

Happy Holidays!



From our office

to you and your family!

14-B District Court

Revenue Report for November 2014

General Account

Account Number	
Due to Washtenaw County (101-000-000-214.222)	<u>\$2,274.43</u>
Due to State Treasurer	
Civil Filing Fee Fund (MCL 600.171):	\$13,629.00
State Court Fund (MCL 600.8371):	\$590.00
Justice System Fund (MCL 600.181):	\$13,212.00
Juror Compensation Reimbursement Fund:	
Civil Jury Demand Fee (MCL 600.8371):	\$30.00
Drivers License Clearance Fees (MCL 257.321a):	\$1,245.00
Crime Victims Rights Fund (MCL 780.905):	\$5,331.60
Judgment Fee (Dept. of Natural Resources):	\$0.00
Due to Secretary of State (101-000-000-206.136)	\$1,245.00
Total:	<u>\$35,282.60</u>

Due to Ypsilanti Township

Court Costs (101-000-000-602.136):	\$25,694.35
Civil Fees (101-000-000-603.136):	\$13,786.00
Probation Fees (101-000-000-604.000):	\$6,731.00
Ordinance Fines (101-000-000-605.001):	\$34,742.25
Bond Forfeitures (101-000-000-605.003):	\$535.00
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):	(\$348.56)
Total:	<u>\$81,140.04</u>

Total to General Account - (101.000.000.004.136): **\$118,697.07**

Escrow Account

(101-000-000-205.136)	
Court Ordered Escrow:	\$7,168.12
Garnishment Proceeds:	\$0.00
Bonds:	\$23,416.00
Restitution:	\$2,604.56
Total to Escrow Account - (101.000.000.205.136):	<u>\$33,188.68</u>

14-B District Court

Monthly Disbursements

November 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.

November 2014 Disbursements

Washtenaw County:	\$ 2,274.43
State of Michigan:	\$ 35,282.60
Ypsilanti Township Treasurer:	\$ 81,140.04

TOTAL: \$118,697.07

		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	\$98,053.38	
September	\$92,229.66	\$106,365.17	
October	\$137,889.48	\$108,958.51	
November	\$70,380.21	\$81,140.04	
December	\$81,613.89		
Caseload			
Standardization			
Payment:	\$45,724.00	\$45,724.00	
Year-to Date			
Totals:	\$1,196,080.76	\$1,203,628.83	
Expenditure			
Budget:	\$1,265,772.00	\$1,267,085.00	
Difference:	(\$69,691.24)	(\$62,143.17)	

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

BUILDING DEPARTMENT MONTHLY REPORT - NOVEMBER 2014

Permit Type	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTALS
Building	55	44	66	90	127	124	91	128	91	112	62		990
	\$ 16,244	\$ 16,632	\$ 12,783	\$ 18,614	\$ 96,726	\$ 56,621	\$ 12,936	\$ 17,586	\$ 16,583	\$ 20,770	\$ 14,954		\$ 300,449
Electrical	16	16	23	18	49	43	41	30	25	39	28		328
	\$ 1,290	\$ 2,175	\$ 1,815	\$ 1,800	\$ 3,855	\$ 2,775	\$ 3,465	\$ 2,670	\$ 2,250	\$ 2,820	\$ 2,325		\$ 27,240
Mechanical	85	51	50	58	81	98	75	35	59	96	80		768
	\$ 4,980	\$ 2,760	\$ 3,095	\$ 4,185	\$ 5,925	\$ 10,000	\$ 7,161	\$ 3,390	\$ 6,110	\$ 7,125	\$ 5,385		\$ 60,116
Plumbing	28	30	83	35	46	107	39	36	49	53	16		522
	\$ 2,145	\$ 2,010	\$ 4,545	\$ 2,745	\$ 3,525	\$ 6,300	\$ 2,955	\$ 2,430	\$ 3,885	\$ 3,780	\$ 1,080		\$ 35,400
Zoning	2	-	1	14	13	26	16	10	7	9	8		106
	\$ 90	\$ -	\$ 45	\$ 630	\$ 585	\$ 1,170	\$ 720	\$ 450	\$ 315	\$ 405	\$ 360		\$ 4,770
Sub Totals	186	141	223	215	316	398	262	239	231	309	194	-	2,714
TOTAL YTD	\$ 24,749	\$ 23,577	\$ 22,283	\$ 27,974	\$ 110,616	\$ 76,866	\$ 27,237	\$ 26,526	\$ 29,143	\$ 34,900	\$ 24,104	\$ -	\$ 427,975

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	496	445	516	360		4,670
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	291	296	310	256		3,119
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

NOVEMBER 2014

Fire Department staffing levels are as follows:

1 Fire Chief	3 Shift Captains	17 Fire Fighters
1 Fire Marshall	3 Shift Lieutenants	3 Probationary Fire Fighters
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 357 requests for assistance. Of those requests, 259 were medical emergency service calls, with the remaining 98 incidents classified as non-medical and/or fire related.

Department activities for the month of November, 2014:

- 1) The Public Education Department participated in the following events:
 - a) Extinguisher Demonstration at Valley Drive/Fairhills/Clubview Neighborhood Watch
 - b) Smoke Alarms: 1011 Desoto (2) & 446 Bergen (1)
 - c) Car Seat fittings
- 2) Fire fighters attended 20 neighborhood watch meetings
- 3) Fire fighters received training in the following areas:
 - a) Washtenaw County Tech Rescue

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

- 1) Inspections / Tests completed:
 - a) Fire Sprinkler Tests: 1
 - b) Fire Alarm Tests: 3
 - c) Site Plan Reviews: 1
 - d) Commercial Kitchen Fire Suppression Tests: 1
 - e) Fire Investigations: 3
 - f) General Safety Inspections: 5
 - g) Address Issued: 1
 - h) Notice of Violation Issued: 2
 - i) HazMat Tier II Reports: 2
 - j) Mutual Aid Responses: 1 (Milan Fire Dept – US23 tanker rollover)
 - k) HazMat Investigations: 1
- 2) Attended 6 meetings / events:
 - a) Pre Application meeting
 - b) WAMAA Chiefs meeting
 - c) Huron Valley Code Officials training
 - d) Ford Lake EAP training
 - e) Railroad Accident training
 - f) Fire Fighter Safety & the Fire Code training

The Fire Chief attended 18 meetings / events for the month of November, 2014:

- 1) Hydro Dam EAP meeting at Washtenaw EOC
- 2) Snow Emergency meeting
- 3) Luncheon meeting with Township Supervisor
- 4) WAMAA meeting
- 5) SE MI Fire Chiefs meeting
- 6) Budget Presentation to Township Board
- 7) West Willow Neighborhood Watch meeting
- 8) 2 Luncheon meetings with vendors Rapid Recovery & Signal Restoration
- 9) 3 Automatic Mutual Aid meetings with City of Ypsilanti
- 10) 3 Automatic Mutual Aid meetings with Superior Township
- 11) 2 Automatic Mutual Aid meetings with Pittsfield Township
- 12) 1 Automatic Mutual Aid meeting with Van Buren Township

There was 1 injury 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 **\$96,000.00**. All occurred at the following locations:

DATE OF LOSS	ADDRESS	ESTIMATED LOSS
1) 11/03/2014	6993 McKean	\$ 0.00 (natural vegetation)
2) 11/06/2014	2432 Carriage Court	\$ 4,000.00 (building)
3) 11/09/2014	1519 Outer Lane	\$ 250.00 (building)
4) 11/17/2014	144 Russell Court	\$ 90,000.00 (building)
5) 11/25/2014	Ringneck Drive	\$ 0.00 (outside rubbish)
6) 11/27/2014	1660 Cliffs Landing	\$ 1,750.00 (building)

Respectfully submitted,

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

Attachment: Fire House Incident Type Report (Summary) 11/01/2014 – 11/30/2014

Ypsilanti Township Fire Department

Incident Type Report (Summary)

Alarm Date Between {11/01/14} And {11/30/14}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
1 Fire				
111 Building fire	4	1.12%	\$96,000	100.00%
140 Natural vegetation fire, Other	1	0.28%	\$0	0.00%
150 Outside rubbish fire, Other	1	0.28%	\$0	0.00%
	6	1.68%	\$96,000	100.00%
2 Overpressure Rupture, Explosion, Overheat(no fire)				
211 Overpressure rupture of steam pipe or pipeline	1	0.28%	\$0	0.00%
251 Excessive heat, scorch burns with no ignition	1	0.28%	\$0	0.00%
	2	0.56%	\$0	0.00%
3 Rescue & Emergency Medical Service Incident				
300 Rescue, EMS incident, other	25	7.00%	\$0	0.00%
311 Medical assist, assist EMS crew	29	8.12%	\$0	0.00%
320 Emergency medical service, other	28	7.84%	\$0	0.00%
321 EMS call, excluding vehicle accident with injuries	56	43.70%	\$0	0.00%
322 Motor vehicle accident with injuries	5	1.40%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	14	3.92%	\$0	0.00%
331 Lock-in (if lock out , use 511)	2	0.56%	\$0	0.00%
	259	72.55%	\$0	0.00%
4 Hazardous Condition (No Fire)				
422 Chemical spill or leak	1	0.28%	\$0	0.00%
424 Carbon monoxide incident	4	1.12%	\$0	0.00%
440 Electrical wiring/equipment problem, Other	2	0.56%	\$0	0.00%
442 Overheated motor	2	0.56%	\$0	0.00%
444 Power line down	2	0.56%	\$0	0.00%
445 Arcing, shorted electrical equipment	1	0.28%	\$0	0.00%
460 Accident, potential accident, Other	1	0.28%	\$0	0.00%
	13	3.64%	\$0	0.00%
5 Service Call				
500 Service Call, other	1	0.28%	\$0	0.00%
510 Person in distress, Other	1	0.28%	\$0	0.00%
531 Smoke or odor removal	6	1.68%	\$0	0.00%
550 Public service assistance, Other	2	0.56%	\$0	0.00%
553 Public service	1	0.28%	\$0	0.00%
561 Unauthorized burning	6	1.68%	\$0	0.00%

Ypsilanti Township Fire Department

Incident Type Report (Summary)

Alarm Date Between {11/01/14} And {11/30/14}

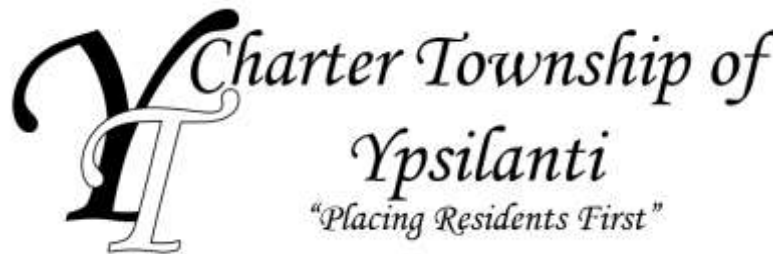
Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
5 Service Call				
	<u>17</u>	<u>4.76%</u>	<u>\$0</u>	<u>0.00%</u>
6 Good Intent Call				
600 Good intent call, Other	1	0.28%	\$0	0.00%
611 Dispatched & cancelled en route	35	9.80%	\$0	0.00%
622 No Incident found on arrival at dispatch address	2	0.56%	\$0	0.00%
651 Smoke scare, odor of smoke	1	0.28%	\$0	0.00%
652 Steam, vapor, fog or dust thought to be smoke	4	1.12%	\$0	0.00%
671 HazMat release investigation w/no HazMat	1	0.28%	\$0	0.00%
	<u>44</u>	<u>12.32%</u>	<u>\$0</u>	<u>0.00%</u>
7 False Alarm & False Call				
700 False alarm or false call, Other	3	0.84%	\$0	0.00%
733 Smoke detector activation due to malfunction	1	0.28%	\$0	0.00%
735 Alarm system sounded due to malfunction	1	0.28%	\$0	0.00%
736 CO detector activation due to malfunction	1	0.28%	\$0	0.00%
743 Smoke detector activation, no fire - unintentional	1	0.84%	\$0	0.00%
744 Detector activation, no fire - unintentional	2	0.56%	\$0	0.00%
745 Alarm system activation, no fire - unintentional	4	1.12%	\$0	0.00%
	<u>15</u>	<u>4.20%</u>	<u>\$0</u>	<u>0.00%</u>
8 Severe Weather & Natural Disaster				
813 Wind storm, tornado/hurricane assessment	1	0.28%	\$0	0.00%
	<u>1</u>	<u>0.28%</u>	<u>\$0</u>	<u>0.00%</u>

Total Incident Count: 357

Total Est Loss:

\$96,000

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
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MEMORANDUM

December 9, 2014

To: Township Board

From: Joe Lawson
Planning Director

Re: Planning Division (OCS) November/December 2014

Please be advised of the following activities related to the Planning Department for November/December 2014.

Planning Commission Activity

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

On November 25, 2014, the Commission held its regular meeting to consider the following applications:

- Burning Bush Church – The Commission held a public hearing to consider the proposed PD Stage II final site plan amendment request of the Burning Bush Church to permit the construction of a 22,100 square-foot addition on to the existing 26,000 square-foot building. After the public hearing, the Commission passed a motion to recommend approval of the application to the Board of Trustees for consideration. Once all the requested information has been provided to staff per the Planning Commission meeting, the application will be brought before the Board for consideration.
- Southside Baptist Church Addition – The Commission considered the preliminary site plan application of the South Side Baptist Church requesting approval for the construction of a 7,280 square-foot addition on to their existing 2,250 square-foot camp kitchen facility. The new facility is proposed to act as a multi-purpose space for church gatherings and their summer camp program. After the hearing, the Commission passed a motion to approve the application. The applicant may now submit for final engineering approval. Construction is anticipated to commence in the spring of 2015

- Washtenaw Avenue Overlay District – The Commission continued the public hearing relating to the proposed overlay district associated with the Washtenaw Avenue corridor. The overlay district was drafted in relation to the recently completed Washtenaw Avenue corridor improvement study (aka Re-Imagine Washtenaw). Upon completion of the public hearing, the Commission passed a motion to recommend approval of the overlay district to the Board of Trustees. The draft ordinance will be presented to the Board during their regular January meeting date.
- 2015 Meeting Schedule – The Commission approve their meeting schedule for the 2015 calendar year. The Commission will be holding any special meetings on the second Tuesday of the month while holding their regular meetings on the fourth Tuesday of the month.

Plans in Process

Kroger Fuel Station – 1771 East Michigan: No new or additional information has been provided in relation to this project, though a recent Crain’s article published stated that Kroger is investing \$100 million dollars in Michigan by years end. This includes the construction of fuel centers as the article states that Kroger is “looking to establish as many fuel centers as it can”. This may be good news for this particular project.

Lakeside Park/Boat House Project: Construction of the actual boat house is nearing completion. The remaining site work and restoration will take place in the spring of 2015.

WalMart Expansion – 2515 Ellsworth: The newly added addition opened to the public on Black Friday. Wal-Mart is currently renovating the remainder of the store and will complete the remaining site work and restoration during the spring of 2015.

Blackmore Addition #3 – The approved plans are currently under construction. The building is proposed to be completed yet this winter with site restoration to be completed in the spring.

Cueter Chrysler Dealership – The Planning Commission has granted preliminary site plan approval of the proposed expansion. The project is currently under final engineering review with a planned construction during the spring of 2015.

Los Amigos – The Planning Commission reviewed and approved the preliminary site plan application to permit the expansion of the existing parking lot from 36 spaces to over 100. The application is currently under final engineering review with the plans for a spring 2015 construction.

Majestic Lakes – The Planning Commission held a public hearing to consider the proposed amendments to the Planned Development previously known as Lakewood Farms. After much consideration and conversation, the Commission has made a recommendation to the Board to approve the PD Stage I plan. The plans will now be

presented to the Board for their review and consideration before moving on to detailed engineering and eventually PD Stage II review. The plans are scheduled to be before the Board in January.

AT&T – AT&T representatives have submitted a special conditional use and preliminary site plan review application for the construction of a 125-foot wireless communication tower to be located on Township property between the Civic Center building and the District Library building. The public hearing will be held before the Planning Commission during their regular January meeting date.

Burning Bush – During the November meeting date, the Commission held a public hearing to consider the amended PD II final site plan to permit the construction of a 22,100 square-foot addition. The Commission recommended approval of the plan that will be presented to the Board of Trustees for consideration during their January meeting date before moving on to final engineering review.

Circle K – The Circle K located at 1767 Huron Street closed in early December. Staff had the opportunity to inspect the building and provide the property owner with a list of maintenance items that must be resolved prior to the new occupant moving in. Nick's Quick Pick is noted as being the new tenant. Representatives of Nick's recently pulled a building permit in order to complete the necessary repairs and hopes to be open for business in early 2015.

Yankee Air Museum (YAM) – The Planning and Building departments continue to work with representatives of YAM to get the building ready for winter. The demolition of the former Bomber plant is for the most part complete in the vicinity of the forthcoming museum. YAM plans to construct two new walls that were removed as part of the overall demolition in the very near future. Staff will continue to work with YAM to make the relocation of YAM to Ypsilanti Township a great success.

Zoning Board of Appeals

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

No meeting was held by the Zoning Board of Appeals in either November or December due to a lack of agenda items.

Committee Meetings

WATS Technical Committee – Staff had the opportunity to attend the December 3rd WATS Technical Committee meeting though unfortunately due to the lack of a quorum, no action items were considered.

