as shown on Figure 1.

2.0 Scope of Work

CRA has identified the following scope of work:

- Install 6 pairs of wells (piezometers) along the north bank of Tyler Pond to monitor groundwater flow

Based on the issues identified, the following tasks will be completed:

Task 1.0: Project Planning
Task 2.0: Monitoring Well Installation
Task 3.0: Monitoring Well Gauging

Task 1.0: Project Planning

CRA will complete all necessary project management and coordination; including third party utility locator and drilling subcontractor procurement. Access to the property will be coordinated through the township.

Task 2.0: Monitoring Well Installation

CRA will install 6 pairs of piezometer wells along the north bank of Tyler Pond. Up to two wells will be installed at each of the 6 locations, one screened within the shallow aquifer and one screened within the

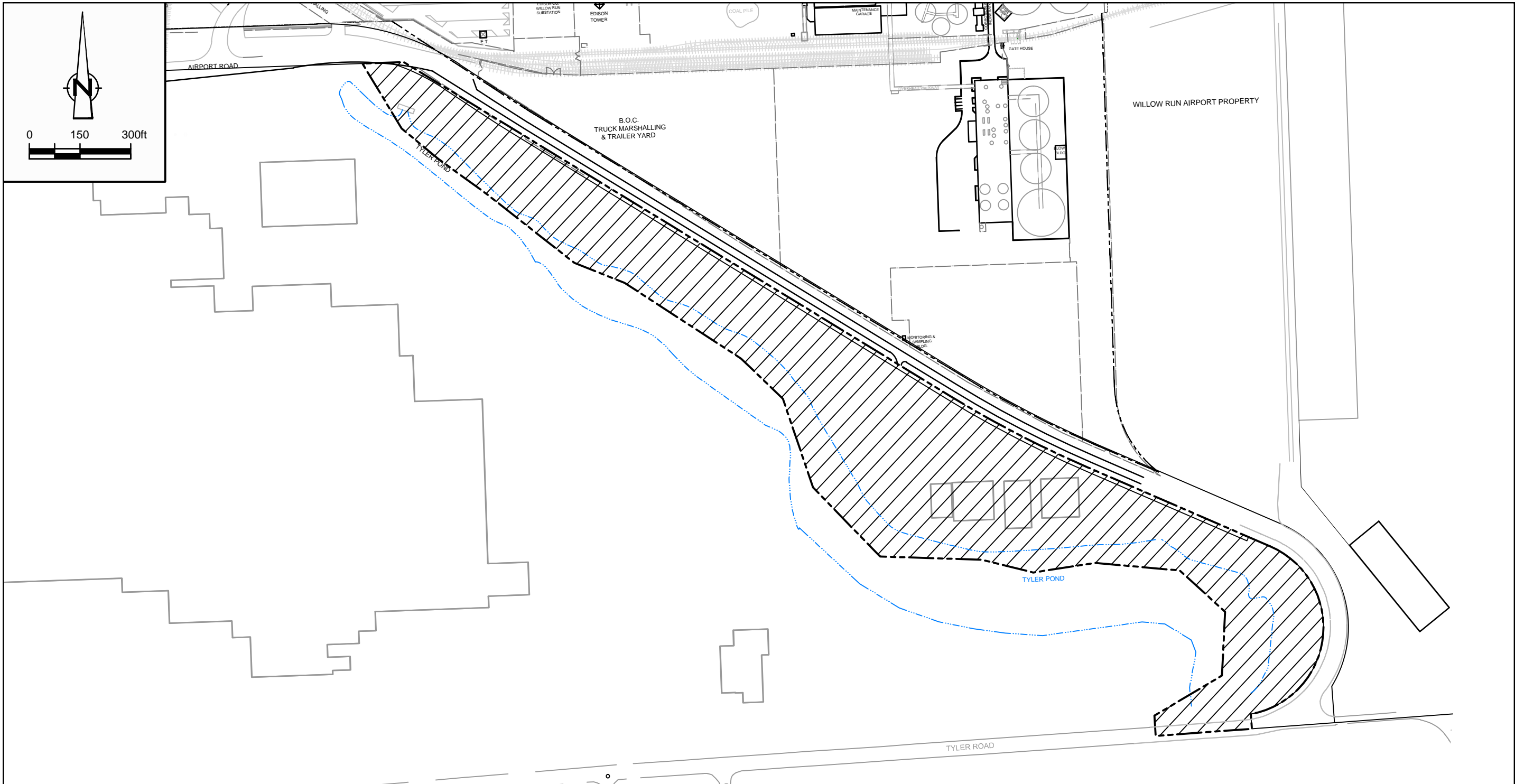
intermediate aquifer, depending on geology encountered. Three of the pairs of wells will be located at the top of the bank and the other three pairs of wells will be located at the bottom of the bank. Figure 2 presents the proposed locations, which are subject to field modification based on utilities and access. Based on the geology encountered and/or the gauging data (discussed below), additional locations may be required on the Property.

Soil borings will be advanced using a Geoprobe drill rig with auger capabilities. All drilling equipment will arrive at the Property clean and all drilling equipment will be cleaned between locations. A 1-inch diameter, polyvinyl chloride (PVC) well screen and associated riser pipe will be installed and completed at the surface with a flush mount and/or 2 foot stick up.

Waste generated will be drummed and properly labeled. CRA will coordinate with YCUA and/or township for proper staging location for characterization and disposal.

Task 3.0: Monitoring Well Gauging

Following the completion and development of each well, monitoring wells will be surveyed and gauged to characterize groundwater flow to Tyler Pond. Samples for laboratory analysis will not be collected, with the exception of waste characterization samples.