Re-Imagine Washtenaw: Staff along with Supervisor Stumbo and Clerk Roe participated in a recent design charrette relating to the Golfside – Washtenaw Avenue

intersection. Design professional from LSL Planning, JJR Architects along with a market study analyst provided guidance to the general public as to the potential future for this area. The most surprising piece of information came from the market study. This study states that within a 2 mile

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 jlawson@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 sheriff@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
Marlene Radzik, WCSO Police Services Commander
Date: December 11, 2014
Re: November 2014 Police Services Monthly Report

In November of 2014, there were 3,735 Calls for service in Ypsilanti Township, which is a 7% decrease in Calls for service as compared to November of 2013.

NEIGHBORHOOD WATCH PROGRAM

During the month of November both the Sheriff's Office and Ypsilanti Township Officials spent time attending a total of 23 separate neighborhood watch meetings. West Willow had their annual dinner on November 17, 2014 in which representatives from the Sheriff's Office attended. Overall, there were a total of 227 residents that attended the meetings which is approximately the same amount from November 2013. Specific concerns surrounded juvenile problems and traffic concerns in which the Sheriff's Office continues to address through a number of different strategies. One of the approaches is the direct dialogue with the Ypsilanti Community and Lincoln Consolidated School Officers.

DETECTIVE BUREAU

On November 14, 2014 our Detective Bureau in cooperation with the Washtenaw County Prosecutors Office obtained a 1st degree murder conviction on Willie Wimberly. Mr. Wimberly was involved in the Homicide death of Brandon Charles on January 29, 2013 which occurred in West Willow. Other defendants in this case are pending trial.

TRAFFIC ENFORCEMENT INFORMATION

Deputies investigated 11 drunk driving incidents during the month. A traffic enforcement detail was scheduled on November 4, 2014 through grant funded overtime. This day resulted in a 47 traffic stops and 24 citations issued. Deputies continue to focus enforcement efforts on high crime areas as well as high crash intersections.

SIGNIFICANT EVENTS DURING THE MONTH

- Search warrant for narcotics on November 6, 2014 in the 1500 Blk of Andrea
- Search warrant for narcotics on November 25, 2014 in the 900 Blk of Tyler
- Felonious Assault arrest by Deputies in the 1800 Blk of E. Michigan on November 9, 2014.
- Home Invasion Arrest in the 600 Blk of Eugene resulting in an arrest.

Several incidents of shots fired incidents occurred in the Township over the past month. On November 30, 2014 the Sheriff's Office is currently investigating a shooting incident which resulted in deputies getting an arrest warrant for a subject in which the Sheriff's Office is currently looking for.

Public Safety – Emergency Preparedness – Quality Service – Strong Communities

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT



Month:	November
Year:	2014
Print Option:	Print Both Monthly and YTD
Include Unfounded:	No
Report Offenses:	Include All (1,2,3,4)
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 November

Classification	Nov/2013	Nov/2014	%Change
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	0	0	0%
09002 NEGLIGENT HOMICIDE/MANSLAUGHTER (INVOLUNTARY)	0	0	0%
09004 JUSTIFIABLE HOMICIDE	0	0	0%
10001 KIDNAPPING/ABDUCTION	0	0	0%
10002 PARENTAL KIDNAPPING	0	0	0%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	1	0	-100%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	0	0	0%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	0	0	0%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	0	0	0%
11005 SEXUAL PENETRATION OBJECT -CSC 1ST DEGREE	0	0	0%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	0	0	0%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	1	2	100%
12000 ROBBERY	4	2	-50%
13001 NONAGGRAVATED ASSAULT	36	45	25%
13002 AGGRAVATED/FELONIOUS ASSAULT	13	15	15.38%
13003 INTIMIDATION/STALKING	6	0	-100%
20000 ARSON	0	0	0%
21000 EXTORTION	0	0	0%
22001 BURGLARY -FORCED ENTRY	20	24	20%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	7	2	-71.4%
23001 LARCENY -POCKETPICKING	0	1	0%
23002 LARCENY -PURSESNAATCHING	0	0	0%
23003 LARCENY -THEFT FROM BUILDING	9	11	22.22%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	1	0	-100%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	7	11	57.14%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	3	1	-66.6%
23007 LARCENY -OTHER	4	5	25%
24001 MOTOR VEHICLE THEFT	12	7	-41.6%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	1	0	-100%
24003 MOTOR VEHICLE FRAUD	0	0	0%
25000 FORGERY/COUNTERFEITING	1	1	0%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	8	2	-75%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	0	4	0%
26003 FRAUD -IMPERSONATION	3	1	-66.6%
26005 FRAUD -WIRE FRAUD	0	0	0%
27000 EMBEZZLEMENT	3	0	-100%
28000 STOLEN PROPERTY	4	1	-75%
29000 DAMAGE TO PROPERTY	19	21	10.52%
30001 RETAIL FRAUD -MISREPRESENTATION	1	2	100%
30002 RETAIL FRAUD -THEFT	7	4	-42.8%
30003 RETAIL FRAUD -REFUND/EXCHANGE	0	0	0%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	6	9	50%
35002 NARCOTIC EQUIPMENT VIOLATIONS	2	4	100%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of November

Classification	Nov/2013	Nov/2014	%Change
37000 OBSCENITY	1	0	-100%
40001 COMMERCIALIZED SEX -PROSTITUTION	0	0	0%
40002 COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION	0	0	0%
52001 WEAPONS OFFENSE- CONCEALED	0	2	0%
52002 WEAPONS OFFENSE -EXPLOSIVES	0	0	0%
52003 WEAPONS OFFENSE -OTHER	1	1	0%
Group A Totals	181	178	-1.65%
03000 IMMIGRATION	0	0	0%
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	0	0	0%
22004 POSSESSION OF BURGLARY TOOLS	0	0	0%
26006 FRAUD -BAD CHECKS	3	1	-66.6%
36003 PEEPING TOM	0	0	0%
36004 SEX OFFENSE -OTHER	0	0	0%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	3	3	0%
38003 FAMILY -OTHER	0	0	0%
41001 LIQUOR LICENSE -ESTABLISHMENT	0	0	0%
41002 LIQUOR VIOLATIONS -OTHER	1	4	300%
42000 DRUNKENNESS	0	0	0%
48000 OBSTRUCTING POLICE	2	4	100%
49000 ESCAPE/FLIGHT	0	0	0%
50000 OBSTRUCTING JUSTICE	8	5	-37.5%
53001 DISORDERLY CONDUCT	1	0	-100%
53002 PUBLIC PEACE -OTHER	1	0	-100%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	0	0	0%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	12	11	-8.33%
55000 HEALTH AND SAFETY	2	0	-100%
56000 CIVIL RIGHTS	0	0	0%
57001 TRESPASS	1	0	-100%
57002 INVASION OF PRIVACY -OTHER	0	0	0%
58000 SMUGGLING	0	1	0%
62000 CONSERVATION	0	0	0%
63000 VAGRANCY	0	0	0%
70000 JUVENILE RUNAWAY	9	8	-11.1%
73000 MISCELLANEOUS CRIMINAL OFFENSE	3	0	-100%
75000 SOLICITATION	0	0	0%
77000 CONSPIRACY (ALL CRIMES)	0	0	0%
Group B Totals	46	37	-19.5%
2800 JUVENILE OFFENSES AND COMPLAINTS	55	24	-56.3%
2900 TRAFFIC OFFENSES	42	39	-7.14%
3000 WARRANTS	51	62	21.56%
3100 TRAFFIC CRASHES	112	105	-6.25%
3200 SICK / INJURY COMPLAINT	75	63	-16%
3300 MISCELLANEOUS COMPLAINTS	753	729	-3.18%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of November

Classification	Nov/2013	Nov/2014	%Change
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	0	0	0%
3500 NON-CRIMINAL COMPLAINTS	610	697	14.26%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	1121	1330	18.64%
3800 ANIMAL COMPLAINTS	55	62	12.72%
3900 ALARMS	186	235	26.34%
Group C Totals	3060	3346	9.346%
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	3	0%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	0	0%
4200 PARKING CITATIONS	1	18	1700%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	1	0	-100%
4500 MISCELLANEOUS A THROUGH UUUU	32	16	-50%
4900 TRAFFIC WARNINGS	0	0	0%
Group D Totals	34	37	8.823%
5000 FIRE CLASSIFICATIONS	0	0	0%
5100 18A STATE CODE FIRE CLASSIFICATIONS	1	2	100%
Group E Totals	1	2	100%
6000 MISCELLANEOUS ACTIVITIES (6000)	20	20	0%
6100 MISCELLANEOUS ACTIVITIES (6100)	75	72	-4%
6300 CANINE ACTIVITIES	7	3	-57.1%
6500 CRIME PREVENTION ACTIVITIES	24	31	29.16%
6600 COURT / WARRANT ACTIVITIES	1	2	100%
6700 INVESTIGATIVE ACTIVITIES	8	7	-12.5%
Group F Totals	135	135	0%
City : Ypsilanti Twp Totals	3457	3735	8.041%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through November

Classification	2013	2014	%Change
Group F Totals	0	0	0%
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	2	3	50%
09002 NEGLIGENT HOMICIDE/MANSLAUGHTER (INVOLUNTARY)	1	0	-100%
09004 JUSTIFIABLE HOMICIDE	0	1	0%
10001 KIDNAPPING/ABDUCTION	3	6	100%
10002 PARENTAL KIDNAPPING	1	1	0%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	20	19	-5%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	4	6	50%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	4	4	0%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	2	5	150%
11005 SEXUAL PENETRATION OBJECT -CSC 1ST DEGREE	3	0	-100%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	10	11	10%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	7	9	28.57%
12000 ROBBERY	37	50	35.13%
13001 NONAGGRAVATED ASSAULT	596	394	-33.8%
13002 AGGRAVATED/FELONIOUS ASSAULT	208	173	-16.8%
13003 INTIMIDATION/STALKING	75	37	-50.6%
20000 ARSON	6	7	16.66%
21000 EXTORTION	0	1	0%
22001 BURGLARY -FORCED ENTRY	267	244	-8.61%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	59	45	-23.7%
23001 LARCENY -POCKETPICKING	1	5	400%
23002 LARCENY -PURSESNAATCHING	5	4	-20%
23003 LARCENY -THEFT FROM BUILDING	135	178	31.85%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	5	2	-60%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	225	168	-25.3%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	45	38	-15.5%
23007 LARCENY -OTHER	147	99	-32.6%
24001 MOTOR VEHICLE THEFT	101	106	4.950%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	9	13	44.44%
24003 MOTOR VEHICLE FRAUD	2	1	-50%
25000 FORGERY/COUNTERFEITING	31	17	-45.1%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	86	65	-24.4%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	46	56	21.73%
26003 FRAUD -IMPERSONATION	39	47	20.51%
26005 FRAUD -WIRE FRAUD	5	5	0%
27000 EMBEZZLEMENT	12	8	-33.3%
28000 STOLEN PROPERTY	33	25	-24.2%
29000 DAMAGE TO PROPERTY	350	322	-8%
30001 RETAIL FRAUD -MISREPRESENTATION	7	9	28.57%
30002 RETAIL FRAUD -THEFT	94	69	-26.5%
30003 RETAIL FRAUD -REFUND/EXCHANGE	4	2	-50%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	171	166	-2.92%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through November

Classification	2013	2014	%Change
35002 NARCOTIC EQUIPMENT VIOLATIONS	59	72	22.03%
37000 OBSCENITY	2	5	150%
40001 COMMERCIALIZED SEX -PROSTITUTION	4	5	25%
40002 COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION	6	7	16.66%
52001 WEAPONS OFFENSE- CONCEALED	16	25	56.25%
52002 WEAPONS OFFENSE -EXPLOSIVES	1	0	-100%
52003 WEAPONS OFFENSE -OTHER	16	11	-31.2%
Group A Totals	2962	2546	-14.0%
03000 IMMIGRATION	0	1	0%
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	7	11	57.14%
22004 POSSESSION OF BURGLARY TOOLS	1	1	0%
26006 FRAUD -BAD CHECKS	21	16	-23.8%
36003 PEEPING TOM	1	1	0%
36004 SEX OFFENSE -OTHER	3	5	66.66%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	39	46	17.94%
38003 FAMILY -OTHER	4	1	-75%
41001 LIQUOR LICENSE -ESTABLISHMENT	1	0	-100%
41002 LIQUOR VIOLATIONS -OTHER	22	21	-4.54%
42000 DRUNKENNESS	1	0	-100%
48000 OBSTRUCTING POLICE	64	71	10.93%
49000 ESCAPE/FLIGHT	5	7	40%
50000 OBSTRUCTING JUSTICE	91	125	37.36%
53001 DISORDERLY CONDUCT	40	36	-10%
53002 PUBLIC PEACE -OTHER	5	3	-40%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	9	9	0%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	135	91	-32.5%
55000 HEALTH AND SAFETY	27	14	-48.1%
56000 CIVIL RIGHTS	0	1	0%
57001 TRESPASS	10	3	-70%
57002 INVASION OF PRIVACY -OTHER	0	1	0%
58000 SMUGGLING	2	4	100%
62000 CONSERVATION	3	0	-100%
63000 VAGRANCY	3	4	33.33%
70000 JUVENILE RUNAWAY	82	86	4.878%
73000 MISCELLANEOUS CRIMINAL OFFENSE	15	8	-46.6%
75000 SOLICITATION	1	0	-100%
77000 CONSPIRACY (ALL CRIMES)	0	1	0%
Group B Totals	592	567	-4.22%
2800 JUVENILE OFFENSES AND COMPLAINTS	540	586	8.518%
2900 TRAFFIC OFFENSES	504	405	-19.6%
3000 WARRANTS	757	688	-9.11%
3100 TRAFFIC CRASHES	1080	1226	13.51%
3200 SICK / INJURY COMPLAINT	792	732	-7.57%

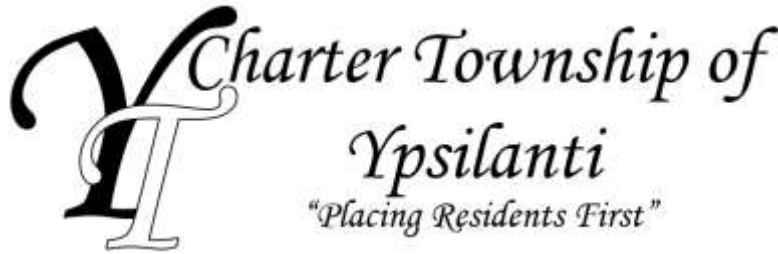
CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through November

Classification	2013	2014	%Change
3300 MISCELLANEOUS COMPLAINTS	9039	8628	-4.54%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	20	20	0%
3500 NON-CRIMINAL COMPLAINTS	7433	9147	23.05%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	8507	11334	33.23%
3800 ANIMAL COMPLAINTS	781	895	14.59%
3900 ALARMS	1890	2121	12.22%
Group C Totals	31343	35782	14.16%
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	55	9	-83.6%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	17	2	-88.2%
4200 PARKING CITATIONS	37	77	108.1%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	8	5	-37.5%
4500 MISCELLANEOUS A THROUGH UUUU	275	94	-65.8%
4900 TRAFFIC WARNINGS	1	0	-100%
Group D Totals	393	187	-52.4%
5000 FIRE CLASSIFICATIONS	9	4	-55.5%
5100 18A STATE CODE FIRE CLASSIFICATIONS	23	21	-8.69%
Group E Totals	32	25	-21.8%
6000 MISCELLANEOUS ACTIVITIES (6000)	713	343	-51.8%
6100 MISCELLANEOUS ACTIVITIES (6100)	1053	1000	-5.03%
6300 CANINE ACTIVITIES	36	56	55.55%
6500 CRIME PREVENTION ACTIVITIES	331	327	-1.20%
6600 COURT / WARRANT ACTIVITIES	20	21	5%
6700 INVESTIGATIVE ACTIVITIES	44	76	72.72%
Group F Totals	2197	1823	-17.0%
City : Ypsilanti Twp Totals	37519	40930	9.091%

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: December 8, 2014

RE: Board Report- RSD – Fall 2014

We are nearing the completion of both camera projects.

The in-house system is 90% complete. I have seen the screen shots of the Civic Center and the camera view looks real high quality. There are some remaining loose ends at some of the other sites that need finishing up before we get the training on the system. As for the neighborhood cameras, they are not all installed but are confident the system will be ready by the new year. The specific update is as follows:

19 of the 26 locations have power (Conti) and a modem installed (Comcast). The cameras for these will be installed by Friday the 12th. Today, Conti brought out the NVR and worked with Travis to get it installed. At this point, this is the only IP address Travis has. Comcast is confirming the IP addresses for the rest of the locations in the next week. Another 6 locations will have the power installed by 12.12. Comcast seems to be responsive to follow these installs and gets the modems in a few days later. These will have cameras ready by the 19th.

1 location (William & McCartney) has a box installed, but the power to it has to be further investigated. It perhaps has an additional photo-cell somewhere in the line that allows power to the box only at night. Conti will investigate this further to see how this can be resolved, but because it is an unknown issue at this point, it could be a week, it could be 2-3 weeks. Gary will also make someone available to train / orientate some command officers so that they may know how to pull the video and view it sometime during the week of December 15 -19. Gary will also be responsible to contact Comcast with the necessary information for them to do their work.

I have been involved in a project along the Ford Lake shoreline and a contractor by the name of Seaside Seawalls. 3 homeowners pulled DEQ permits for them to get dock work done by them. However, as I discovered, they dumped all the materials from this job on

the Township Park on the island. After much discussion with the owner and help from the ordinance and Fire Dept., we convinced the company to remove all of this debris and pull permits with the building department for this work.

They did finally pull permits, but then right during Thanksgiving weekend, their excavator slipped off the barge and went into Ford Lake. The fire dept. , DEQ, MIOSHA and the police were all contacted. I met with the MIOSHA inspector last week and he informed me that the company will be issued numerous violations for their work, or lack thereof.

I have also been deeply involved in two bike path projects for the past 6 months. One is the Textile bike path that runs over 2 miles along Textile Rd. This is essentially complete with the exception of final acceptance in the spring. We need to make sure the seed germination is acceptable. I am in the process of sending in the appropriate information to the Wash. County Parks for re-imbursement from their grant. The other path is the Grove Road bike path. Again, this is about 95% complete as two sections of sidewalk were just poured late last week. There is still an area of about 5 flags that need to be poured on the south side of the Harris Rd. intersection. There had to be a signal pole moved before the sidewalk could be poured. The only things left to do is to build a retaining wall on both sides of the Grove Rd curve. This will help hold or brace the paths at the steepest points on it as it nears Lakeshore Apartments. The WCRC as our Act 51 agency will be responsible for seeking the over \$1 million we were granted from the State.

We conducted a Dam Emergency meeting late last week, bringing together the police and fire department. It is an annual training as to responsibilities of everyone that is involved in the process.

We held a meeting with the maintenance crew to go over our snow emergency plans for when the snow hits. It is important to know the processes of how to plow and do snow removal in time to open the buildings.

I met with the Humane Society last week and we set traps to try to catch a skunk which has burrowed under the CRC house. This morning, I called them as the trap had a groundhog in it, not what we were looking for, but none the less, that was causing problems at the house as well. We will continue to monitor the traps and see what we can get.

The other major project is the Civic Center upgrade project. We have had some major setbacks in the project, especially the restrooms. Everything is finished on the outside of the building. The original tile put in was rejected by us and the contractor had to remove all of what he had put in. Then we had to make sure there was enough matching tile before we would remove and install new tiles. Just today, we gave the go-ahead with the new tile. Envision, the general contractor also decided to remove the tile company they had used due to poor workmanship. Our new goal is to get the restrooms completed with the tile, stalls, sinks and everything else by the end of next week.

Ford Lake Dam

General Summary:

The Hydro Station continues to operate safely and continues to get routine safety inspections and preventive maintenance. The operators had 11 after hour call-ins for the month. The Hydro shut down 4 times this month with DTE communication issues.

Average precipitation for the month is about 3.1", this year it was about 1.5" and production for November 20% below average.

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.

Projects:

Transfer Trip Communication

The Township Board approved a construction agreement for new communication with the DTE substation. DTE Electric has provided a project cost of \$180,000. Installation is targeted for May 2015. Once commissioning of the new equipment the old AT&T lines will no longer be needed.

Generator #1 - Turbine, Wicket gate & Hardware Replacement

A routine inspection of the small generator runner found damage on the blades. A hole the size of a quarter was found along with cracks in a couple of other blades. Barr Engineering has prepared a report for the Township on the Station. This will help assist in a scope for repairs to the small unit. In the 1st quarter of 2015 a plan will be presented to the Board for consideration.

Operation Summary

	November	YTD	2013
Days Online	24.5	325.2	345
Generation MWH (estimated)	586.139	8,900.918	8,991.285
Generation lost MWH (estimated)*	151.220	598.194	454.824

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

After Hour Call In

Water levels	6	42	44
Mechanical/Electrical	1	6	1
Other	4	10	0
Totals	11	60	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 ended 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.

The 2014 summer has been cooler with good rainfall. This exponentially helps the water quality in the lake.

Sluice Gate Usage Summary

2014	Current Year Days Spilled	Current Year Lost KwH*	Current Year Lost \$*	Prior Year Lost \$*
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	13.9	74,250	4,335	5,617
September	2.6	0	0	1,187
October	0	0	0	0
November	5.4	0	0	0
December				0
Totals	93.6	257,204*	\$ 11,923*	\$ 16,305*

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

Tyler Dam

Phase 2-update

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. In Late October, a progress meeting has held and YCUA was invited to discuss projects around Tyler Pond.

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

Finally, you should have all received an email from me indicating that we put a number of pieces of equipment and trucks on sale in the auction. The auction website is on our website for easy access. The auction ends Friday so it will be over by the day of the Board meeting. We hope to have a dollar amount we generated from it by the start of the meeting.



Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

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

WORK SESSION AGENDA CHARTER TOWNSHIP OF YPSILANTI TUESDAY, DECEMBER 16, 2014

5:00 P.M.

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

1. **EXECUTIVE SESSION** **ATTORNEY MCLAIN**
DISCUSS PROPOSED SETTLEMENT AGREEMENTS
A. TWP V LEONARD WOODARD, ET AL.; 2260-2262 E. MICHIGAN AVENUE
("WOODARD'S AUTO")
2. REVIEW AGENDA SUPERVISOR STUMBO
3. OTHER DISCUSSION BOARD MEMBERS

EXECUTIVE SESSION

1. DISCUSS PROPOSED SETTLEMENT AGREEMENTS

- A. TWP V LEONARD WOODARD, ET AL.; 2260-2262 E. MICHIGAN AVENUE ("WOODARD'S AUTO")

(This Item Will Be Discussed In Executive Session)

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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REGULAR MEETING AGENDA

**TUESDAY, DECEMBER 16, 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 DECEMBER 2, 2014 WORK SESSION AND REGULAR MEETING
 - B. STATEMENTS AND CHECKS
 1. DECEMBER 16, 2014 IN THE AMOUNT OF \$1,663,910.005
 2. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT, IN THE AMOUNT OF \$28,751.47
 3. SEPTEMBER AND OCTOBER ADMIN. FEE, IN THE AMOUNT OF \$2,340.00
 - C. NOVEMBER 2014 TREASURER REPORT
5. SUPERVISOR REPORT
6. CLERK REPORT
7. TREASURER REPORT
8. TRUSTEE REPORT
9. ATTORNEY REPORT
 - A. GENERAL LEGAL UPDATE

NEW BUSINESS

1. BUDGET AMENDMENT #16
2. 1ST READING RESOLUTION NO. 2014-33, PROPOSED ORDINANCE NO. 2014-440, AMENDING THE CODE OF ORDINANCES, CHAPTER 46 ENTITLED PARKS AND RECREATION, ARTICLE III GENERAL CONDUCT, WEAPONS AND EXPLOSIVES IN TOWNSHIP PARKS

3. 1ST READING RESOLUTION NO. 2014-34, PROPOSED ORDINANCE NO. 2014-441, AMENDING THE CODE OF ORDINANCES, CHAPTER 48 ENTITLED PROPERTY MAINTENANCE, TO ESTABLISH MINIMUM STANDARDS FOR BOARDED WINDOW AND DOOR OPENINGS
4. 1ST READING OF ORDINANCE NO. 2014-442, AMENDING CODE OF ORDINANCES, CHAPTER 42, ARTICLE VIII, OFFENSES CONCERNING UNDERAGE PERSONS
5. REQUEST JOE LAWSON, PLANNING DIRECTOR TO APPROVE CROWN CASTLE AMENDMENT TO LEASE AGREEMENT RELATED TO WIRELESS COMMUNICATIONS FACILITY LOCATED AT 2801 HOLMES ROAD AND TO AUTHORIZE SIGNING OF THE AGREEMENT
6. REQUEST OF FIRE CHIEF ERIC COPELAND TO APPROVE MEMORANDUM OF UNDERSTANDING BETWEEN YPSILANTI TOWNSHIP AND THE REGIONAL PARTICIPATING PARTNERS FOR 2014 ASSISTANCE FOR FIREFIGHTERS GRANT PROGRAM FOR ACQUISITION OF FIREFIGHTER SAFETY AND SURVIVAL/RIT TRAINING AND EQUIPMENT AND TO AUTHORIZE SIGNING OF THE MEMORANDUM
7. REQUEST OF KAREN WALLIN, HR DEPARTMENT TO AUTHORIZE THE CREATION OF AN ADDITIONAL ORDINANCE ENFORCEMENT ASSISTANT POSITON FOR THE OFFICE OF COMMUNITY STANDARDS AND TO SEEK APPROVAL TO WAIVE EXTERNAL POSTING AND TO FILL THE POSITION INTERNALLY
8. RESOLUTION NO. 2014-35, BOARDS AND COMMISSIONS APPOINTMENTS AND REAPPOINTMENTS
9. RESOLUTION NO. 2014-36 PLANNING DEPARTMENT FEE SCHEDULE
10. RESOLUTION NO. 2014-37 BUILDING DEPARTMENT FEE SCHEDULE

OTHER BUSINESS

AUTHORIZATIONS AND BIDS

1. REQUEST OF ANGELA VERGES, RECREATION SERVICES MANAGER TO SEEK SEALED BIDS FOR PRINTING OF THE DISCOVER YPSILANTI TOWNSHIP GUIDE, ANNUAL PARK AND BOAT STICKERS AND DAILY PARK AND BOAT PASSES
2. REQUEST OF JOE LAWSON, PLANNING DIRECTOR TO SEEK PROPOSALS FOR A MARKET STUDY RELATING TO THE TOWNSHIP OWNED "SEAVER FARM" PROPERTY

PUBLIC COMMENTS

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 2, 2014 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:05 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, Treasurer Doe, Trustees Stan Eldridge and Mike Martin

Members Absent: Trustees Jean Hall Currie and Scott Martin (arrived at 5:24 p.m.)

Legal Counsel: Wm. Douglas Winters

REVIEW AGENDA

Supervisor Stumbo reviewed the agenda with further discussion on the following items:

Public Hearing

Supervisor Stumbo stated she would review the budget at the public hearing.

Attorney Report

Attorney Winters provided an update on the meeting in Lansing he had attended with Sheriff Jerry Clayton, County Prosecutor Brian Mackie and Michael Radzik, OCS Director earlier today, which Kirk Profit, GCSI Consultant had set up regarding two bills that are currently pending. Mr. Winters explained the first bill, pending in the House, would expand the legal definition and grant Township's authority to initiate legal action in their own name. Attorney Winters stated the second bill, which had passed the House and was awaiting action in the Senate, would grant the Township legal standing and expand the scope of violations to include human trafficking and gun violations. Attorney Winters stated the passage of those bills would provide the Township with additional tools in their quest for neighborhood stabilization.

Supervisor Stumbo asked when action would be taken on the bills.

Attorney Winters explained only nine more working days remained for 2014 and he was hoping for passage within that timeframe.

Attorney Winters stated the Township was able to present their collaborative effort with Washtenaw County to those in the meeting and he felt that had made a favorable impression.

Attorney Winters voiced his appreciation to Consultant Kirk Profit for the work he had done on behalf of Ypsilanti Township in Lansing.

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

Attorney Winters cited a vacant property on Big Pine Drive and explained how the vacant property process had evolved for the Township. He stated Flagstar Bank had finally agreed to remediate the property as of yesterday.

Attorney Winters provided a brief explanation on the process regarding Township actions which result in an Affidavit from the Building Department being generated, which was then filed with Washtenaw County.

Supervisor Stumbo reported a meeting had been set with Congresswoman Dingell for the first of January to discuss the accountability of financial institutions/ banks regarding vacant housing.

Julani Mugauny, Ypsilanti City Resident and Aide to Congressman Dingell stated he would be attending future Board Meetings from time to time and would make himself available to the citizens of the 12th District.

New Business

1. Resolution No. 2014-28 – Wage Resolution For Administrative And Confidential Employees for 2015

Supervisor Stumbo stated the wage resolution was adjusted 1.5%, in line with Teamster and AFSCME, except for the Fire Chief, which was adjusted at 3%.

2. Resolution No. 2014-29 – Supervisor’s Salary For 2015

Supervisor Stumbo stated the Supervisor’s Salary was adjusted 1.5% and she would be abstaining from the vote.

3. Resolution No. 2014-30 – Clerk’s Salary For 2015

Supervisor Stumbo stated the Clerk’s Salary was adjusted 1.5%.

4. Resolution No. 2014-31 – Treasurer’s Salary

Supervisor Stumbo stated the Treasurer’s Salary was adjusted 1.5%.

5. Resolution No. 2014-32 – Trustees’ Salary

Supervisor Stumbo stated there was no change to the Trustees’ Salary.

6. Agreement between Washtenaw County Road Commission and Ypsilanti Township for construction of Pedestrian Refuge Island in the approximate amount of \$35,000.00, budgeted for 2015 in line item #101.446.000.818.022

**CHARTER TOWNSHIP OF YPSILANTI
DECEMBER 2, 2014 WORK SESSION MINUTES
PAGE 3**

Supervisor Stumbo explained this involved the Hewitt Road Diet that would be done with grant funds. A public meeting would be held regarding this item December 4, 2014.

Trustee Scott Martin expressed concern regarding site distances and traffic in that area.

7. 2015 Green Oaks Golf Course Rates

Justin Blair, Director of Golf Operations stated a Green Oaks Commission meeting was scheduled last Monday to review proposed rates, but there was no quorum.

Justin Blair recommended the golf course rates remain the same as for 2014. He stated his goal was to improve the course and facilities in order to bring value back to the course. He stated a company had been hired to build a website and it had gone live November 28, 2014. Mr. Blair proposed to offer promotions and incentives for the holidays and the off season with email blasts to communicate with customers. He stated the next step was a mobile site that could be pulled up on phones and then work on Facebook and Twitter accounts. He reiterated rates would not be discounted.

Supervisor Stumbo asked if the rates presented were the ones passed by the Township Board or the Greens Commission voted on after the damage.

Trustee Eldridge stated these were the rates that were approved by the Greens Commission in early June 2014.

Other Business

None

Authorizations and Bids

1. Request of Mike Radzik, OCS Director to approve building and monument sign design for the Law Enforcement Center Renovation Project and to authorize seeking competitive bids to manufacture and install a monument lawn sign

Mike Radzik, OCS Director provided a brief description of a sign for the face of the front brick wall of the Law Enforcement Center, facing Huron Street. He explained the proposed wall sign would be ordered immediately from Huron Sign Company upon approval of the design, since the price was below the threshold for Board approval and was funded in the project budget.

Mike Radzik stated Joe Lawson, Planning Director had been involved with the design to insure the sign was code compliant and had a proper look and feel for Huron Street. Mr. Radzik provided a description of the proposed sign. He stated one possibility was the inclusion of an LED message center to advertise the Township as well as weather updates, specifically emergency broadcasts.

**CHARTER TOWNSHIP OF YPSILANTI
DECEMBER 2, 2014 WORK SESSION MINUTES
PAGE 4**

Joe Lawson, Planning Director provided a description of the LED possibilities and discussed the effect on the sign regarding the Township Ordinance and restrictions. Mr. Lawson discussed needed changes in the current sign ordinance, which was out of date, especially along the freeway, and modifications regarding electronic signage.

Supervisor Stumbo asked the Board if they wanted the LED option for the sign. Discussion followed on several possibilities and everyone agreed they wanted the LED option.

Discussion followed on the size, based on bids received and pricing of LED signage.

Clerk Lovejoy Roe felt the sign should be larger in order to accommodate more messages and for them to be more easily seen and she supported the monument sign for a classier look.

Trustee Mike Martin stated he liked Option #2 the best, making it more easily seen and more in line with the sign on the front wall.

Mike Radzik stated the LED screen would have an auto dimming feature so as not to blind motorists as night.

Trustee Eldridge stated he would like a larger LED section and preferred Option #2.

Mr. Radzik summarized that the Board consensus was Option #2 with a slightly larger LED message center and perhaps a slight reduction of the top portion. Trustees Eldridge and Mike Martin suggested leaving the top portion the same and lowering the address on the bottom portion. More discussion followed on other possible scenarios.

Discussion followed on how often the text would change per minute.

Mr. Radzik explained that Rebecca Bush from the IT Department could be in charge of maintaining the message center.

Mike Radzik confirmed the specifications to include in for the bid package were:

- Option #2 preferred
- Overall height remains the same
- Larger message center
- Drop address down
- Colors could be changed

Mr. Radzik stated the OCS Dept. would take the changes back to the designer, obtain the specs, publish an RFP and bring the bids back for the Board's consideration.

Treasurer Doe asked for an estimated build time and Mike Radzik stated the lawn sign would take six to eight weeks to complete and the wall sign could be ready in approximately one month.

**CHARTER TOWNSHIP OF YPSILANTI
DECEMBER 2, 2014 WORK SESSION MINUTES
PAGE 5**

Mr. Razik stated his intention was to order the wall sign for an approximate cost of \$2,000 from Huron Sign Company so it could be installed to coincide with the opening of the Law Enforcement Center and the lawn sign would come later. The Board agreed.

2. Request of Travis McDugald, IS Manager to approve the purchase of 19 custom built workstations from Dell Direct in the amount of \$28,040.68, budgeted in line item #101.266.000.977.000

Trustee Scott Martin and Mike Radzik agreed this was part of the capital improvement plan. Discussion followed on the new technology that would allow staff to access network files when out of the building.

Adjournment

The meeting adjourned at approximately 6:10 p.m.