LEGEND





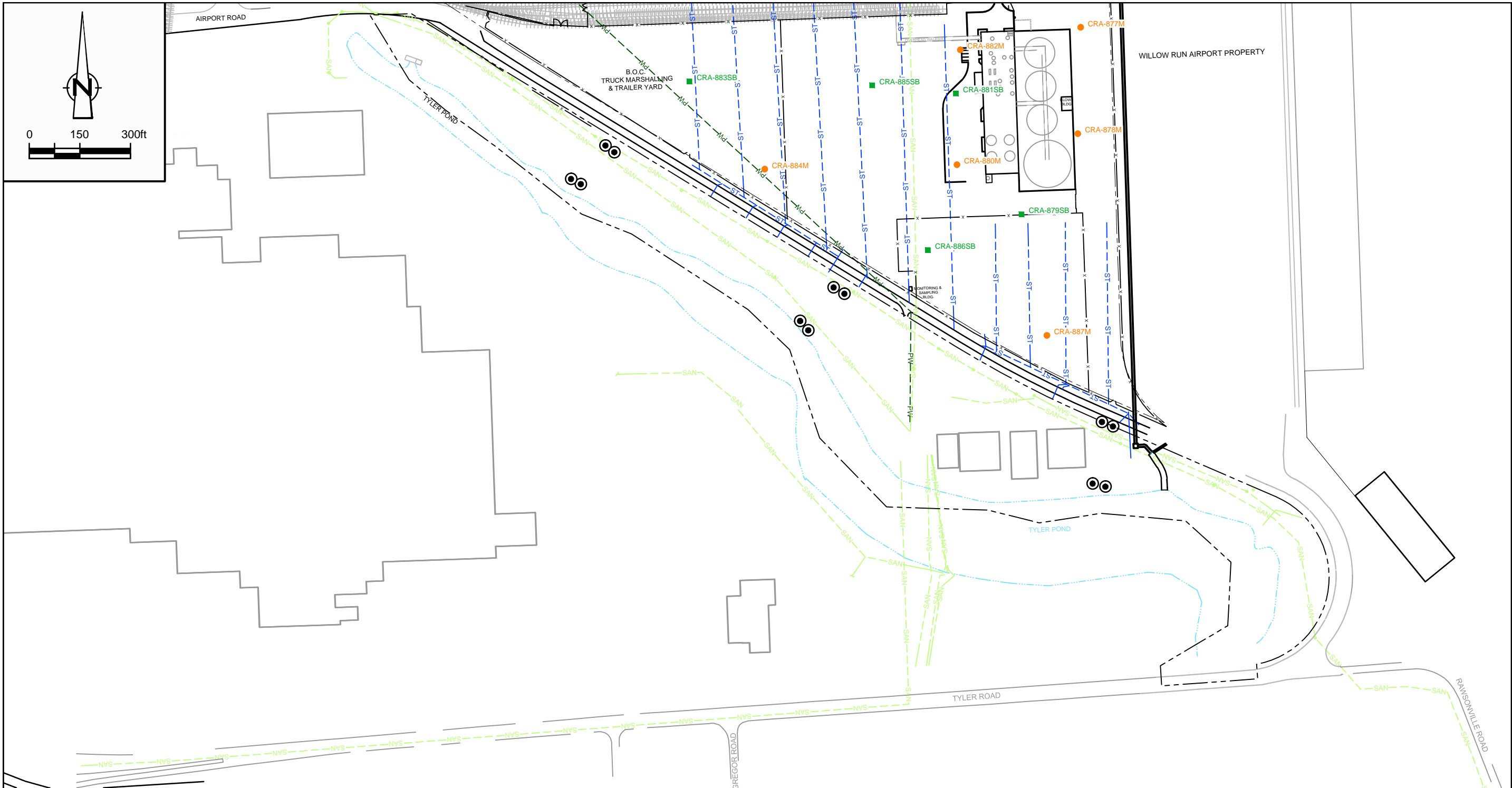
-  POWERTRIAN PROPERTY BOUNDARY
-  SURFACE WATER
-  RAILROAD
-  PROPERTY

figure 1
 PROPERTY LOCATION
 NORTH BANK OF TYLER POND
Ypsilanti, Michigan





LEGEND

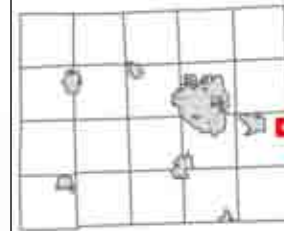
- POWERTRIAN PROPERTY BOUNDARY
- CRA-880M MONITORING WELL LOCATION
- CRA-883SB SOIL BORING LOCATION
- SURFACE WATER
- ESTIMATED SANITARY SEWER
- ESTIMATED STORM SEWER/POTENTIAL HISTORICAL TILE DRAIN/STORM SEWER
- ESTIMATED PROCESS WASTE (ABANDONED HISTORICAL CYANIDE WASTE LINE)
- 84-INCH STORM SEWER
- PROPOSED PIEZOMETER

figure 2
PROPOSED PIEZOMETER LOCATIONS
NORTH BANK OF TYLER POND
Ypsilanti, Michigan





Tyler Pond Property



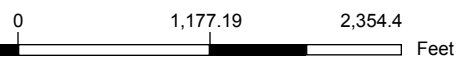
Legend

- Railroads
- Right of Way
- Quarter Sections
- Lot Original
- Plat Boundary
- Parcels
- Jurisdiction Lines
- Lakes
- Streams

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

NOTE: Parcels may not be to scale.
7/28/2014



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



**Human Resource
Department**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0065
Fax: (734) 484-5160
ytown.org

MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Karen Wallin
Human Resource Department

DATE: August 11, 2014

RE: **Request for Approval of Amendment to Non-Bargaining Employee Leave Time Policy**

The attached amended Leave Time Policy (changes in red) is being forwarded for consideration to the Township Board for approval. This amendment will be a savings to the Township as the PTO may be paid at 75% instead of 100%.

Your consideration of this request is appreciated. Should you have any questions or need additional information, please contact me at 484-0065.

LEAVE TIME POLICY

POLICY:

It is the policy of the Township to grant time off work for employees according to the employees' relative collective bargaining union contract or Township policy.