Respectfully submitted,
Karen Lovejoy Roe, Clerk

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 2, 2014 REGULAR MEETING**

Supervisor Stumbo, called the meeting to order 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

PUBLIC HEARING

**A. 7:00 P.M. – RESOLUTION NO. 2014-27, 2015 FISCAL YEAR BUDGET
(PUBLIC HEARING SET AT NOVEMBER 18, 2014 REGULAR MEETING)**

The public hearing opened at 7:03 p.m.

Supervisor Stumbo asked if there were any questions regarding the 2015 Fiscal Year Budget and there were none.

The public hearing closed at 7:04 p.m.

Supervisor Stumbo briefly mentioned the major difference in the 2014 Fiscal Year Budget and the 2015 Fiscal Year Budget was 2.5 million dollars in grant money that was budgeted in 2014. Supervisor Stumbo provided a list of items that had been funded by those grants. She briefly reviewed the 2015 budget.

Trustee Eldridge publically thanked Supervisor Stumbo, Tammie Keen, Deputy Clerk, Javonna Neel, Accounting Director and other staff for putting the budget together.

Clerk Lovejoy Roe read the resolution into the record.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approved Resolution No. 2014-27, 2015 Fiscal Year Budget (see attached). The motion carried unanimously.

PUBLIC COMMENTS

Arloa Kaiser, Township Resident asked when the cameras that were installed in the Sugar Brook area would be up and running. Ms. Kaiser voiced her opposition and encouraged the Board to oppose a bill that would allow governments to publish legal notices only on their individual websites and phase out the requirement to publish legal notices in an independent source such as newspapers.

Jeff Allen, Residential Services Director explained the process by which the cameras were to be installed. He expected the project would be completed by the end of the year.

Ron Fulton, Building Director announced, three months ago, a meeting was held with Marsh Plating, a long time Ypsilanti City business. He stated they had purchased a new building at 2800 Tyler Road in Ypsilanti Township with the intention of adding an additional line to their existing business. Mr. Fulton stated Marsh Plating would begin operations at the Tyler Road site early in 2015. He

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DECEMBER 2, 2014 REGULAR MEETING MINUTES
PAGE 2**

reported the company would initially bring a minimum of ten jobs into the Township with the potential for more in the future and the City facility would remain in full operation.

CONSENT AGENDA

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

B. STATEMENTS AND CHECKS

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

TRUSTEE REPORT

None

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters stated he had given his report at the Work Session.

Supervisor Stumbo provided a brief overview of the meeting in Lansing earlier in the day with Washtenaw County Prosecuting Attorney Brian Mackie, Washtenaw County Sheriff Jerry Clayton, Township Attorney Doug Winters and Michael Radzik, OCS Director regarding legislation to enable the Township to prosecute property owners regarding the Padlock Statute.

NEW BUSINESS

**1. RESOLUTION NO. 2014-28 – WAGE RESOLUTION FOR
ADMINISTRATIVE AND CONFIDENTIAL EMPLOYEES FOR 2015**

Clerk Lovejoy Roe read the resolution into the record.

A motion by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Resolution No. 2014-28 – Wage Resolution for Administrative and Confidential Employees for 2015 (see attached). The motion carried unanimously.

2. RESOLUTION NO. 2014-29 – SUPERVISOR SALARY FOR 2015

Supervisor Stumbo requested to abstain from the vote.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to allow Supervisor Stumbo to abstain from voting on Resolution 2014-29 – Supervisor Salary for 2015.

The motion carried as follows:

Eldridge:	Yes	Scott Martin:	Yes	Hall Currie:	Yes
Clerk Lovejoy Roe:	Yes	Treasurer Doe:	Yes	Mike Martin:	Yes
Stumbo:	Abstain				

Clerk Lovejoy Roe read the resolution into the record.

**CHARTER TOWNSHIP OF YPSILANTI
DECEMBER 2, 2014 REGULAR MEETING MINUTES
PAGE 3**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to approve Resolution No. 2014-29 – Supervisor Salary for 2015 (see attached). The motion carried unanimously with Supervisor Stumbo abstaining.

3. RESOLUTION NO. 2014-30 – CLERK’S SALARY FOR 2015

Clerk Lovejoy Roe read the resolution into the record.

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to approve Resolution No. 2014-30 – Clerk’s Salary (see attached). The motion carried unanimously.

4. RESOLUTION NO. 2014-31 – TREASURER’S SALARY FOR 2015

Treasurer Doe requested to abstain from the vote.

A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to allow Treasurer Doe to abstain from voting on Resolution No. 2014-31 – Treasurer’s Salary for 2015.

The motion carried as follows:

Eldridge:	Yes	Scott Martin:	Yes	Hall Currie:	Yes
Stumbo:	Yes	Clerk Lovejoy Roe:	Yes	Mike Martin:	Yes
Treasurer Doe:	Yes				

Clerk Lovejoy Roe read the resolution into the record.

A motion made by Clerk Lovejoy Roe , supported by Trustee Eldridge to approve Resolution No. 2014-31 – Treasurer’s Salary for 2015 (see attached). The motion carried unanimously with Treasurer Doe abstaining.

5. RESOLUTION NO. 2014-32 – TRUSTEES’ SALARY FOR 2015

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. 2014-32 – Trustees’ Salary for 2015 (see attached). The motion carried unanimously.

6. AGREEMENT BETWEEN WASHTENAW COUNTY ROAD COMMISSION AND YPSILANTI TOWNSHIP FOR CONSTRUCTION OF PEDESTRIAN REFUGE ISLAND IN THE APPROXIMATE AMOUNT OF \$35,000.00, BUDGETED FOR 2015 IN LINE ITEM #101.446.000.818.022

A motion by Treasurer Doe, supported by Trustee Scott Martin to approve agreement between Washtenaw County Road Commission and Ypsilanti Township for construction of Pedestrian Refuge Island in the approximate amount of \$35,000.00, budgeted for 2015 in line item #101.446.000.818.022 (see attached).

Supervisor Stumbo provided a brief description of the project that had received grant dollars.

The motion carried unanimously.

7. 2015 GREEN OAKS GOLF COURSE RATES

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve 2015 Green Oaks Golf Course Rates (see attached).

**CHARTER TOWNSHIP OF YPSILANTI
DECEMBER 2, 2014 REGULAR MEETING MINUTES
PAGE 4**

Supervisor Stumbo explained the new Director of Golf Operations, Justin Blair was present. She said the Board was looking forward to seeing the implementation of social media and improvements in the Golf Course. She stated the Director of Golf Operations had been authorized to offer specials to encourage play during slow periods.

The motion carried unanimously.

AUTHORIZATIONS & BIDS

- 1. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE BUILDING AND MONUMENT SIGN DESIGN FOR THE LAW ENFORCEMENT CENTER RENOVATION PROJECT AND TO AUTHORIZE SEEKING COMPETITIVE BIDS TO MANUFACTURE AND INSTALL A MONUMENT LAWN SIGN**

A motion made by Treasurer Doe, supported by Trustee Eldridge to authorize Mike Radzik, OCS Director to approve building and monument sign design for the Law Enforcement Center Renovation Project and to authorize seeking competitive bids to manufacture and install a monument lawn sign. The motion carried unanimously.

- 2. REQUEST OF TRAVIS MCDUGALD, IS MANAGER TO APPROVE THE PURCHASE OF 19 CUSTOM BUILT WORKSTATIONS FROM DELL DIRECT IN THE AMOUNT OF \$28,040.68, BUDGETED IN LINE ITEM #101.266.000.977.000**

A motion made by Trustee Eldridge, supported by Treasurer Doe to approve the purchase of 19 custom built workstations from Dell Direct in the amount of \$28,040.68, budgeted in line item #101.266.000.977.000.

Supervisor Stumbo stated Travis McDugald, IS Manager had a capital improvement plan in place to replace workstations.

The motion carried unanimously.

ADJOURNMENT

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

The meeting adjourned at approximately 7:42 P.M.

Respectfully submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**Resolution No. 2014-27
Charter Township of Ypsilanti
2015 Fiscal Year Budget**

WHEREAS the Township Supervisor has prepared and submitted to the Township Board the proposed budgets for calendar year 2015; and

WHEREAS the Township Board has advertised the tentative millage rates in AnnArbor.com and held the public hearing on December 2, 2014 on the budget and the tentative millage rates pursuant to Section 16 of the Uniform Budgeting Accounting Act (Truth in Budgeting); and

WHEREAS the Township Board has reviewed the proposed tax rates and budgets,

NOW THEREFORE BE IT RESOLVED that the Charter Township of Ypsilanti Board of Trustees adopts the 2015 Fiscal Year Budget by cost center, as follows:

General Fund Expenditures

101	Township Board	\$	154,965
137	Due Process		240,000
171	Supervisor		273,980
201	Accounting		288,000
202	Independent Auditing		32,500
209	Assessing		427,669
210	Legal Services		177,310
215	Clerk		459,938
227	Human Resources		105,122
247	Board of Review		3,976
253	Treasurer		344,679
265	Building Operations		564,294
266	Computer Support		521,802
267	General Services		158,750
371	Community Development		151,382
400	Planning Commission		3,853
410	Zoning Board of Appeals		2,716
446	Highways and Streets		497,931
762	RSD Administration		59,284
774	RSD Park and Grounds		565,810
780	RSD Storm Water Management		8,057
851	Fringes and Insurance		7,500
950	Community Stabilization		721,500
956	Other Functions		1,065,172
970	Capital Outlay		180,000
999	Other Financing Uses		385,000
Total General Fund Expenditure by Department:			<u>\$ 7,401,190</u>
Fire Department - Fund 206			
206	Fire Department	\$	3,576,520
220	Civil Service Commission		14,520
852	Pension and Insurance		1,329,611
970	Capital Outlay		228,460
975	Federal Grant Department		-
Total Fire Department Fund by Department			Total: <u>\$ 5,149,111</u>
Parks Commission - Fund 208			Total: <u>\$ 7,300</u>
Bike Path, Sidewalk, Recreation, Roads, Operations - Fund 212			
212	BSR II-Operations	\$	821,629
230	BSR II-Recreation		0
584	BSR II-Golf Course		-
970	Capital Outlay		134,000
991	Debt Service		702,500
Total BSR II Fund by Department			Total: <u>\$ 1,658,129</u>
Environmental Services - Fund 226			Total: <u>\$ 2,440,256</u>
Recreation - Fund 230			Total: <u>\$ 946,128</u>
14B Court - Fund 236			Total: <u>\$ 1,328,089</u>
Housing & Business Inspection - Fund 248			Total: <u>\$ 190,434</u>
Building Department - Fund 249			Total: <u>\$ 468,327</u>
Local Development Finance Authority - Fund 250			Total: <u>\$ 200,000</u>
Hydro Station - Fund 252			Total: <u>\$ 535,475</u>
Law Enforcement - Fund 266			
301	Sheriff Services	\$	6,359,502
304	Ordinance		286,071
Total Law Enforcement Fund by Department			Total: <u>\$ 6,645,573</u>
General Obligation Debt - Fund 301			<u>\$ 343,000</u>
Debt Fund Series B Bonds - Fund 397			Total: <u>\$ 343,000</u>
Debt 2006 Bond - Fund 398			Total: <u>\$ 228,660</u>

Capital Improv-Seaver Infrastr - Fund 498	Total:	\$ 10,000
Golf Course - Fund 584	Total:	\$ 654,312
Compost - Fund 590	Total:	\$ 406,491
Motor Pool - Fund 595	Total:	\$ 222,671
Nuisance Abatement - Fund 893	Total:	\$ 38,597
	Grand Total:	\$ 29,216,743

BE IT FURTHER RESOLVED that the revenues, transfers in and appropriations of prior year fund balances are estimated as follows:

Revenues:		
Revenues	\$	7,656,784
Transfer-in		-
Appropriation of prior year fund balance		-
General Fund - 101	Total:	\$ 7,656,784
Revenues	\$	4,558,753
Transfer-in		-
Appropriation of prior year fund balance		590,358
Fire Department Fund - 206	Total:	\$ 5,149,111
Revenues	\$	7,300
Transfer-in		-
Appropriation of prior year fund balance		-
Parks Commission Fund - 208	Total:	\$ 7,300
Revenues	\$	1,237,075
Transfer-in		250,000
Appropriation of prior year fund balance		171,054
Bike Path, Sidewalk, Recreation, Roads, Operations - 212	Total:	\$ 1,658,129
Revenues	\$	2,390,773
Transfer-in		-
Appropriation of prior year fund balance		49,483
Environmental Services Fund - 226	Total:	\$ 2,440,256
Revenues	\$	355,850
Transfer-in		587,417
Appropriation of prior year fund balance		2,861
Recreation Fund - 230	Total:	\$ 946,128
Revenues	\$	1,328,089
Transfer-in		-
Appropriation of prior year fund balance		-
14B Court - 236	Total:	\$ 1,328,089
Revenues	\$	210,318
Transfer-in		-
Appropriation of prior year fund balance		-
Building Rental Inspection Fund - 248	Total:	\$ 210,318
Revenues	\$	414,500
Transfer-in		-
Appropriation of prior year fund balance		53,827
Building Department Fund - 249	Total:	\$ 468,327
Revenues	\$	245,499
Transfer-in		-
Appropriation of prior year fund balance		-
Local Development Finance Authority Fund - 250	Total:	\$ 245,499
Revenues	\$	375,200
Transfer-in		-
Appropriation of prior year fund balance		160,275
Hydro Station Fund - 252	Total:	\$ 535,475
Revenues	\$	6,597,122
Transfer-in		-
Appropriation of prior year fund balance		48,451
Law Enforcement Fund- 266	Total:	\$ 6,645,573
Revenues	\$	-
Transfer-in	\$	135,000
Appropriation of prior year fund balance	\$	208,000
General Obligation Debt Fund - 301	Total	\$ 343,000
Revenues	\$	-
Transfer-in		343,000
Appropriation of prior year fund balance		-
Debt Fund Series B Bonds - 397	Total:	\$ 343,000
Revenues	\$	-
Transfer-in		200,000
Appropriation of prior year fund balance		28,660

Debt 2006 Bond Fund - Fund 398	Total:	\$ 228,660
Revenues	\$	-
Transfer-in		-
Appropriation of prior year fund balance		10,000
Capital Improv-Seaver Infrastr - Fund 498	Total:	\$ 10,000
Revenues	\$	547,600
Transfer-in		106,712
Appropriation of prior year fund balance		-
Golf Course Fund - 584	Total:	\$ 654,312
Revenues	\$	331,800
Transfer-in		-
Appropriation of prior year fund balance		74,691
Compost Site Fund - 590	Total:	\$ 406,491
Revenues	\$	172,800
Transfer-in		-
Appropriation of prior year fund balance		49,871
Motorpool Fund - 595	Total:	\$ 222,671
Revenues	\$	41,869
Transfer-in		-
Appropriation of prior year fund balance		-
Nuisance Abatement Fund - 893	Total:	\$ 41,869
	Grand Total:	\$ 29,540,992

BE IT FURTHER RESOLVED that the Township Supervisor is authorized to approve transfers of budgetary funds within a cost center in consultation with the effected Department Director and/or the Accounting Director; and

BE IT FURTHER RESOLVED that increases to fund budgets must be authorized by the Township Board; and

BE IT FURTHER RESOLVED that the following property tax revenues and tax rates be authorized and that the Township Treasurer is ordered to levy such funds and rates, and collect and deposit to the various specific uses and funds as required by ordinance or resolution;

Property Tax Revenues and Rates:

<u>Operating</u>	<u>Rate</u>	<u>Revenue</u>
General	1.0322	\$ 1,161,241
Fire Department	3.1250	\$ 3,515,674
Solid Waste	2.1550	\$ 2,424,409
Law Enforcement	5.9500	\$ 6,693,843
Bike Path, Sidewalk, Recreation, Roads, Operations	1.0059	\$ 1,131,653
Operating Total:	13.2681	\$ 14,926,820
<u>Debt</u>		
Fire Pension	1.0000	\$ 1,125,016
Debt Total:	1.0000	\$ 1,125,016
Grand Total:	14.2681	\$ 16,051,836

BE IT FURTHER RESOLVED that the Township will levy the 1% Tax Administration fee on property taxes collected by the Township Treasurer on behalf of other governmental units, as permitted by State Law.