Provision – AFSCME Employees:

Township AFSCME employees shall be entitled to PTO (Paid Time Off) Leave pursuant to the provisions of their collective bargaining contract. The provisions of the bargaining contract shall govern accumulation of PTO leave.

Newly hired probationary employees are not eligible to use PTO leave during the first 90 days of employment, however, PTO hours shall accumulate during the first 90 days of employment and will appear on the first payroll check following 90 days of employment.

Scheduling of PTO is subject to the employee's immediate supervisor's approval and provisions of the bargaining agreement.

PTO accrued and not taken prior to termination of employment shall be paid out to the employee subject to the provisions of the bargaining agreement.

Provision – Teamsters:

All Teamster employees shall be entitled to PTO (Paid Time Off) Leave pursuant to the provisions of their collective bargaining contract. The provisions of the bargaining contract shall govern accumulation of PTO leave.

Paid Time Off (PTO) shall be requested and may be paid from banked PTO days to cover full day absences so long as the supervisor or designated representative approves the request.

PTO banks are capped as of December 31st each year in accordance with the provisions of the bargaining contract.

Any unused PTO time in the employee's bank at the time of termination must be requested as a whole or partial cash payout two weeks prior to the termination date or the balance of the PTO bank will be converted at 100% and be forwarded to a MERS Health Care Savings Account in the employee's name for future health care expenses.

LEAVE TIME POLICY (Con't)

Provision – Fire Fighters

Vacation Time

Township Fire Fighters shall be entitled to Vacation Leave pursuant to the provisions of their bargaining contract. The provisions of the bargaining contract shall govern the accumulation of Vacation Leave and scheduling of Vacation time off.

Vacation hours for Fire Fighters are not accumulative from year to year.

Upon termination any unused vacation hours will be paid at 100%.

Sick Time

Fire Fighters are entitled to sick time pay in accordance with provisions of their bargaining contract.

A new employee will receive three (3) working days of sick leave credit on the first day of the month in which the employee completes the first six (6) months of employment. Each employee will thereafter receive one (1) working day of sick leave for each month of subsequent service.

Sick time will be allowed to accumulate to a maximum of 100 days. Payment will be made on July 1 of each year for 50% of any excess of the 100 day maximum.

Sick time banks may be used toward terminal leave at time of retirement per the collective bargaining contract.

All other Sick Time benefits shall be governed by the bargaining contract.

Personal Leave

Personal leave shall be granted in accordance with the relevant collective bargaining agreement. Personal leave may be taken in 24 hour or 12 hour segments only.

LEAVE TIME POLICY (Con't.)

Provision - Non-Bargaining Employees:

Unless otherwise stated within an employment agreement, all Non-bargaining Administrative/Confidential employees shall have their PTO posted to their PTO banks on January 1st of each year. The amount of PTO and the accrual of PTO shall be based on seniority as of December 31st of the previous year. If an employee has an anniversary date (during the course of the year) that increases their years of service calculation, those additional hours will be added on a pro-rata basis on the date of the anniversary.

PTO benefits will accrue for employees hired prior to 1/1/2009 in the following manner:

| | |
|--|-----------|
| 1 year through the 4 th year of employment | 192 hours |
| 5 years through the 9 th year of employment | 240 hours |
| 10 years through the 14 th year of employment | 288 hours |
| 15 years or more of employment | 336 hours |

**PTO benefits for employees hired after 1/1/2009 are based on their individual employment agreement.

PTO banks are capped at 360 hours as of December 31, 2014. Employees who have PTO banks in excess of 360 hours at the end of each year, must request to receive the cash payout at 75%, two weeks prior to December 31st or the total excess of the PTO limit will automatically convert over to a MERS Health Care Savings Account at 100% for use toward future health care expenses.

Any unused PTO time in the employee's bank at the time of a voluntary termination must be requested as a whole or partial cash payout two weeks prior to the termination date or the balance of the PTO bank will be converted at 100% and be forwarded to a MERS Health Care Savings Account in the employee's name for future health care expenses. **Employees who voluntarily terminate employment without a two week notice may elect to have balance on PTO hours paid out to them at 75%. In the event of the death of the employee, the balance of PTO shall be paid to the beneficiary at 100%.** PTO hours accrued during the final year of employment will be pro-rated based on hours actually worked that year.

Involuntary termination of employment will result in a maximum payout of 50% of the PTO bank balance. PTO hours accrued during the final year of employment will be pro-rated based on hours actually worked that year. If the involuntary termination is a result of the elimination of the employee's position, the PTO balance will be paid at 100%. Unused PTO hours will not be paid to employees discharged for "just cause".

Employees may request a payout of PTO hours earned from their banks throughout the year. The first 32 hours requested shall be paid at 100% with all other requested hours being paid at 75%. A maximum of 180 hours will be allowed for payout in any given year.

All **lump sum** payouts from PTO banks will be considered Non-MERS wages and not rolled into the employee's base wage.

If at any time a non-bargaining employee utilizes their entire PTO bank leaving a zero balance and require additional time away from work, their salary will be reduced based on the hours not worked.

PTO shall be requested in advance from the employee's supervisor and shall be used in minimum increments of one-half days for leave time of more than 4 hours. Employees utilizing half-day increments of PTO time shall be expected to work a minimum of 4 hours in addition to the use of PTO hours.

Supervisor
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Treasurer
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STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



**Human Resource
Department**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0065
Fax: (734) 484-5160
ytown.org

MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Karen Wallin
Human Resource Department

DATE: August 11, 2014

RE: **Request for Authorization to restore part--time Appraiser I/Clerk (Michigan Certified Assessing Technician) position to a full-time Michigan Certified Assessing Officer (MCAO) position**

The Assessing Department has met with Township Management and attached is a detailed memo from the department outlining their thoughts on the needs for the department.

It is requested that that Township Board approve restoring the current vacant part-time Appraiser I (Michigan Certified Assessing Technician – MCAT) position to a full-time Appraiser II (Michigan Certified Assessing Officer – MCAO) position. In 2013 when the position was reduced to part-time the extra workload was assumed by other department employees and immediate necessary tasks were focused on. Bringing this position back to full-time would allow additional goals and projects to be reached and also provide more efficient coverage within the department.