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. 2014-27 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2014

Karen Lovejoy Roe

 Karen Lovejoy Roe, Clerk
 Charter Township of Ypsilanti

RESOLUTION NO. 2014-28

CHARTER TOWNSHIP OF YPSILANTI WAGE RESOLUTION FOR ADMINISTRATIVE AND CONFIDENTIAL EMPLOYEES

WHEREAS administrative and confidential employees received a 3% decrease in 2010 and in 2011 and 2012, their paid time off was decreased by 8 days, which is equivalent to a 3% reduction and was restored in 2013; and

WHEREAS in 2013, their salary remained the same as in 2010, 2011 and 2012;

WHEREAS in 2014, their salary was restored to their 2009 total salary; and

WHEREAS per their contracts, all AFSCME and Teamster employees will receive a 1.5% increase in 2015; and

WHEREAS it is proposed that elected officials also receive this increase,

NOW THEREFORE BE IT RESOLVED that the salaries for administrative and confidential employees are recommended to be as follows for 2015:

	2010 Total Salary	2011 Total Salary	2012 Total Salary	2013 Total Salary	2014 Total Salary	2015 Total Salary
Deputy Supervisor	\$ 53,306	\$ 53,306	\$53,306	\$53,306	\$ 54,954	\$ 55,778.00
Note 1 Neighborhood Watch Coordinator		\$ 7,800	\$7,800	\$7,800	\$ 7,800	\$ 10,000.00
Deputy Clerk	\$ 53,306	\$ 53,306	\$53,306	\$53,306	\$ 54,954	\$ 55,778.00
Deputy Treasurer	\$ 53,306	\$ 53,306	\$53,306	\$53,306	\$ 54,954	\$ 55,778.00
Human Resource Generalist II	\$ 52,405	\$ 54,905	\$54,905	\$52,404	\$ 54,026	\$ 54,836.00
Accounting Director	\$ 80,489	\$ 70,000	\$70,000	\$70,000	\$ 70,630	\$ 71,689.00
Assessor	\$ 28,700	\$ 40,000	\$40,000	\$35,000	\$ 40,000	\$ 40,000.00
Note 2 Building Director	\$ 74,823	\$ 74,823	\$74,823	\$74,823	\$ 77,137	\$ 77,137.00
Planning Director	\$ -	\$ 65,000	\$65,000	\$65,000	\$ 66,950	\$ 67,954.00
Note 3 Recreation Director	\$ 73,239	\$ 73,239	\$73,239	\$73,239	\$ 75,504	\$ 60,000.00
Hydro Operator	\$ 53,690	\$ 53,690	\$53,690	\$53,690	\$ 55,301	\$ 56,131.00
Note 4 Fire Chief	\$ 74,690	\$ 74,690	\$74,690	\$74,690	\$ 77,000	\$ 79,310.00
Police Services Administrator	\$ 79,528	\$ 79,528	\$79,528	\$79,528	\$ 81,988	\$ 83,218.00
OCS Executive Administrator	\$ -	\$ -	\$0	\$0	\$ -	\$ 60,000.00
14B District Court Judge	\$ 45,724	\$ 45,724	\$45,724	\$45,724	\$ 45,724	\$ 45,724.00
Magistrate/Court Administrator	\$ 45,000	\$ 45,000	\$67,258	\$67,258	\$ 67,863	\$ 68,881.00
Court Administrator	\$ 56,070	\$ 56,070	\$0	\$0	\$ -	\$ -
Secretary/Court Recorder	\$ 49,241	\$ 49,241	\$49,241	\$49,241	\$ 49,241	\$ 49,980.00
Secretary/Court Recorder	\$ 49,241	\$ 49,241	\$49,241	\$49,241	\$ 49,241	\$ 49,980.00
Residential Services Director	\$ 81,104	\$ 81,104	\$81,104	\$81,104	\$ 83,612	\$ 84,866.00
Note 5 Golf Course Superintendent	\$ 77,520	\$ 75,194	\$75,194	\$75,194	\$ 75,194	\$ 75,194.00
Note 5 Assistant to Golf Course Superintendent	\$ 29,650	\$ 29,650	\$29,650	\$29,650	\$ 29,650	\$ 29,650.00
Note 6 Golf Operations Director	\$ 48,892	\$ 48,892	\$48,892	\$48,892	\$ 54,892	\$ 50,000.00

Note 1 The duties for Neighborhood Watch continue to be split between the Supervisor and Deputy Supervisor.

Note 2 Not to exceed \$77,137, the position is currently posted.

Note 3 The Recreation Director is currently at \$58,000. Per her employment agreement, the salary will increase to \$59,000 in February 2015 and to \$60,000 in August 2015.

Note 4 It is recommended that the Fire Chief receive a 3% increase for 2015.

Note 5 It is recommended that the salary for the Golf Course Superintendent and his assistant remain the same as in 2014.

Note 6 The position for the Golf Operations Director was awarded in October 2014. It is recommended that this salary remain at \$50,000 for 2015.

Due to the way our pay weeks fall in 2015, all employees have an additional 3 days of payroll accrual budgeted. This will not be expended unless required by our auditor. The 2016 budget will have a separate line item for payroll accrual.

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. 2014-28 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
RESOLUTION NO. 2014-29
ESTABLISH TOWNSHIP SUPERVISOR'S SALARY

WHEREAS according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for elected officials shall be determined by the township board; and

WHEREAS the salary for the office of Supervisor was decreased in 2010 by 3% from the 2009 total salary and remained the same in 2011, 2012 and 2013 at \$73,653.80 annually; and

WHEREAS in 2014, it was restored to the 2009 total salary of \$75,931.75; and

WHEREAS per their contracts, all AFSCME and Teamster employees will receive a 1.5% increase in 2015; and

WHEREAS it is proposed that non-union employees also receive this increase,

NOW THEREFORE BE IT RESOLVED that the salary for the office of Supervisor shall receive a 1.5% increase in 2015 to \$77,070.73.

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. 2014-29 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
RESOLUTION NO. 2014-30
ESTABLISH TOWNSHIP CLERK'S SALARY

WHEREAS according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for elected officials shall be determined by the township board; and

WHEREAS the salary for the office of Clerk was decreased in 2010 by 3% from the 2009 total salary and remained the same in 2011, 2012 and 2013 at \$73,653.80 annually; and

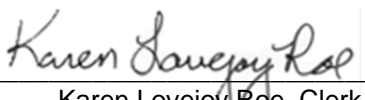
WHEREAS in 2014, it was restored to the 2009 total salary of \$75,931.75; and

WHEREAS per their contracts, all AFSCME and Teamster employees will receive a 1.5% increase in 2015; and

WHEREAS it is proposed that non-union employees also receive this increase,

NOW THEREFORE BE IT RESOLVED that the salary for the office of Clerk shall receive a 1.5% increase in 2015 to \$77,070.73.

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. 2014-30 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
RESOLUTION NO. 2014-31
ESTABLISH TOWNSHIP TREASURER'S SALARY

WHEREAS according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for elected officials shall be determined by the township board; and

WHEREAS the salary for the office of Treasurer was decreased in 2010 by 3% from the 2009 total salary and remained the same in 2011, 2012 and 2013 at \$73,653.80 annually; and


WHEREAS in 2014, it was restored to the 2009 total salary of \$75,931.75; and

WHEREAS per their contracts, all AFSCME and Teamster employees will receive a 1.5% increase in 2015; and

WHEREAS it is proposed that non-union employees also receive this increase,

NOW THEREFORE BE IT RESOLVED that the salary for the office of Treasurer shall receive a 1.5% increase in 2015 to \$77,070.73.

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. 2014-31 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
RESOLUTION NO. 2014-32**

ESTABLISH TOWNSHIP TRUSTEES' SALARY

WHEREAS, according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for elected officials shall be determined by the township board;

NOW THEREFORE BE IT RESOLVED that the salary of the office of Trustee shall not be increased and will remain at \$14,983.41 annually.

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. 2014-32 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**PEDESTRIAN FACILITY CONSTRUCTION
AGREEMENT BETWEEN THE CHARTER TOWNSHIP OF YPSILANTI
AND THE WASHTENAW COUNTY ROAD COMMISSION**

**HEWITT ROAD IMPROVEMENTS
(Hewitt Road @ Burns Drive)**

THIS AGREEMENT made and entered into this 2nd day of December 2014, by and between The Charter Township of Ypsilanti ("Ypsilanti Township") and the Board of Washtenaw County Road Commissioners ("WCRC").

WHEREAS, Ypsilanti Township desires a pedestrian refuge island be installed on Hewitt Road located just north of Burns Avenue ("Crossing"), and

WHEREAS, the Crossing is estimated to cost \$35,000.00, and

WHEREAS, Ypsilanti Township desires to install street lighting at the Crossing and will be working with DTE-Electric street lighting for the installation of said street lights project, and

WHEREAS, Ypsilanti Township is also funding separately through DTE-Electric the installation of street lights at the Crossing, and

IT IS NOW THEREFORE AGREED, WCRC will construct the Crossing as specified in the Hewitt Road Improvements proposal, all in accordance with its standards, and

IT IS ALSO AGREED that Ypsilanti Township shall pay WCRC for all actual costs incurred associated with the construction of the Crossing.

AGREEMENT SUMMARY

AMOUNT TO BE PAID BY THE CHARTER TOWNSHIP OF YPSILANTI UNDER THIS AGREEMENT \$35,000.00

FOR YPSILANTI CHARTER TOWNSHIP

Brenda S. Stumbo
Brenda Stumbo, Supervisor

Nancy Wyrzykowski
Witness

Karen Lovejoy Roe
Karen Lovejoy Roe, Clerk

Nancy Wyrzykowski
Witness

FOR WASHTENAW COUNTY ROAD COMMISSION

Douglas E. Fuller, Chair

Witness

Roy D. Townsend, Managing Director

Witness

GREEN OAKS GOLF COURSE

2015 RATE SCHEDULE

2015 WEEKDAY SPRING RATES EFFECTIVE OPENING DAY THROUGH APRIL 30, 2015		
	9 Holes	18 Holes
Walk	\$ 10.00	\$ 15.00
Ride (per person)	15.00	20.00

2015 WEEKEND/HOLIDAYS SPRING RATES EFFECTIVE OPENING DAY THROUGH APRIL 30, 2015		
	9 Holes	18 Holes
Walk	\$ 15.00	\$ 20.00
Ride (per person)	20.00	25.00

2015 WEEKDAY EARLY BIRD RATES 6 AM - 8 AM EFFECTIVE MAY 1, 2015 THROUGH SEPTEMBER 30, 2015		
	9 Holes	18 Holes
Walking	\$ 13.00	\$ 17.00
Riding (per person)	18.00	27.00

2015 RATES			2015 SEASONAL PASSES	
*Residents	9 Holes	18 Holes	*Residents	
Weekdays	\$ 14.00	\$ 20.00	Full 7 Days	\$ 800.00
Weekends	15.00	22.00	Spouse	225.00
Seniors - 60+ (weekdays only)	10.00	12.00	Full 5 days (Mon.- Friday)	500.00
Cart Rental (per person)	5.00	10.00		
Twilight (after 2 p.m. weekends)		17.00		
Leagues	16.00			
Replay	5.00	10.00		
*Non-Residents			*Non-Resident	
Weekdays	\$ 15.00	\$ 21.00	Full 7 Days	\$ 1,000.00
Weekends	16.00	23.00	Spouse	355.00
Seniors - 60+ (weekdays only)	11.00	13.00	Full 5 days (Mon. - Fri.)	690.00
Cart Rental (per person)	5.00	10.00		
Twilight (after 2 p.m. weekends)		18.00		

User: mharris

CHECK NUMBERS 167011 - 167068

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
HAND Checks					
Bank AP AP					
11/25/2014	AP	167011	5049	BLUE CROSS BLUE SHIELD OF MI	103,475.06
11/25/2014	AP	167012	BCBS	BLUE CROSS BLUE SHIELD OF MI	32,668.68
11/25/2014	AP	167013	2002	DELTA DENTAL PLAN OF MICHIGAN	13,628.61
11/25/2014	AP	167014	DISC DANCE	DISCOUNT DANCE	294.00
11/25/2014	AP	167015	G263	STANDARD INSURANCE COMPANY	2,923.81
11/25/2014	AP	167016	15249	WASHTENAW COUNTY SHERIFF'S OFFICE	700.00
11/25/2014	AP	167017	6149	WEISSMAN'S	1,062.30 V
11/25/2014	AP	167018	6149	WEISSMAN'S	739.94
11/25/2014	AP	167019	6149	WEISSMAN'S	322.36
11/26/2014	AP	167020	A. MOHR	ALYSA MOHR	14.00
11/26/2014	AP	167021	A. ALSTON	AMNESTY ALSTON	14.00
11/26/2014	AP	167022	A. KOLB	ANDREW KOLB	14.00
11/26/2014	AP	167023	A. BUTLER	ANGELA BUTLER	14.00
11/26/2014	AP	167024	B. JONES	BRIANA JONES	14.00
11/26/2014	AP	167025	C. MOORE	CARMEN MOORE	14.00
11/26/2014	AP	167026	C. COUCH	CONNIE COUCHMAN	14.00
11/26/2014	AP	167027	D. TAYLOR	DANIEL TAYLOR	14.00
11/26/2014	AP	167028	D. MARTIN	DIANNA MARTIN	14.00
11/26/2014	AP	167029	D. ZAHN	DONNA ZAHN	14.00
11/26/2014	AP	167030	G. MCCOY	GLENN MCCOY	14.00
11/26/2014	AP	167031	J. CREWS	JENNIFER CREWS	14.00
11/26/2014	AP	167032	K. PERCY	KENNETH PERCY	14.00
11/26/2014	AP	167033	K. JAHN	KERRY JAHN-DRONE	14.00
11/26/2014	AP	167034	L. LAMELLE	LATITIA LAMELLE	14.00
11/26/2014	AP	167035	L. CARP	LUANNE CARP	14.00
11/26/2014	AP	167036	L. PARSON	LYNDA PARSON-HICKS	14.00
11/26/2014	AP	167037	M. LEFLOUR	MELVIN LEFLOURIA	14.00
11/26/2014	AP	167038	N. KAREFA	NFA-OBAI KAREFA-SMART	14.00
11/26/2014	AP	167039	O. HARRIS	OTIS HARRIS	14.00
11/26/2014	AP	167040	P. CARTER	PATRICK CARTER	14.00
11/26/2014	AP	167041	P. MAJESKE	PAUL MAJESKE	14.00
11/26/2014	AP	167042	R. JOHNSO	RALPH JOHNSON	14.00
11/26/2014	AP	167043	R. JEFFERS	ROBERT JEFFERS	14.00
11/26/2014	AP	167044	S. STARKEY	SARAH STARKEY	14.00
11/26/2014	AP	167045	S. PETERS	SCOTT PETERSON	14.00
11/26/2014	AP	167046	S. GARRETT	SHERYL GARRETT	14.00
11/26/2014	AP	167047	S. RAINES	STACEY RAINES	14.00
11/26/2014	AP	167048	S. SIPP	STEPHEN SIPP	14.00
11/26/2014	AP	167049	T. FLOURN	TIFFANY FLOURNOY	14.00
11/26/2014	AP	167050	T. MCDERMO	TINA MCDERMOTT	14.00
11/26/2014	AP	167051	W. FALK	WILLIAM FALK	14.00
12/01/2014	AP	167052	16509	CLEAR RATE COMMUNICATIONS, INC	1,131.92
12/01/2014	AP	167053	COMCAST B	COMCAST BUSINESS	825.00
12/01/2014	AP	167054	0363	COMCAST CABLE	224.85
12/01/2014	AP	167055	0363	COMCAST CABLE	87.85
12/01/2014	AP	167056	0363	COMCAST CABLE	214.90
12/01/2014	AP	167057	0119	DTE ENERGY**	72,583.41
12/01/2014	AP	167058	0426	GUARDIAN ALARM	570.19
12/01/2014	AP	167059	11638	KIKIWA GAMBLES	100.00
12/01/2014	AP	167060	7003	YPSILANTI TWP TAX COLLECTION	6,111.53
12/02/2014	AP	167061	6821	AT & T	63.40
12/02/2014	AP	167062	6821	AT & T	24.63
12/02/2014	AP	167063	0363	COMCAST CABLE	150.21
12/02/2014	AP	167064	0118	DTE ENERGY	19,401.44
12/05/2014	AP	167065	6375	COSTUME GALLERY	2,073.80
12/05/2014	AP	167066	6557	DEB'S CATERING	1,050.00
12/05/2014	AP	167067	2039	DTE ENERGY COMPANY -	9,198.04
12/05/2014	AP	167068	6149	WEISSMAN'S	4,164.22

AP TOTALS:

Total of 58 Checks:

Less 1 Void Checks:

Total of 57 Disbursements:

274,238.15

1,062.30

273,175.85

Accounts Payable Checks = 1,390,734.20
 HAND checks = 273,175.85

1,663,910.05

Choice Health Care Deductible - Nov

ACH PFT - 28,751.47

Admin FEES - 2,340.00 - (SEPT & Oct)