Your consideration of this request is appreciated. Should you have any questions or need additional information, please contact Linda Gosselin at 1-248-763-0363 or the Human Resource Department at 484-0065.

Supervisor
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Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
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MIKE MARTIN
SCOTT MARTIN



Charter Township of Ypsilanti

Assessor's Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 487-4927
Fax: (734) 484-5159

TO: Brenda Stumbo, Supervisor
Karen Wallin, Human Resources

FROM: Linda Gosselin, Assessor
Brian McCleery, Assistant Assessor

DATE: August 1, 2014

RE: Request to fill vacant position

After a review of the current needs of the Assessor's Office, we are requesting that the part-time appraiser position that was recently vacated be returned to a full-time Michigan Certified Assessing Officer (MCAO) position and that the Township Board approve posting and filling the vacant position.

When the vacant position was reduced in 2013 from a full-time MCAO (Michigan Certified Assessing Officer) position to a part-time Michigan Certified Assessing Technician (MCAT), the extra workload was assumed by other employees within the department. By working together the department has been able to accomplish the immediate necessary tasks while continuing to meet the needs of the Township and the residents.

However, since the reduction of staffing levels and the increase in tasks assigned, the department has not been able to work on long-term goals that are important however not immediate. Some examples of these types of tasks are: providing Property Transfer Affidavit (PTA) letters and billing in a more timely matter; PRE audits conducted more frequently; continued 20% property canvas (3869 parcels) on a yearly basis as required by the State Tax Commission; canvas of commercial and industrial properties, preparation and maintenance of land tables; small claims appeals, GIS mapping requests as well as expanding the GIS as a tool in assessing; special assessment; county finder report and filing.

Over the past several years, the Assessing Department staff has been reduced from 7 full time staff members in 2008 to 3 full time and 1 part time staff members in 2014. Below is the Assessing Department staffing levels

Assessing Staff Levels

| Year | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 |
|-------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|----------------|
| Staff | 3 Full Time, 1 Part Time | 3 Full Time, 2 Part Time | 4 Full Time, 1 Part Time | 4 Full Time, 1 Part Time | 4 Full Time, 1 Part Time | 5 Full Time, 1 Part Time | 7 Full Time |

During the above time period, the Assessing Staff reductions have resulted in budget reductions. As noted below, the savings in salaries and benefits resulting in the reductions of Assessing staff from 2008 thru 2014 is **\$219,420**.

Budgeted Salaries and Benefits per Year

| 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| \$326,340 | \$328,954 | \$336,321 | \$345,676 | \$351,875 | \$493,945 | \$545,760 |

Further, the Assessor was able to achieve a reduction to the budgeted Michigan Tax Tribunal litigations, due to in house appraisals and negotiations towards settlement of these cases. The budget was reduced by **\$185,000**.

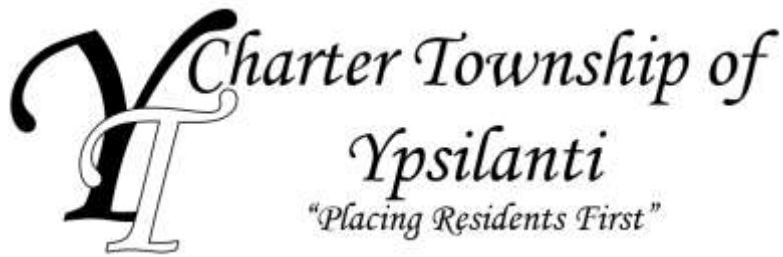
Budgeted Michigan Tax Tribunal litigation.

| 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 |
|----------|----------|-----------|-----------|-----------|-----------|-----------|
| \$25,000 | \$75,000 | \$125,000 | \$207,000 | \$150,000 | \$150,000 | \$210,000 |

Bringing the vacant position back to full-time as well as requiring the Michigan Certified Assessing Officer certification would allow for the departments long-term goals to be addressed as well as provide more efficient office coverage while other personnel conduct their duties and responsibilities.

Your consideration in this matter is appreciated.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
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MIKE MARTIN
SCOTT MARTIN



Residential Services

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0073
Fax: (734) 544-3501
www.ytown.org

MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Jeff Allen, Director of Residential Services

DATE: August 12, 2014

RE: Approval of repair of non-motorized trail in North Bay Park

Please find attached a quotation from Barrett Paving to repair a section of the path in North Bay Park that has been torn up from tree roots on the east end of the park. This has become a safety issue with people using this section of the park and needs to be repaired soon.

I am recommending the Board approve the amount of \$20,196 to Barrett Paving to repair this through root removal and approximately 768 square yards of pavement. Barrett is the approved vendor through the State's Purchasing Plan.

This is budget in line item #212.970.000.997.000.

QUOTATION



Barrett Paving Materials Inc.

5800 Cherry Hill Road
 Ypsilanti, MI 48198
 Contact: Wanda Dwyer
 Phone: (734) 483-4775
 Fax: (734) 483-4774

Quote To: Mr. Carl Girbach
 Ypsilanti Twp
Phone:
Fax:

Job Name: North Bay Park Paths
Date of Plans:
Revision date:

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | AMOUNT |
|------|--|----------|------|------------|-------------|
| 100 | North Bay - 2" Path Overlay from split to bridge | 768.00 | SY | 22.00 | 16,896.00 |
| 200 | North Bay - Overburden & Root Removal | 1.00 | DY | 3,300.00 | 3,300.00 |
| | Base Bid: | | | | \$20,196.00 |

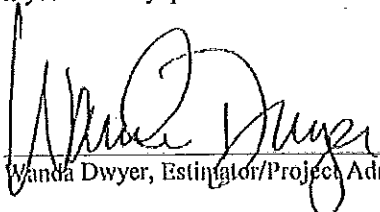
NOTES:

Weed killer and tree trimming by others.
 Price based on one mobilization.
 If all of the path is to be overlaid, use the \$20/SY price for all areas.

WE DO NOT INCLUDE ALLOWANCES FOR THE FOLLOWING ITEMS: Engineering, permits, testing, bonds and dues of any kind.

This proposal may be withdrawn by us if not accepted within ten (10) days.

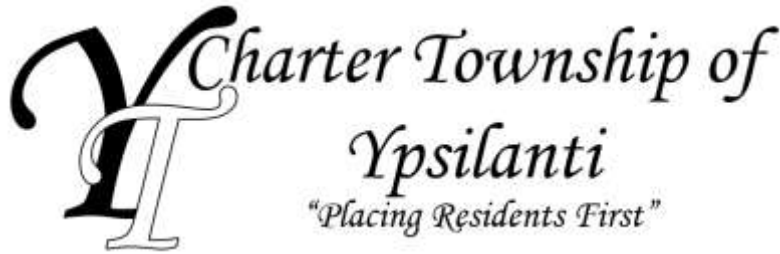
If you have any questions or concerns, please do not hesitate to call me at (734) 216-7006.


 Wanda Dwyer, Estimator/Project Administrator

8/6/14
 Date

Barrett Paving Materials Inc. (BPMI)
 An Equal Opportunity Employer

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
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Residential Services

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Fax: (734) 544-3501
www.ytown.org

MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Jeff Allen, Director of Residential Services

DATE: August 13, 2014

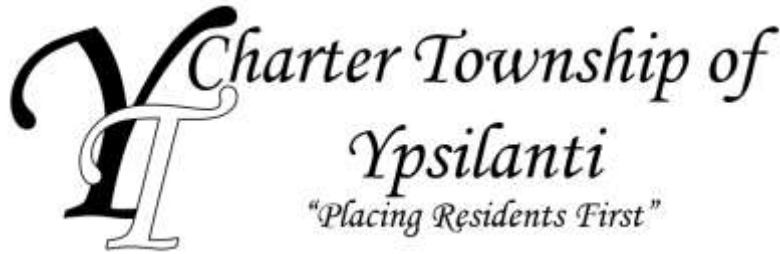
RE: Board approval of Civic Center parking lot repair

Please authorize the award of the Civic Center parking lot repair to Barrett Paving Materials, Inc. in the amount \$70,235. As you can see in the itemized quote, this would be re-working the lot, pointing & reconstructing all the storm structures, adding additional pavement and curb/gutter in the area of the officials lot, sealcoating and re-stripping. This parking lot is 10 years old and is starting to fail. By doing this work, this will allow for us to gain another 5 years or so before we have to totally re-do the lot. There is budget for this in account #101.970.000.976.007.

We would like to get this work done yet this year before winter does more damage to the parking lot.

I will be available at the Board Meeting should you have questions on this matter.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
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Residential Services

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MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Jeff Allen, Director of Residential Services

DATE: August 13, 2014

RE: Board approval of Civic Center parking lot repair

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This parking lot is 10 years old and is starting to fail. By doing this work, this will allow for us to gain another 5 years or so before we have to totally re-do the lot. There is budget for this in account #101.970.000.976.007.

Barrett Paving is the State of Michigan approved vendor under the State's Purchasing Plan. We would like to get this work done yet this year before winter does more damage to the parking lot.

I will be available at the Board Meeting should you have questions on this matter.

QUOTATION



Barrett Paving Materials Inc.

5800 Cherry Hill Road
 Ypsilanti, MI 48198
 Contact: Wanda Dwyer
 Phone: (734) 483-4775
 Fax: (734) 483-4774

Quote To:

Mr. Carl Girbach
 Ypsilanti Twp

Job Name:

Ypsilanti Twp Delivery Drive
 & Main Lot Repairs

Phone:

Revision date:

Fax:

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | AMOUNT |
|------|---|----------|------|------------|-----------|
| 10 | Excavate for New Parking Area | 350.00 | SY | 8.50 | 2,975.00 |
| 20 | Install 6" of 21AA | 350.00 | SY | 16.50 | 5,775.00 |
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| 140 | Sealcoat Main Parking Lot | | SF | | 885.00 |

GRAND TOTAL

70,235.00

NOTES:

CLARIFICATIONS:

Prices above include (1) Mobilizations.

WE DO NOT INCLUDE ALLOWANCES FOR THE FOLLOWING ITEMS: Engineering, permits, testing, bonds and dues of any kind.

If you have any questions or concerns, please do not hesitate to call me at (734) 216-7006.


 Wanda Dwyer, Estimator/Project Administrator

3/20/14
 Date

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
SCOTT MARTIN



Charter Township of Ypsilanti

Residential Services

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0073
Fax: (734) 544-3501
www.ytown.org

MEMORANDUM

TO: Karen Lovejoy Roe, Clerk

FROM: Jeff Allen, RSD Director

DATE: August 14, 2014

RE: *Civic Center Improvements – Construction Contract Administration*

At the July 28, 2014 Special Meeting, the Ypsilanti Township Board of Trustees awarded bid for the Civic Center Improvement Project to Envision Builders. OHM has been utilized to oversee this project from start to completion.

Attached is the proposal from OHM for Construction Contract Administration services required to complete the improvements to the Civic Center building in the amount of \$37,200, budgeted in line item #101.970.000.971.008.

Please place this item on the August 19, 2014 agenda for consideration by the Board. Matt Parks, OHM Client Representative will be in attendance to answer any questions that may arise.

Thank you for your consideration.

August 13, 2014

Sup. Brenda Stumbo
Township Supervisor
Ypsilanti Charter Township
7200 S. Huron River Dr.
Ypsilanti, MI 48197

**RE: CONSTRUCTION CONTRACT ADMINISTRATION FOR CIVIC CENTER IMPROVEMENTS
Ypsilanti Township Civic Center, Ypsilanti, MI**

Dear Supervisor Stumbo,

Please accept this letter as a request for approval of the Construction Contract Administration services required to complete the previously designed and bid improvements to the Ypsilanti Township Civic Center building.