User: mharris

CHECK NUMBERS 167069 - 167150

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank AP AP					
12/16/2014	AP	167069	2937	A & R TOTAL CONSTRUCTION, INC.	914.20
12/16/2014	AP	167070	6858	ABBEY DOOR	290.00
12/16/2014	AP	167071	15493	ADAM KURTINAITIS	735.00
12/16/2014	AP	167072	ALIENVAULT	ALIENVAULT INC	5,040.00
12/16/2014	AP	167073	ALTA	ALTA EQUIPMENT COMPANY	2,500.00
12/16/2014	AP	167074	1464	ANN ARBOR TRANSPORTATION AUTH.	522.00
12/16/2014	AP	167075	0022	ANN ARBOR WELDING SUPPLY CO	199.02
12/16/2014	AP	167076	0215	AUTO VALUE YPSILANTI	177.96
12/16/2014	AP	167077	6397	BARR ENGINEERING COMPANY	7,853.65
12/16/2014	AP	167078	0007	BECKETT & RAEDER	609.00
12/16/2014	AP	167079	6659	CARL ROWSEY	100.69
12/16/2014	AP	167080	3460	CDW GOVERNMENT INC	6,700.00
12/16/2014	AP	167081	4477	CDW-G	1,613.00
12/16/2014	AP	167082	6015	CENTRON DATA SERVICES	805.45
12/16/2014	AP	167083	0870	CHARTER TOWNSHIP OF SUPERIOR	3.65
12/16/2014	AP	167084	0825	CITY OF YPSILANTI	58.18
12/16/2014	AP	167085	0582	CONGDON'S	170.77
12/16/2014	AP	167086	7153	CONTRACTING RESOURCES	122,358.00
12/16/2014	AP	167087	4865	DC HYDRAULICS INC.	250.00
12/16/2014	AP	167088	2913	EMERGENCY VEHICLE SERVICES	1,320.02
12/16/2014	AP	167089	2898	EMERGENT HEALTH PARTNERS	5,712.36
12/16/2014	AP	167090	EME	ENVIRONMENTAL MAINTENANCE ENGINEERS	7,990.00
12/16/2014	AP	167091	1200	FEDERAL EXPRESS CORPORATION	96.88
12/16/2014	AP	167092	15992	FORENSICPC, INC	1,000.13
12/16/2014	AP	167093	G. NEVE	GLORIA NEVE	8,295.00
12/16/2014	AP	167094	6161	GOVERNMENTAL CONSULTANT	2,850.00
12/16/2014	AP	167095	0107	GRAINGER	106.02
12/16/2014	AP	167096	0503	HOME DEPOT	239.08
12/16/2014	AP	167097	0174	HONEYWELL	17,830.00
12/16/2014	AP	167098	6147	HP DIRECT	4,163.72
12/16/2014	AP	167099	6280	KAREN LOVEJOY ROE	52.00
12/16/2014	AP	167100	KCI	KCI	299.78
12/16/2014	AP	167101	LWCC	LIVING WATER COMMUNITY CHURCH	72,000.00
12/16/2014	AP	167102	0253	MCLAIN AND WINTERS	96,303.55
12/16/2014	AP	167103	0253	MCLAIN AND WINTERS	9,775.00
12/16/2014	AP	167104	16445	MCMASTER-CARR	56.26
12/16/2014	AP	167105	0264	MICHIGAN ASSESSORS ASSOC	225.00
12/16/2014	AP	167106	16461	MICHIGAN LINEN SERVICE, INC.	1,010.32
12/16/2014	AP	167107	0265	MICHIGAN STATE FIREMEN'S ASSOC	75.00
12/16/2014	AP	167108	MTA	MID-WEST TRUCK ACCESSORIES	1,105.00
12/16/2014	AP	167109	2986	NAPA AUTO PARTS*	263.19
12/16/2014	AP	167110	NFN	NATIONAL FIELD NETWORK	100.00
12/16/2014	AP	167111	2997	OFFICE EXPRESS	919.78
12/16/2014	AP	167112	0913	PARKWAY SERVICES, INC.	120.00
12/16/2014	AP	167113	P. POWER	PETER POWER	1,120.00
12/16/2014	AP	167114	P. STINSON	PETREA STINSON	100.00
12/16/2014	AP	167115	6203	PITTSFIELD CHARTER TOWNSHIP	2,975.00
12/16/2014	AP	167116	16008	PRIORITY ONE EMERGENCY	262.65
12/16/2014	AP	167117	6045	Q.P.S PRINTING	262.25
12/16/2014	AP	167118	0820	Q.P.S. PRINTING	137.32
12/16/2014	AP	167119	6953	QUILL CORPORATION	166.10
12/16/2014	AP	167120	15386	RICOH USA, INC.	3,144.94
12/16/2014	AP	167121	6308	RKA PETROLEUM	1,026.87
12/16/2014	AP	167122	4313	RON WHITTENBERG	41.34
12/16/2014	AP	167123	0634	SAM'S CLUB DIRECT	380.66
12/16/2014	AP	167124	15419	SERVICE ELECTRIC	81.49
12/16/2014	AP	167125	15751	SOUTHERN COMPUTER WAREHOUSE	632.19
12/16/2014	AP	167126	STANTEC	STANTEC	3,352.25
12/16/2014	AP	167127	0632	STERICYCLE INC	158.00
12/16/2014	AP	167128	S. BOWMAN	SYLVIA BOWMAN	45.00
12/16/2014	AP	167129	6376	TRACTOR SUPPLY COMPANY	159.98
12/16/2014	AP	167130	3082	UNIVERSITY TRANSLATORS	488.16
12/16/2014	AP	167131	6633	VERMONT SYSTEMS, INC	5,024.34
12/16/2014	AP	167132	6627	VICTORY LANE	35.19
12/16/2014	AP	167133	7035	WASHTENAW COMMUNITY COLLEGE#	20.93
12/16/2014	AP	167134	6171	WASHTENAW COUNTY HAZMAT	3,027.50
12/16/2014	AP	167135	0163	WASHTENAW COUNTY ROAD COMMISSION	477,510.55
12/16/2014	AP	167136	7005	WASHTENAW COUNTY TREASURER	157.79
12/16/2014	AP	167137	7005	WASHTENAW COUNTY TREASURER	2,212.50
12/16/2014	AP	167138	0444	WASHTENAW COUNTY TREASURER#	46,827.95
12/16/2014	AP	167139	0444	WASHTENAW COUNTY TREASURER#	46,101.25
12/16/2014	AP	167140	0444	WASHTENAW COUNTY TREASURER#	396,061.25
12/16/2014	AP	167141	7042	WASHTENAW INTERMEDIATE	22.87
12/16/2014	AP	167142	16368	WEINGARTZ	1,169.10
12/16/2014	AP	167143	0460	WEST SHORE SERVICES, INC.	4,160.00
12/16/2014	AP	167144	1627	WINGFOOT COMMERCIAL TIRE	3,505.23
12/16/2014	AP	167145	WRS	WOLVERINE RENTAL & SUPPLY	100.80
12/16/2014	AP	167146	WORKSQ	WORK SQUARED	6,013.32

Check Date	Bank	Check	Vendor	Vendor Name	Amount
12/16/2014	AP	167147	0480	YPSILANTI COMMUNITY	1,044.63
12/16/2014	AP	167148	7039	YPSILANTI COMMUNITY SCHOOLS - YP	119.43
12/16/2014	AP	167149	7034	YPSILANTI DISTRICT LIBRARY	60.40
12/16/2014	AP	167150	6417	YPSILANTI TOWNSHIP PETTY CASH	216.31

AP TOTALS:

Total of 82 Checks:

1,390,734.20

Less 0 Void Checks:

0.00

Total of 82 Disbursements:

1,390,734.20

OFFICE OF THE TREASURER
LARRY J. DOE



MONTHLY TREASURER'S REPORT
NOVEMBER 1, 2014 THROUGH NOVEMBER 30, 2014

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Cash Receipts</u>	<u>Cash Disbursements</u>	<u>Ending Balance</u>
101 - General Fund	3,895,213.52	241,855.58	821,407.76	3,315,661.34
101 - Payroll	196,127.91	750,092.06	737,908.27	208,311.70
101 - Willow Run Escrow	142,021.94	23.35	0.00	142,045.29
206 - Fire Department	1,155,292.10	8,598.99	252,392.73	911,498.36
208 - Parks Fund	8,821.73	0.21	256.87	8,565.07
212 - Roads/Bike Path/Rec/General Fund	620,546.27	547.77	20,138.33	600,955.71
225 - Environmental Clean-up	444,323.83	10.73	0.00	444,334.56
226 - Environmental Services	2,296,373.58	464.49	184,187.49	2,112,650.58
230 - Recreation	73,295.11	25,539.86	49,080.66	49,754.31
236 - 14-B District Court	182,629.75	110,803.33	102,950.11	190,482.97
244 - Economic Development	67,178.61	1.62	0.00	67,180.23
248 - Rental Inspections	133,708.89	10,603.21	10,995.40	133,316.70
249 - Building Department Fund	495,957.10	24,430.04	23,890.72	496,496.42
250 - LDFA Tax	29,455.23	0.71	0.00	29,455.94
252 - Hydro Station Fund	695,376.93	56,191.08	26,446.49	725,121.52
266 - Law Enforcement Fund	2,964,891.93	12,142.87	529,661.44	2,447,373.36
280 - State Grants	18,383.51	0.44	0.00	18,383.95
301 - General Obligation	213,084.82	16.51	0.00	213,101.33
396 - Series "A" Bond Payments	0.00	0.00	0.00	0.00
397 - Series "B" Cap. Cost of Funds	18,476.65	0.43	712.50	17,764.58
398 - LDFA 2006 Bonds	34,956.30	0.85	0.00	34,957.15
498 - Capital Improvement 2006 Bond Fund	336,503.90	55.32	0.00	336,559.22
584 - Green Oaks Golf Course	152,293.83	6,652.42	38,699.13	120,247.12
590 - Compost Site	853,145.72	11,964.90	25,436.79	839,673.83
595 - Motor Pool	286,655.92	6.84	7,380.68	279,282.08
701 - General Tax Collection	32,833.34	3,515.61	1,102.59	35,246.36
703 - Current Tax Collections	1,162,994.90	253,325.31	2,557.00	1,413,763.21
707 - Bonds & Escrow/GreenTop	923,802.75	15,105.60	791.00	938,117.35
708 - Fire Withholding Bonds	145,362.80	736.47	0.00	146,099.27
893 - Nuisance Abatement Fund	58,085.07	1,823.70	5,245.01	54,663.76
ABN AMRO Series "B" Debt Red. Cap.Int.	19,781.97	0.00	0.00	19,781.97
GRAND TOTAL	17,657,575.91	1,534,510.30	2,841,240.97	16,350,845.24

SUPERVISOR REPORT

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

Submitted by Karen Lovejoy Roe, Clerk

- **MONDAY, DECEMBER 1, 2014 WASHTENAW COUNTY ROAD COMMISSION PUBLIC INFORMATION MEETING ON HURON RIVER DR. IMPROVEMENTS**

Clerk Lovejoy Roe attend the public meeting hosted by the Washtenaw County Road Commission on Monday, December 1, 2014 at the Ford Boulevard Fire Station. There were several residents in attendance from the Huron River Dr./Cornell/Hewitt Rd. area to listen to the Road Commission presentation and to ask questions. Overall the residents were pleased with the project, especially the proposed on road bike lanes. There were some concerns expressed regarding the amount of traffic on the road and asked if the “road diet” would be able to handle the traffic volumes. The road commission staff assured the residents the traffic studies that had been conducted supported the efforts to add a turn lane to this section of the road and to eliminate one of the directional lanes on both sides of the road. This project will include all of Huron River Dr. from Cornell to Hewitt Rd. The project will add a turn lane and a six foot bike lane on each side of the road, while eliminating one lane in each direction. The main reason for the project is for safety. There have been many accidents on this section of the road. Most of the accidents involved either rear end collisions or side collisions. It is projected by the road commission that a large percentage of these accidents will be eliminated with the addition of the turn lane. The project will include a complete milling and removal of the millings, and new asphalt the length of the project route. Clerk Lovejoy Roe requested the road commission ask the contactor and perhaps include it in the RFP to have the millings if not utilized to be transferred to the Compost Site on Clark Rd. These millings can be used for building roads at the Compost Site.

- **HABITAT FOR HUMANITY MEETING ON THURSDAY, DECEMBER 4, 2014**

On Thursday, December 4, 2014 Clerk Karen Lovejoy Roe, Treasurer Doe and Planning and Zoning Director Joe Lawson attended a development team meeting where Sarah Stranton, Sarah Teare, Rob Nissly and the Finance Director of Habitat were all in attendance. Habitat share the highlights of the 2008-2014 Partnership that Habitat has had with Ypsilanti Township and the work they have done together over the past 6 years. Habitat reported that 56 homes have been renovated and sold to Habitat Homebuyers through the Habitat Homeownership program during these years. There have also been 19 Critical Repair Projects for Veteran Homeowners along with 25 Weatherization Projects, 62 Exterior Home Improvement Projects, 771 Refrigerators replaced, 171 Furnaces Tested and Tuned-Up and 84 Furnaces Replaced or Approved to be replaced. The relationship has been one that Ypsilanti Township residents have greatly benefited from and neighborhoods have been stabilized. Part of the meeting was dedicated to planning for the future together. Habitat is currently working on a new strategic plan for the next five years and requested input from Ypsilanti Township regarding their future in the township. All parties agreed to set aside a specific time to talk about the future of land Habitat owns on Cross St. that is zoned multiple. Habitat also shared the work in Community Development that is currently underway in both Gault Village and West Willow neighborhoods.

- **GIRL SCOUTS OF AMERICA MEETING AT JAMES L. HART LOCATION**

Planning and Zoning Director Joe Lawson and Clerk Lovejoy Roe visited a planning meeting of the Girl Scouts on Thursday, December 4, 2014. The Girl Scouts staff, board members and administration were meeting with planners and architects to begin the process of planning for building and site redesign at the James L. Hart location. It was a great chance to visualize and discuss the future of the Girl Scouts building and programming in Ypsilanti Township. The new ideas for the building and the site will require fundraising on the part of

the Girl Scouts before construction. It is proposed the planning, fundraising and construction will take place over a three year period.

- **YPSILANTI/ANN ARBOR CHAMBER OF COMMERCE YEAR END EVENT**

Treasurer Doe and Clerk Lovejoy Roe attended the year end event of the Chamber of Commerce on Thursday, December 4, 2014. The event was held at the Ypsilanti Marriott and was very well attended. Food stations were made available by many of the restaurants in Washtenaw County. It was a very successful event with a chance for restaurants and local businesses to present to a large audience.

- **HEWITT ROAD WASHTENAW COUNTY ROAD COMMISSION INFORMATIONAL PUBLIC MEETING THURSDAY, DECEMBER 4, 2014**

Clerk Lovejoy Roe attended the Hewitt Road information meeting hosted by the Washtenaw County Road Commission and held at the Ypsilanti Township Civic Center, 7200 S. Huron River Dr. This meeting was attended by residents of Hewitt Rd. and surrounding neighborhoods. The road commission held this meeting to make a presentation regarding the Hewitt Rd. improvement project scheduled for early 2015. The road commission explained the need for this project due to safety concerns and accidents on this road. The project will include the part of Hewitt Rd. from Packard to Congress. A turn lane will be added to this section of Hewitt Rd. and one lane will be removed in both directions. Bike lanes on the road will also be added to each side of the road. A midblock crossing with pedestrian signals and a streetlight will also be included in the project. The midblock crossing will be just north of the Hewitt and Burns Roads intersection. Residents expressed concern about the high volume of traffic and questioned the ability of one lane of road in each direction to handle the traffic. The road commission assured the residents that the studies that had been conducted established the "road diet" could indeed handle the traffic volumes. Residents expressed a desire to have sidewalks added on Hewitt Rd. and also would like to have street lights installed on Congress. Clerk Lovejoy Roe explained the process for street light installation and also for sidewalks. The road commission staff explained this project was the result of accidents on this road and it was a safety project.

- **PASSPORT AUDIT OF THE CLERK'S OFFICE BY THE DEPARTMENT OF STATE MONDAY, DECEMBER 8, 2014**

The Clerk's staff and department was audited by the Passport Department of State on Monday, December 8, 2014. The Clerk's office is an agency site for the application of passports. The State Department reviewed all the practices of processing Passport applications at the Clerk's Department. The audit went very well. The audits occur in four year cycles.

TREASURER REPORT

THERE IS NO WRITTEN TREASURER REPORT

TRUSTEE REPORT

THERE IS NO WRITTEN TRUSTEE REPORT

ATTORNEY REPORT

GENERAL LEGAL UPDATE

**CHARTER TOWNSHIP OF YPSILANTI
2014 BUDGET AMENDMENT #16 REVISED**

December 16, 2014

101 - GENERAL OPERATIONS FUND

Total Increase

\$240,137.00

Increase the budget for transfer of needed funds for the Golf Course for short fall at year end. Revenues for the Golf Course were below the budgeted amount due mainly to weather conditions, course conditions, and management turnover this year. This will be funded by a transfer of funds from the General Fund.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$178,000
			<u>\$178,000</u>
		Net Revenues	<u><u>\$178,000</u></u>
Expenditures:	Transfer to Golf Course	101-999-000-969.584	\$178,000
			<u>\$178,000</u>
		Net Expenditures	<u><u>\$178,000</u></u>

Increase budget for year end payout of PTO & Sick time over the allow bank hours for payout of accrued time hours at 75% per contract . This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$6,573.00
			<u>\$6,573.00</u>
		Net Revenues	<u><u>\$6,573.00</u></u>
Expenditures:	Salaries Pay Out - PTO&SICKTIME	101-201-000-708.004	\$1,565.00
	Salaries Pay Out - PTO&SICKTIME	101-215-000-708.004	\$1,048.00
	Salaries Pay Out - PTO&SICKTIME	101-762-000-708.004	\$1,011.00
	Salaries Pay Out - PTO&SICKTIME	101-774-000-708.004	\$2,949.00
			<u>\$6,573.00</u>
			<u><u>\$6,573.00</u></u>

Increase of temporary/seasonal wages for parks and grounds. There was a lot of rain this season and the number of parks in the Township almost constant mowing was needed to maintain the beauty of the parks. These accounts are also used for the rangers that open and close the park gates. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$55,564.00
			<u>\$55,564.00</u>
		Net Revenues	<u><u>\$55,564.00</u></u>
Expenditures:	Salary Temp/Seasonal	101-774-000-707.000	\$4,957.00
	Salary Temp/Seasonal Ford Lake Parks	101-774-000-707.775	\$50,607.00
			<u>\$55,564.00</u>
			<u><u>\$55,564.00</u></u>

**CHARTER TOWNSHIP OF YPSILANTI
2014 BUDGET AMENDMENT #16 REVISED**

December 16, 2014

206 - FIRE FUND

Total Increase \$3,092.50

Increase Reimbursement Hazardous response service settlement revenue and increase the expenditure to pay the Washtenaw County Hazardous Materials Authority for work at 1013 Emerick Street.