Project Description

In order to address the age of the building and protect the investment made by the Township, the building was examined to identify water leaks, grading deficiencies, non-compliant paving areas and aesthetic improvements needed to maintain the building.

Work to be completed in the base bid includes replacement of expansion and construction joints, extensive tuck-pointing of the masonry façade, glazing repair and frame replacement, new coping at roof skylight areas, sealing of existing windows and installation of new flashing, installation of catch basins and roof drains, repaving of the entire entry plaza, new sidewalk areas, re-grading and repaving at the other entrances of the building. In addition all the bid alternates were also selected as well as additional heated sidewalk. The bid alternates are outlined below:

- ▼ Bid Alt #1 - Installation of snowmelt system piping and controls inc. updates to the HVAC
- ▼ Bid Alt #2 - Renovation of the men's and women's toilet rooms including electrical upgrades, improved accessibility, new countertops, tile, ceiling, plumbing fixtures, lighting, and typical bathroom accessories such as hand dryers, soap dispensers, etc.
- ▼ Bid Alt #3 - Construction of a new entrance canopy at front entrance with steel columns.
- ▼ Bid Alt #4 - Installation of new landscaping at the front entry plaza and courtyard
- ▼ Post Bid – Installation of additional area of snowmelt system piping and controls

Scope of Services

Construction Administration - Office Services

Construction administration services will begin immediately following the formal award of a contract to a contractor. OHM will provide organized information to outline the progress of the project from contractor initiation to completion of final punch list items.

- ▼ Coordination with review of contractors schedule and execution of the contract.



- ▼ Coordination, scheduling and conducting of a preconstruction meeting.
- ▼ Understanding the Ypsilanti Township Board has approved a construction contingency amount of \$28,000.00, it is our intention to track, monitor and evaluate and work related to the base bid to minimize any contractor requests for change. Additionally, any cost saving measures submitted by the contractor will be evaluated and presented to the township for consideration.
- ▼ Coordinate the professional staff, consultants, and all other project related resources by distribution of written documentation.
- ▼ Monitor, evaluate and provide administrative action to achieve timely processing of shop drawings and product submittals.
- ▼ Provide timely responses to field questions, Request for Information (RFI's), Change Order requests and field memos.
- ▼ Monthly progress and status updates will be provided by our office to the township recommending approval of contractor payment as work is completed.
- ▼ Perform a final site walk through, prepare and distribute a final punchlist when contractor has identified substantial completion.
- ▼ Finalize final contract paperwork necessary to close out the contract and recommend final acceptance to the Township.

Construction Field Services

OHM will perform field services during the project's construction. We assume that the construction would be initiated in late August and be completed by early November. Our field staff will provide accurate and timely information to the owner as needed to assure proper communication.

- ▼ Perform weekly progress meetings with contractor, subcontractor and owner's representative to review and coordinate issues and construction schedule. (Anticipate 12 weekly meetings to be followed by weekly site visits)
- ▼ As part of the planned part-time inspection services, OHM Advisors will perform weekly site visits to evaluate the contractor's progress and verify the contractor's request for payments. (Anticipate 12 weekly meetings, included in weekly site meetings)
- ▼ Milestone meetings (Anticipate 5 separate milestone site meetings)
 - #1 Underground rough-in (Drain tile, Electrical, Plumbing)
 - #2 Radiant heat system rough-in
 - #3 Completion of Toilet room demolition/rough-in
 - #4 Landscape delivery (Inspection of plantings)
 - #5 Punch list
- ▼ Perform a concrete form inspection (OHM) and materials test (G2 consulting Group). All materials testing reports will be provided to the Township.
- ▼ Perform a final punchlist walk through with the contractor and an owner's representative to verify the facility is acceptable for owner occupancy. (Anticipate 2 meetings)



Additional Services

OHM Advisors has based this proposal on the award of the base bid as submitted by Envision Builders. Should the scope of work change, OHM Advisors will address such changes at a later time with an amendment to this agreement.

Fee

OHM Advisors will provide the services outline above for an hourly not to exceed fee's presented below:

| | |
|--|--------------------|
| Construction Administration - Office Services | \$ 9,500.00 |
| Construction Field Services | \$23,600.00 |
| <u>Materials Testing (G2 Consulting Group)</u> | <u>\$ 4,100.00</u> |
| Total Fee | \$37,200.00 |

Time Schedule

OHM Advisors is prepared to begin immediately upon receipt of a signed agreement, anticipating that the work will be awarded to a general contractor immediately upon formal approval of the Township to proceed. OHM Advisors anticipates a 12 week construction period.

Acceptance

If this proposal is acceptable to you, a signature on the enclosed copy of this letter will serve as our authorization to proceed. Thank you for giving us the opportunity to be of service. We look forward to working with you on this project.

OHM Advisors, Inc.

CONSULTANT

Brandon M. Kritzman AIA _____

Senior Architect _____

August 13, 2014 _____

Charter Township of Ypsilanti

CLIENT

cc: Matt Parks, P.E., OHM Advisors, Associate.
Jeff Allen, Residential Services Director

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
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Residential Services

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Phone: (734) 484-0073
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www.ytown.org

MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Jeff Allen, Director of Residential Services

DATE: August 13, 2014

RE: Board approval of Civic Center parking lot repair

Please authorize the award of the Civic Center parking lot repair to Barrett Paving Materials, Inc. in the amount \$70,235. As you can see in the itemized quote, this would be re-working the lot, pointing & reconstructing all the storm structures, adding additional pavement and curb/gutter in the area of the officials lot, sealcoating and re-stripping. This parking lot is 10 years old and is starting to fail. By doing this work, this will allow for us to gain another 5 years or so before we have to totally re-do the lot. There is budget for this in account #101.970.000.976.007.

We would like to get this work done yet this year before winter does more damage to the parking lot.

I will be available at the Board Meeting should you have questions on this matter.

QUOTATION



Barrett Paving Materials Inc.

5800 Cherry Hill Road
 Ypsilanti, MI 48198
 Contact: Wanda Dwyer
 Phone: (734) 483-4775
 Fax: (734) 483-4774

Quote To:

Mr. Carl Girbach
 Ypsilanti Twp

Job Name:

Ypsilanti Twp Delivery Drive
 & Main Lot Repairs

Phone:

Revision date:

Fax:

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | AMOUNT |
|------|---|----------|------|------------|-----------|
| 10 | Excavate for New Parking Area | 350.00 | SY | 8.50 | 2,975.00 |
| 20 | Install 6" of 21AA | 350.00 | SY | 16.50 | 5,775.00 |
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GRAND TOTAL

70,235.00

NOTES:

CLARIFICATIONS:

Prices above include (1) Mobilizations.

WE DO NOT INCLUDE ALLOWANCES FOR THE FOLLOWING ITEMS: Engineering, permits, testing, bonds and dues of any kind.

If you have any questions or concerns, please do not hesitate to call me at (734) 216-7006.


 Wanda Dwyer, Estimator/Project Administrator

3/20/14
 Date

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

To: Clerk's Office

From: Mike Radzik
Police Services Administrator

Re: **Request to authorize expansion of the existing Guardian card access security system to include the new Law Enforcement Center located at 1501 S. Huron St. at a cost not to exceed \$15,500; budgeted in the capital outlay account for this renovation project 101-970.000-975.266.**

Date: July 25, 2014

As construction activity moves forward to renovate the former state police post at 1501 S. Huron Street, I have requested and received a quote to extend our existing card access security system to this site from our vendor, Guardian.

The existing security system provides controlled access to the civic center, 14-B court and the Holmes Rd police substation. The system uses proprietary control software through Guardian and would be considered a single source vendor for purposes of extending it to a new site.

I have met with our Guardian representative on site and have received a proposal to install one access control panel and eight card readers to control access into the building. This is the minimum number of control points required to properly secure the building. The cost to purchase and install necessary equipment is \$15,500. Once the system is operational, there will be a \$250 monthly maintenance fee that will be budgeted each year.

As a side note, by extending our existing system there will be no need to replace proximity cards previously issued to sheriff's office staff for the current police station, as those cards can be programmed to work at the new site.

This purchase is funded in the capital outlay budget for the Law Enforcement Center renovation project: 101-970.000-975.266.

Please contact me with questions or concerns, and thank you for your consideration.



GUARDIAN

ALARM • GUARD • MEDICAL MONITORING



Card Access System Recommendation

- 1 508I System Galaxy access control panel
- 7 Electronic door strike
- 8 HID proximity card readers
- 1 Power supply for the card readers and door strikes
- 1 Network connection
- 1 Panel to panel connection

All Labor, Wire, Training and Miscellaneous Installation Materials Included
Guardian Alarm Full Service Parts and Labor Maintenance Agreement

Installation \$15,500.00 Plus Tax

Monthly Maintenance 250.00

We guarantee the best prices for comparable equipment and services. Guardian Security Services provides the best possible equipment to fit your security needs.

Guardian Security Services is a technologically sophisticated *Full Service Security* Company. We will provide you with a quality installation, with quality equipment and back it up with quality service. We have more people per customer than any other alarm company. In short, we have the people and the technology.

We look forward to working with you to implement this system. Please contact me at 734-752-8606 with any questions regarding this proposal.

Sincerely,

Jim Clum
Commercial Security Consultant

WHITTAKER OFFICE PARK LLC
33533 West 12 Mile Road
Suite 100
Farmington Hills, MI 48331
(248) 229-7878

2ND REQUEST

July 17, 2014

Brenda Stumbo
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Storm Drain in Ypsilanti Township

Dear Brenda:

You have been identified as a property owner that would benefit from the storm drain.

Enclosed is a petition to start a storm drain project along the easterly area of Whittaker Rd from S. Huron River to the retention pond by the Library.

Ypsilanti Township wants to do this project, it will solve many drainage problems on many properties. It will also increase buildable areas because it eliminates the need for retention ponds. This will make the properties more valuable for future development.

This process takes a long time to engineer, and get the necessary approvals and participation. The first step is to get ten property owners to sign the petition to get the process started. Please sign, include your address and parcel ID if you know it, if you don't, you can still submit the petition, I will look it up for you.

The costs and time frames are unknown at this time, the township will bear the cost of engineering and design, and they will put together the costs, location, and time frame for the property owners sometime in the future. It may be months, or even years.

If you have any questions, feel free to call Earl McHugh at 248-229-7878 or Joe Lawson, Planning director at the township at 734-485-3943 or email jlawson@ytown.org