Revenues:	Reimb - Hazardous Response Serv	206.000.000.682.000	<u>\$3,092.50</u>
			<u>Net Revenues</u> <u>\$3,092.50</u>
Expenditures:	Prof Servs - Hazardous Response	206.206.000.801.005	<u>\$3,092.50</u>
			<u>Net Expenditures</u> <u>\$3,092.50</u>

226 - ENVIRONMENTAL SERVICES FUND

Total Increase \$76,641.00

Increase Recycling Pick up curbside budget due to the increase in recycling charges. This is funded by an Appropriation of Prior Year Fund Balance. Note that only the amount needed to cover the shortage will be funded.

Revenues:	Prior Year Fund Balance	226.000.000.699.000	<u>\$75,630.00</u>
			<u>Net Revenues</u> <u>\$75,630.00</u>
Expenditures:	Recycling Pick-Up Curbside	226.226.000.804.007	<u>\$12,630.00</u>
	Twp. Compost Processing	226.226.000.804.004	<u>\$63,000.00</u>
			<u>Net Expenditures</u> <u>\$75,630.00</u>

Increase budget for year end payout of PTO & Sick time over the allow bank hours for payout of accrued time hours at 75% per contract . This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	226-000-000-699.000	<u>\$1,011.00</u>
			<u>Net Revenues</u> <u>\$1,011.00</u>
Expenditures:	Salaries Pay Out - PTO&SICKTIME	226-226-000-708.004	<u>\$1,011.00</u>
			<u>Net Expenditures</u> <u>\$1,011.00</u>

236 - 14B DISTRICT COURT FUND

Total Increase \$1,962.00

Increase budget for year end payout of PTO & Sick time over the allow bank hours for payout of accrued time hours at 60% per contract . This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	236-000-000-699.000	<u>\$1,962.00</u>
			<u>Net Revenues</u> <u>\$1,962.00</u>
Expenditures:	Salaries Pay Out & Sick time	236-136-000-708.004	<u>\$1,962.00</u>
			<u>Net Expenditures</u> <u>\$1,962.00</u>

**CHARTER TOWNSHIP OF YPSILANTI
2014 BUDGET AMENDMENT #16 REVISED**

December 16, 2014

249 - BUILDING DEPARTMENT FUND

Total Increase \$25,608.00

Increase contractual services for inspectors. There was a great need for inspectors this year. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	249.000.000.699.000	\$21,900.00
			<u>Net Revenues</u> <u>\$21,900.00</u>
Expenditures:	Contractual services	249.249.000.818.000	\$21,900.00
			<u>Net Expenditures</u> <u>\$21,900.00</u>

Increase budget for 50% of Retiree R Fulton's 2014 payout of PTO & Sick time at 100% . This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	249-000-000-699.000	\$3,708.00
			<u>Net Revenues</u> <u>\$3,708.00</u>
Expenditures:	Salaries Pay Out - PTO&SICKTIME	249-249-000-708.004	\$3,708.00
			<u>Net Expenditures</u> <u>\$3,708.00</u>

266 - LAW ENFORCEMENT FUND

Total Increase \$3,708.00

Increase budget for 50% of Retiree R Fulton's 2014 payout of PTO & Sick time at 100% . This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	266-000-000-699.000	\$3,708.00
			<u>Net Revenues</u> <u>\$3,708.00</u>
Expenditures:	Salaries Pay Out - PTO&SICKTIME	266-304-000-708.004	\$3,708.00
			<u>Net Expenditures</u> <u>\$3,708.00</u>

584 - GOLF COURSE FUND

Total Increase \$0.00

Increase the budget for transfer of needed funds for the Golf Course for short fall at year end. Revenues for the Golf Course were below the budgeted amount due mainly to weather conditions, course conditions, and management turnover this year. This will be funded by a transfer of funds from the General Fund and a decrease in budgeted revenues.

Revenues:	Transfer In: from General Fund	584-000-000-697.000	\$178,000.00
	Green Fees	584-000-000-651.002	(\$60,900.00)
	Leagues Fees	584-000-000-561.003	(\$13,100.00)
	Cart Fees	584-000-000-667.004	(\$104,000.00)
			<u>Net Revenues</u> <u>\$0.00</u>

Motion to Amend the 2014 Budget (#16) REVISED:

Move to increase the General Fund budget by \$240,137 to \$12,067,601 and approve the department line item changes as outlined

Move to increase the Fire Fund budget by \$3,092.50 to \$5,215,345 and approve the department line item changes as outlined.

Move to increase the Environmental Services Fund budget by \$76,641 to \$2,696,372 and approve the department line item changes as outlined

Move to increase the 14B District Court Fund budget by \$1,962 to \$1,357,459 and approve the department line item changes as outlined

Move to increase the Building Fund budget by \$25,608 to \$416,715 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund budget by \$3,708 to \$6,763,983 and approve the department line item changes as outlined.

CHARTER TOWNSHIP OF YPSILANTI

To: Karen Lovejoy Roe, Clerk
From: Mike Radzik
Office of Community Standards
Re: Request to amend Chapter 46 of the Code of Ordinances
Date: December 10, 2014
Copy To: Board of Trustees
Doug Winters, Township Attorney

The Office of Community Standards has fielded inquiries from several residents concerned about a provision contained in Sec. 46 of the Code of Ordinances that prohibits possession of firearms in Township parks.

Legal counsel has researched this issue and determined that the ordinance is in conflict with the Michigan Firearms and Ammunition Act. Counsel has prepared a resolution and ordinance amendment that deletes the provision prohibiting the possession or carrying of a gun or firearms within Township parks.

Please place this item on the next available agenda for consideration.

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2014-33

Amending the Township Code Provision Governing Weapons and Explosives in Township Parks

Whereas, the current Township Ordinance governing the possession and use of dangerous weapons and fireworks is in conflict with the Michigan Firearms and Ammunition Act; and

Whereas, the Michigan Firearms and Ammunition Act prohibits local governmental units, including townships from restricting the open carrying of pistols, firearms, and ammunition; and

Whereas, the Township's current Ordinance 46-61 prohibits the open carrying of pistols and firearms within the Township parks; and

Whereas, Ordinance No. 2014-440 amends the Township Code, Section 46-61 by deleting the provision prohibiting the possession or carrying of a gun or firearm within Township parks;

Now therefore, be it resolved that Ordinance 2014-440 is hereby adopted by reference.

CHARTER TOWNSHIP OF YPSILANTI
PROPOSED
ORDINANCE NO. 2014-440

*An Ordinance to Amend the Code of Ordinances, Chapter 46
entitled Parks and Recreation, Article III General Conduct*

The Charter Township of Ypsilanti hereby ordains that the Code of Ordinances, Chapter 46 Article III, General Conduct, is amended as follows:

Delete: In its entirety, Section 46-61

Add: The following new provision:

It shall be unlawful for any person within park property to:

- (1) Possess, ~~within park property~~ carry, fire or discharge, or cause to be fired or discharged across, in or into any portion of the park, any ~~gun or firearm,~~ spear, bow and arrow, crossbow, sling shot, air or gas ~~weapon, or any other dangerous weapon or projectile~~ soft gun or paint ball gun, except for purposes designated by the board in areas and at times designated by the board;
- (2) Possess, set off or attempt to set off or ignite any firecracker, fireworks, smoke bombs, rockets, black powder guns or other pyrotechnics without authorization from the director; or
- (3) ~~Possess or carry in any park, any air gun, paint gun, bow and arrow, or any illegal weapon~~ Discharge or cause to be discharged, a firearm, pistol, shotgun, pellet gun, and/or air rifle as defined by Michigan law, MCL 750.222, as amended, in or into any portion of a township park except as permitted by federal or Michigan law.

Any unauthorized or illegal weapon, explosive, or other pyrotechnic within a park shall be subject to seizure by a law enforcement officer.

Severability

Should any provision or part of the within Ordinance be declared by any court of competent jurisdiction to be invalid or enforceable, 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

To: Karen Lovejoy Roe, Clerk

From: Mike Radzik
Office of Community Standards

Re: Request to amend Chapter 48 of the Property Maintenance Code to establish minimum standards for boarded window and door openings.

Date: December 10, 2014

Copy To: Board of Trustees
Doug Winters, Township Attorney

The Township has experienced an increase in vacant residential, commercial and industrial structures over the past several years, and a number of vacant buildings regularly have broken windows and doors. Broken windows and doors serve to advertise that the structure is vacant and is an unsightly distraction that affects neighboring property values.

Despite our best efforts to convince property owners to replace broken glass and doors, it is often impractical or unaffordable to repeatedly make repairs in the wake of continual vandalism. Often, these damaged openings are poorly covered up and vandals easily tear off plywood boards that are not securely attached. In some cases, ordinance officers are even unable to contact a responsible person to serve with code enforcement paperwork.

In an effort to provide a more effective interim solution, we have developed a proposed ordinance that establishes minimum standards to be used when doors or windows are boarded up so that the boards remain in place and the building remains secure. In addition, the ordinance requires that boards be covered with an approved decorative covering that creates the appearance of a real door or window in order to eliminate the easy identification of a vacant building and the unsightly distraction for neighbors.

Our first preference will continue to be the repair or replacement of broken windows and doors. However when that is not immediately going to occur, the board-up and decorative covering standards will be required for all temporary applications and will be followed by contractors hired by the Township to secure vacant buildings.

Please place this item on the next available agenda for consideration. Thank you for your continued support of our housing improvement and neighborhood stabilization efforts.

**CHARTER TOWNSHIP OF YPSILANTI
RESOLUTION NO. 2014-34**

*Amending the Township Code of Ordinances, Chapter 48
Property Maintenance Article II, to Require Damaged or
Broken Windows and Doors When Boarded Up Be Boarded
With Pre-approved Decorative Board Up Material*

Whereas, the Township has experiences an increase in vacant residential, commercial and industrial structures; and

Whereas, a number of vacant structures have damage or broken windows and doors; and

Whereas, repair of damaged or broken windows and doors is necessary to secure the structure and to prevent damage to the structure's interior; and

Whereas, when property owners board up window and doors minimum standards regarding the materials used and the installation is needed: 1) to insure boarded up structures remain secure, and 2) to insure that boarded up structures are not unsightly distractions in Township neighborhoods and communities; and

Whereas, Ordinance 2014-441 establishes minimum standards for boarded up windows and doors to promote the health, safety and general welfare of Township residents;

Now therefore, be it resolved that Ordinance 2014-441 attached thereto is adopted by reference.

CHARTER TOWNSHIP OF YPSILANTI

PROPOSED ORDINANCE NO. 2014-441

*An Ordinance to Amend the Code of Ordinances,
Chapter 48 entitled Property Maintenance, Article II,
Property Maintenance*

The Charter Township of Ypsilanti **Ordains** that the Code of Ordinances Charter Township of Ypsilanti, Chapter 48 **Property Maintenance**, Article II, is amended as follows:

DELETE: Section 48-28, subsections:

Section 304.13.3 Boarded windows. The owner of a structure may, for a maximum of 30 days, board up a window when the window glass is broken, cracked or missing. After 30 days has expired, the window glass must be replaced with glass or other similar material and the board up material removed.

and

Section 304.15.1 Boarded doors. The owner of a structure may, for a maximum of 30 days, board up a door when the door is broken or otherwise rendered inoperable. After 30 days has expired, a replacement door must be installed, and the board up material removed.

ADD: the following new provisions:

1. **General.** All windows and doors shall, within 45 days of being damaged or destroyed, be replaced or boarded in an *approved* manner to prevent entry by unauthorized persons. All board ups shall be covered with a decorative board up material or other pre-approved product. The decorative board up or other pre-approved product shall be a reasonable facsimile in appearance to the window or door boarded up. All window and door board ups shall be approved by the Township's Office of Community Standards department before installation. The Township's Office of Community Standards shall pre-approve window and door board ups which meet or exceed the specifications and standards of this Ordinance.
2. **Boarding sheet material.** Boarding sheet material shall be minimum 1/2-inch (12.7 mm) thick wood structural panels complying with the *International Building Code*.
3. **Boarding framing material.** Boarding framing material shall be minimum nominal 2-inch by 4-inch (51 mm by 102 mm) solid sawn lumber complying with the *International Building Code*.
4. **Boarding fasteners.** Boarding fasteners shall be minimum 3/8-inch (9.5 mm) diameter carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *International Building Code*.
5. **Boarding installation.** The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) of the International Property Maintenance Code and the requirements of this Ordinance.

6. **Boarding sheet material.** The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.
7. **Windows.** The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.
8. **Door walls.** The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at a maximum of 24 inches (610 mm) on center. Blocking shall also be secured at a maximum of 48 inches (1219 mm) on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 6 inches (152 mm) on center.
9. **Doors.** Doors shall be secured by the same method as for windows and door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an *approved* manner.

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 60 days after publication in a newspaper of general circulation as required by law.

CHARTER TOWNSHIP OF YPSILANTI

To: Karen Lovejoy Roe, Clerk
From: Mike Radzik
Office of Community Standards
Re: Request to amend Chapter 42 of the Code of Ordinances
Date: December 10, 2014
Copy To: Board of Trustees
Doug Winters, Township Attorney

Sec. 42-326 of the Code of Ordinances prohibits minors from possessing a “beeper” or telephone paging device. This ordinance was enacted in the early 1990’s at a time when electronic paging devices commonly known as “beepers” were in widespread use by street gangs and others to facilitate crack cocaine trafficking in the community. At that time, street gangs were recruiting minor children to transport and sell drugs and would often provide them with pagers to communicate.

This ordinance pre-dated the technological advancement of small and inexpensive cellular phones and smart phones that are commonly used by minor children today for legitimate purposes. As a result, this ordinance is outdated and no longer useful to law enforcement.

Legal counsel has prepared an ordinance amendment that deletes and repeals the ordinance section that prohibits possession of a beeper or telephone paging device by a minor.

Please place this item on the next available agenda for consideration.

CHARTER TOWNSHIP OF YPSILANTI

PROPOSED ORDINANCE NO. 2014-442

*An Ordinance to Amend the Code of Ordinances, Chapter 42, Article VIII,
Offenses Concerning Underage Persons*

The Charter Township of Ypsilanti hereby ordains that the Code of Ordinances, Chapter 42, Article VIII, offenses concerning underage minors, is amended as follows:

Delete: In its entirety, Section 42-326 which provides that it is unlawful for a minor to purchase, possess or transfer a beeper or telephone paging device.

Severability

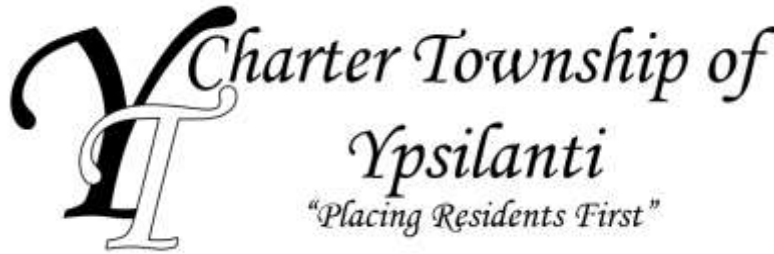
Should any provision or part of the within Ordinance be declared by any court of competent jurisdiction to be invalid or enforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance which shall remain in full force and effect.

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.

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: Nancy Wrybkowski, Deputy Clerk
From: Joe Lawson, Planning Director
Date: December 9, 2014
Re: Crown Castle Proposed Lease Amendment. – 2801 Holmes Road

Please find attached the request of Mr. James Baker of the Lyle Company, an Authorized Vendor of Crown Castle requesting an amendment to the lease agreement between Crown Castle and Ypsilanti Township in relation to the wireless communication facility located at 2801 Holmes Road.

I have attached a copy of the original 2006 lease agreement along with the proposed amendment for your review. In short, please be advised of the following proposed changes:

- If approved, the expiration date of the lease would be extended 25 years from August 2036 to August 2061.
- Crown Castle will have the right of first refusal should the Township wish to sell, lease, option or license the land currently associated with this lease to another provider.
- Crown Castle shall have the option to expand the existing ground lease area by 1,250 square-feet for the housing of additional ground equipment.

A copy has been sent to the Attorney's office for review and consideration. Should the Board agree with the proposed amendment, it is the request of staff that the Board approve the Township Supervisor and Clerk to sign the agreement contingent upon the review and approval of the Township Attorney.

If you should have any questions, please feel free to contact me at your convenience.



James Baker
The Lyle Company
3140 Gold Camp Drive #30
Rancho Cordova, CA 95670
Tel: (248) 417-7771
Fax: (888) 566-0110



**An Authorized Vendor of
Crown Castle**

Crown Castle
1220 Augusta Drive #500
Houston, TX 77057

November 12, 2014

Township of Ypsilanti
Attention: Joe Lawson
7200 S. Huron River Drive
Ypsilanti, MI 48197
(734) 485-3943

RE: Business Unit # 829178
Site Name: YCUA RL

Dear Joe:

This letter agreement ("**Letter Agreement**") sets forth the terms of the agreement that is to be memorialized between T-Mobile USA Towers LLC, by CCTMO LLC, a Delaware limited liability company, its Attorney in Fact, ("**Tenant**") and Township of Ypsilanti, a Michigan municipal corporation ("**Landlord**"), to modify, among other things, the length of the term in the lease agreement between the Landlord and Tenant dated March 24, 2011, as may be amended ("**Lease**") for property located in Ypsilanti, Washtenaw County, Michigan ("**Property**").