Thank you,



Earl McHugh

Forward to Clerk's office - 7/28/14

**APPLICATION FOR LAYING OUT AND
DESIGNATING A COUNTY DRAINAGE DISTRICT**


To the County Water Resources Commissioner of the County of Washtenaw

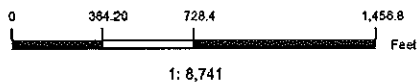
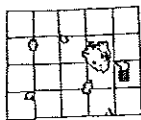
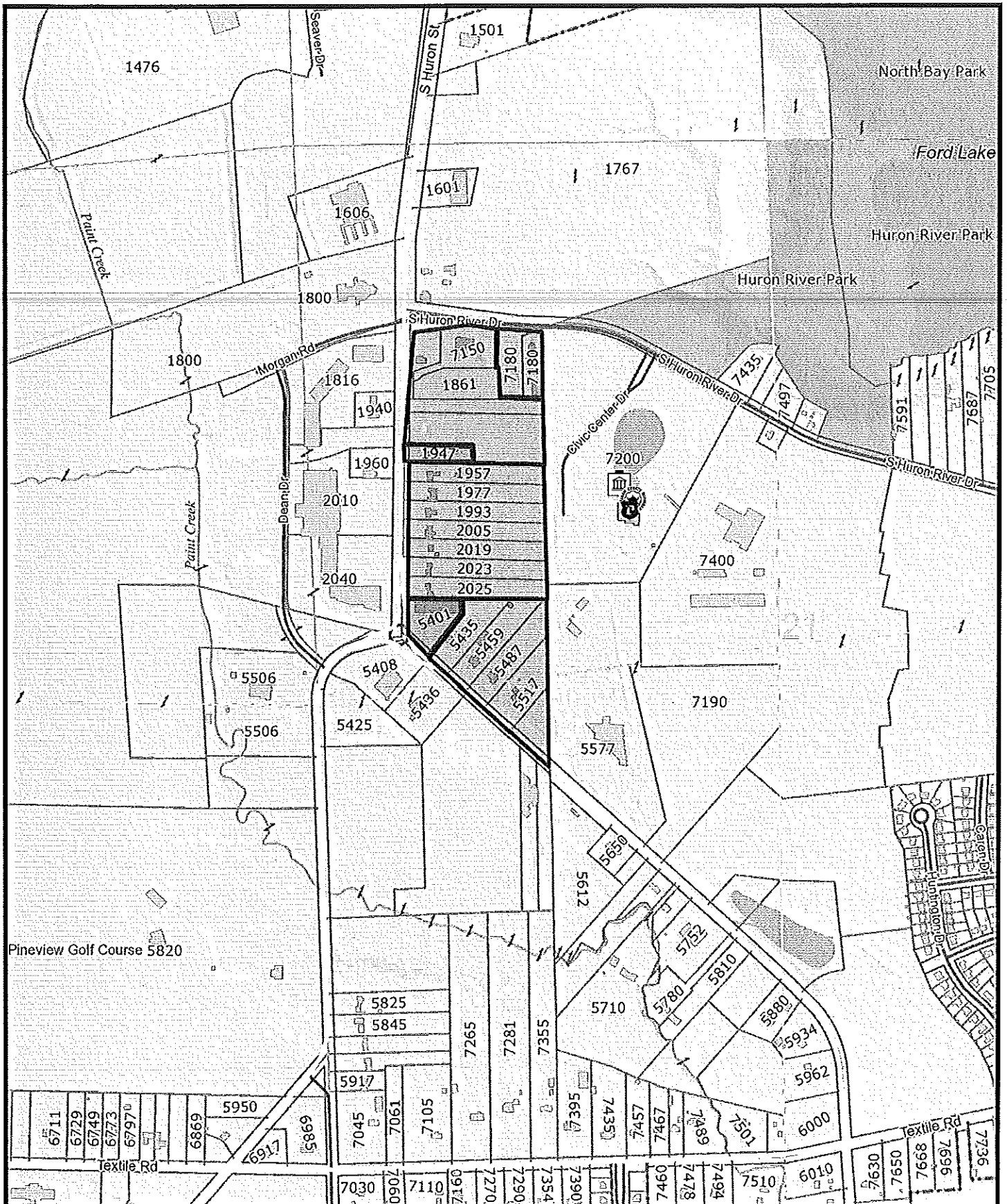
The undersigned Petitioners are freeholders in the municipality of «Township» in the County of Washtenaw, State of Michigan, where the drainage district for the proposed Drain being applied for is to be located and established and where all the lands to be drained by the proposed drain are to be located and costs to be assessed.

The Petitioners further show that the following named persons constitute ten freeholders, five or more of whom may be liable to an assessment for the construction of the proposed Drain.

Petitioners therefore make application and ask for you to lay out and establish a drainage district in the municipality of «Township» under the provisions of Act No. 40 of the Public Acts of 1956, as amended. The location of the drain to be substantially as follows, as may be finally determined by you, to-wit:

Signatures of Freeholders Address Township Tax Code Number

| <u>Signatures of Freeholders</u> | <u>Address</u> | <u>Township</u> | <u>Tax Code Number</u> |
|---|----------------|-----------------|------------------------|
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10/14/2013

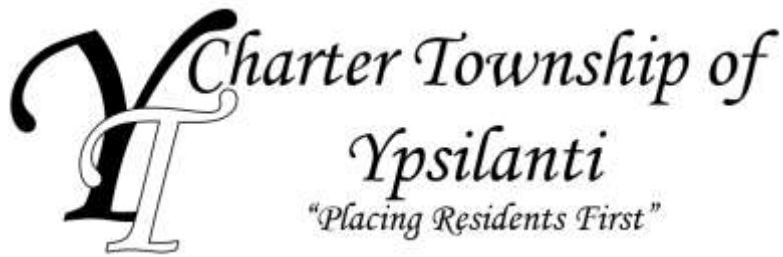
THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 134-222-6662.



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any information or legal status of this data is hereby disclaimed.

Supervisor
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Clerk
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www.ytown.org

MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Jeff Allen, Director of Residential Services

DATE: August 12, 2014

RE: Set a Public Hearing- Thurston Neighborhood

Please set a public hearing for 7 PM on the September 16, 2014 Board Meeting to consider the addition of 3 neighborhood cameras to the Thurston neighborhood.

Similar to the previous public hearings for neighborhoods, there is interest from the neighborhood association to explore the possibility of enhancing the security in the area.

SET PUBLIC HEARING DATE

- A. SET PUBLIC HEARING DATE OF TUESDAY, SEPTEMBER 16, 2014 AT APPROXIMATELY 7:15 PM - 2014 SPECIAL ASSESSMENT LEVY

SET PUBLIC HEARING DATE

- A. SET A PUBLIC HEARING DATE OF TUESDAY, OCTOBER 7, 2014 AT APPROXIMATELY 7:00 PM - TRANSFER OF INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FROM GENERAL DYNAMICS TO MDA INFORMATION SYSTEMS, LLC, LOCATED AT 1200 JOE HALL DRIVE IN YPSILANTI TOWNSHIP

OTHER BUSINESS