For and in consideration of Fifty Dollars (\$50.00) to be paid by Tenant to Landlord within thirty (30) days after full execution of this Letter Agreement, the parties agree as follows:

1. Landlord and Tenant will enter into an amendment to the Lease ("**Lease Amendment**") wherein the term of the Lease will be modified. The Lease currently provides, in Section 4, that there are four (4) Renewal Terms of five (5) years each. That Lease section will be amended to provide five (5) additional Renewal Terms of five (5) years each, extending the term of the Lease by twenty five (25) years. The new final Lease expiration date will be August 9, 2061.

2. In addition to the modification described above, the Lease Amendment will further modify the Lease to provide:

- a. If Landlord receives an offer from any person or entity that owns towers or other wireless telecommunications facilities (or is in the business of acquiring Landlord's interest in the Lease) to purchase fee title, an easement, a lease, a license, or any other interest in the Property, or Landlord's interest in the Lease, or an option for any of the foregoing, Landlord shall provide written notice to Tenant of said offer, and Tenant shall have a right of first refusal to acquire such interest on the same terms and conditions in the offer, excluding any terms or conditions which are (i) not imposed in good faith or (ii) directly or indirectly designed to defeat or undermine Tenant's possessory or economic interest in the Property. If Landlord's notice covers portions of

Landlord's parent parcel beyond the Property, Tenant may elect to acquire an interest in only the Property, and the consideration shall be pro-rated on an acreage basis.

- b. The Lease Amendment shall include a provision stating that Tenant will pay to Landlord a onetime amount of **Five Thousand Dollars (\$5,000.00)** for the full execution of the Lease Amendment within sixty (60) days of the full execution of the Lease Amendment.
 - c. As further consideration for Tenant entering into the Lease Amendment, during the term of the Lease, Tenant shall have an irrevocable option ("**Option**") to lease up to a maximum of **one thousand two hundred fifty (1,250)** square feet of real property in a location that is selected by Tenant but subject to approval of Landlord, not to be unreasonably withheld ("**Additional Lease Area**") on the same terms and conditions set forth in the Lease. If Tenant elects to exercise the Option, Tenant shall pay the same rent per square foot for the Additional Lease Area as the rent paid per square foot by Tenant for the existing lease area at the time Tenant exercises the Option. Tenant may exercise the Option by providing written notice to Landlord at any time. Within thirty (30) days after Tenant's exercise of the Option, Landlord shall execute and deliver an amendment to the Lease, a memorandum of lease and/or amendment, and any other documents necessary to grant and record Tenant's interest in the Additional Lease Area. In addition, within thirty (30) days after Tenant's exercise of the Option, Landlord shall obtain and deliver any documentation necessary to free the Additional Lease Area from any mortgages, deeds of trust, liens or encumbrances.
3. Furthermore, the Lease Amendment will modify the Lease to provide that if requested by Tenant, Landlord will execute, at Tenant's sole cost and expense, all documents required by any governmental authority in connection with any development of, or construction on, the Property, including documents necessary to petition the appropriate public bodies for certificates, permits, licenses and other approvals deemed necessary by Tenant to utilize the Property for the purpose of constructing, maintaining and operating communications facilities. Landlord will agree to be named applicant if requested by Tenant. In furtherance of the foregoing, Landlord will appoint Tenant as Landlord's attorney-in-fact to execute all land use applications, permits, licenses and other approvals on Landlord's behalf.
4. Landlord shall cooperate in all ways, including but not limited to providing information, signing documents and seeking execution by third parties of documents that will remove, subordinate or satisfy any mortgages, deeds of trusts, liens or other encumbrances affecting the Property.
5. Upon receipt of this Letter Agreement evidencing Landlord's acceptance of the terms herein, Tenant shall submit this Letter Agreement to its property committee. If the Letter Agreement is approved by the property committee, Tenant shall prepare a Lease Amendment that incorporates the terms and conditions described in this Letter Agreement. In connection therewith, the parties acknowledge and agree that this Letter Agreement is intended to summarize the terms and conditions to be included in the Lease Amendment. Upon receipt of the Lease Amendment, Landlord hereby agrees to execute the Lease Amendment without any unreasonable delay.
6. Irrespective of whether the transaction contemplated by this Letter Agreement is consummated, Landlord and Tenant each will pay its own out-of-pocket expenses.
7. Notwithstanding anything to the contrary contained herein, Tenant has the complete right to terminate this Letter Agreement for any or no reason at any time prior to full execution of the Lease Amendment, without damages.
8. Landlord represents and warrants that Landlord is duly authorized and has the full power, right and authority to enter into this Letter Agreement and to perform all of its obligations under this Letter Agreement and to execute and deliver all documents, including but not limited to the Lease Amendment, required by this Letter Agreement. From the date of this Letter Agreement through the date that Landlord executes the Lease Amendment, Landlord shall use its best efforts to ensure that the foregoing representations and warranties shall remain true and correct and Landlord shall promptly notify Tenant if any representation or warranty is or possibly may not be true or correct. Landlord's representations, warranties and covenants shall survive following the full execution of the Lease Amendment.

If this Letter Agreement accurately sets forth our understanding regarding the foregoing, please so indicate by signing and returning to the undersigned the enclosed copy of this letter.

LANDLORD:

**TOWNSHIP OF YPSILANTI,
a Michigan municipal corporation**

By: _____

Name: Brenda Stumbo

Title: Township Supervisor

Date: _____

LANDLORD:

**TOWNSHIP OF YPSILANTI,
a Michigan municipal corporation**

By: _____

Name: Karen Lovejoy Roe

Title: Township Clerk

Date: _____

TENANT:

**T-MOBILE USA TOWER LLC,
a Delaware limited liability company**

**By: CCTMO LLC
a Delaware limited liability company,
its Attorney in Fact**

By: _____

Name: _____

Title: _____

Date: _____

Site: DE05751
 Site Name: Holmes Road - YCUA
 Market: Detroit

COMMUNICATIONS SITE LEASE AGREEMENT (GROUND)

This COMMUNICATIONS SITE LEASE AGREEMENT ("Agreement") is dated as of _____, 2006, by T-Mobile Central LLC, a Delaware Limited Liability Company ("T-Mobile" or "Tenant") and Township of Ypsilanti, a Michigan municipal corporation ("Owner" or "Landlord").

For One Dollar (\$1.00) paid to Owner, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Premises.** Owner owns a parcel of land ("Land") located in the Township of Ypsilanti, County of Washtenaw, State of Michigan, commonly known as 2801 Holmes Road, Ypsilanti, MI 48197. The Land is more particularly described in Exhibit A annexed hereto. Subject to the provisions of Paragraph 2 below ("Effective Date/Due Diligence Period"), Owner hereby leases to T-Mobile and T-Mobile leases from Owner approximately two thousand five hundred (2,500) square feet of the Land and all access and utility easements necessary or desirable therefore ("Premises"), as may be described generally in Exhibit B annexed hereto.
2. **Effective Date/Due Diligence Period.** This Agreement shall be effective on the date of full execution hereof ("Effective Date"). Beginning on the Effective Date and continuing until the Term Commencement Date as defined in Paragraph 3 below ("Due Diligence Period"), T-Mobile shall only be permitted to enter the Land for the limited purpose of making appropriate engineering and boundary surveys, inspections, and other reasonably necessary investigations and signal, topographical, geotechnical, structural and environmental tests (collectively, "**Investigations and Tests**") that T-Mobile may deem necessary or desirable to determine the physical condition, feasibility and suitability of the Premises. In the event that T-Mobile determines, during the Due Diligence Period, that the Premises are not appropriate for T-Mobile's intended use, or if for any other reason, or no reason, T-Mobile decides not to commence its tenancy of the Premises, then T-Mobile shall have the right to terminate this Agreement without penalty upon written notice to Owner at any time during the Due Diligence Period and prior to the Term Commencement Date. Owner and T-Mobile expressly acknowledge and agree that T-Mobile's access to the Land during this Due Diligence Period shall be solely for the limited purpose of performing the Investigations and Tests, and that T-Mobile shall not be considered an owner or operator of any portion of the Land, and shall have no ownership or control of any portion of the Land (except as expressly provided in this Paragraph 2), prior to the Term Commencement Date.
3. **Term.** The term of T-Mobile's tenancy hereunder shall commence upon the start of construction of the Tenant Facilities (as defined in Paragraph 6 below), ninety (90) days following Landlord issuing a building permit or six (6) months following the Effective Date, whichever first occurs ("Term Commencement Date") and shall terminate on the fifth anniversary of the Term Commencement Date ("Term") unless otherwise terminated as provided herein. Tenant shall have the right to extend the Term for five (5) successive five (5) year periods ("Renewal Terms") on the same terms and conditions as set forth herein. This Agreement shall automatically be extended for each successive Renewal Term unless Tenant notifies Landlord of its intention not to renew prior to commencement of the succeeding Renewal Term.
4. **Rent.** Within fifteen (15) business days following the Term Commencement Date, and on the first day of each subsequent year, Tenant shall pay to Landlord as rent Sixteen Thousand Eight Hundred and 00/100 Dollars (\$16,800.00) annually ("Rent"). Rent for any fractional year at the beginning or at the end of the Term or Renewal Term shall be prorated. Rent shall be increased each year by an amount equal to three (3%) of the Rent in effect for the previous year. Rent shall be payable to Landlord at 7200 S. Huron

River Drive, Ypsilanti, Michigan 48197 Attention: Treasurer. All of Tenant's monetary obligations set forth in this Agreement are conditioned upon Tenant's receipt of an accurate and executed W-9 From from Landlord.

5. Use. From and after the Term Commencement Date, the Premises may be used by Tenant for any lawful activity in connection with the provision of communications services, and Tenant shall have the ongoing right to perform such Investigations and Tests as Tenant may deem necessary or desirable. Landlord agrees to cooperate with Tenant, at no out of pocket expense to Landlord, in making application for and obtaining all licenses, permits and any and all other necessary approvals that may be required for Tenant's intended use of the Premises.

6. Facilities; Utilities; Access

(a) Tenant has the right to construct, erect, maintain, test, replace, remove, operate and upgrade on the Premises communications facilities, including without limitation an antenna tower or pole and foundation, utility lines, transmission lines, an air conditioned equipment shelter(s), electronic equipment, transmitting and receiving antennas, microwave dishes, antennas and equipment, a power generator and generator pad, and supporting equipment and structures therefore ("Tenant Facilities"). In connection therewith, Tenant has the right to do all work necessary to prepare, maintain and alter the Premises for Tenant's business operations and to install transmission lines connecting the antennas to the transmitters and receivers. All of Tenant's construction and installation work shall be performed at Tenant's sole expense on or before the expiration or earlier termination of this Agreement, and Tenant shall repair any damage to the Premises caused by such removal. Upon the expiration or earlier termination of this Agreement, Tenant shall remove the Tenant Facilities from the Land, but is not required to remove any foundation more than one (1) foot below grade level.

(b) Tenant shall pay for the electricity it consumes in its operations at the rate charged by the servicing utility company. Tenant shall have the right to draw electricity and other utilities from the existing utilities on the Land or obtain separate utility service from any utility company that will provide service to the Land. In connection therewith, Landlord hereby grants to the local telephone, power and utility companies (as appropriate) non-exclusive rights to locate, construct, install, operate, maintain, repair, replace, alter, extend, and/or remove cable and lines on, over, under and across a portion of Landlord's Property as necessary or desirable therefore. Landlord agrees to sign such documents or easements, at no cost to Tenant or the utility companies, as may be required by said utility companies to provide such service to the Premises. Any easements necessary for such power or other utilities will be at locations reasonably acceptable to Landlord and the servicing utility company.

(c) Tenant, Tenant's employees, agents and contractors shall have access to the Premises without notice to Landlord twenty-four (24) hours a day, seven (7) days a week, at no charge. Landlord grants to Tenant, and Tenant's agents, employees and contractors, a non-exclusive right and easement for pedestrian and vehicular ingress and egress across the Land, and such right and easement may be described generally in Exhibit B.

(d) Tenant may construct an access road to the Premises ("Access Road"), across the Land as more fully described in Exhibit B, if tenant reasonably determines such Access Road is necessary for Tenant's ingress to and egress from the Premises. Tenant shall be responsible for maintaining and repairing such Access Road until the expiration or earlier termination of this Agreement, at its sole expense, less reasonable wear and tear or loss by casualty or other causes beyond Tenant's reasonable control. Landlord shall be responsible for any damages to the Access Road caused by use of the Access Road by Landlord, or Landlord's agents, employees, licensees, invitees or contractors, and shall be responsible for maintaining and repairing the Access Road from and after the expiration or earlier termination of this Agreement, which costs shall be Landlord's sole responsibility.

7. **Interference**

(a) Tenant shall operate the Tenant Facilities in compliance with all Federal Communications Commission ("FCC") requirements including those prohibiting interference to communications facilities of Landlord or other lessees or licensees of the Land, provided that the installation and operation of any such facilities predate the installation of the Tenant Facilities.

(b) Subsequent to the installation of the Tenant Facilities, Landlord will not, and will not permit its lessees or licensees to, install new equipment on or make any alterations to the Land or property contiguous thereto owned or controlled by Landlord, if such modifications are likely to cause interference with Tenant's operations. In the event interference occurs, Landlord agrees to use best effort to eliminate such interference in a reasonable time period. Landlord's failure to comply with this paragraph shall be a material breach of this Agreement.

8. **Taxes.** If personal property taxes are assessed, upon receipt of the summer and winter personal property tax bills, currently sent out by the Township on or about July 1 and December 1, respectively, Tenant shall pay any portion of such taxes directly attributable to the Tenant Facilities. Landlord shall pay when due all real property taxes, assessments and deferred taxes on the Land.

9. **Waiver of Landlord's Lien**

(a) Landlord waives any lien right it may have concerning the Tenant Facilities, all of which are deemed Tenant's personal property and not fixtures, and Tenant has the right to remove the same at any time without Landlord's consent.

(b) Landlord acknowledges that Tenant has entered into a financing arrangement including promissory notes and financial and security agreements for the financing of the Tenant Facilities ("Collateral") with a third party financing entity (and may in the future enter into additional financing arrangements with other financing entities). In connection therewith, Landlord (i) consents to the installation of the Collateral; (ii) disclaims any interest in the Collateral, as fixtures or otherwise; and (iii) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any Rent due or to become due and that such Collateral may be removed at any time without recourse to legal proceedings.

10. **Termination.** This Agreement may be terminated without further liability on thirty (30) days prior written notice as follows: (i) by either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default, except that this Agreement shall not be terminated if the default cannot reasonably be cured within such sixty (60) day period and the defaulting party has commenced to cure the default within such sixty (60) day period and diligently pursues the cure to completion; provided that the grace period for any monetary default is ten (10) days from receipt of written notice; or (ii) by tenant if it does not obtain or maintain any license, permit or other approval necessary for the construction and operation of the Tenant Facilities; or (iii) by Tenant if Tenant is unable to occupy and utilize the Premises due to an action of the FCC, including without limitation, a take back of channels or change in frequencies; or (iv) by Tenant if any environmental report for the Land reveals the presence of any Hazardous Material after the Term Commencement Date; or (v) by Tenant if Tenant determines that the Premises are not appropriate for its operations for economic or technological reasons, including, without limitation, signal interference; or (vi) by Tenant if the Landlord fails to deliver to Tenant an executed memorandum of agreement or non-disturbance and attornment agreement pursuant to Paragraphs 19(g) and (h) below. Upon termination, any prepaid Rent shall be refunded to Tenant within thirty (30) days of termination.

11. **Destruction or Condemnation.** If the Premises or Tenant Facilities are damaged, destroyed, condemned or transferred in lieu of condemnation, Tenant may elect to terminate this Agreement as of the

date of the damage, destruction, condemnation or transfer in lieu of condemnation by giving notice to Landlord no more than forty-five (45) days following the date of such damage, destruction, condemnation or transfer in lieu of condemnation. If Tenant chooses not to terminate this Agreement, Rent shall be reduced or abated in proportion to the actual reduction or abatement of use of the Premises.

12. Insurance

(a) Tenant, at Tenant's sole cost and expense, shall procure and maintain commercial general liability ("CGL") insurance covering bodily injury and property damage with a combined single limit of at least One Million and 00/100 Dollars (\$1,000,000.00) per occurrence. Subject to the standard exclusions and limitations of CGL policies, such insurance shall insure, on an occurrence basis, against all liability of Tenant, its employees and agents arising out of or in connection with Tenant's use of the Premises, all as provided for herein. Within thirty (30) days following the Effective Date, Tenant shall provide Landlord with a certificate of insurance ("COI") evidencing the coverage required by this Paragraph 12. Alternatively, Tenant shall have the option of providing Landlord with evidence of such coverage electronically by providing to Landlord a Uniform Resource Locator ("URL") Link to access Tenant's memorandum of insurance ("MOI") website in order for Landlord to review the coverage required by this Paragraph 12.

(b) Landlord shall be named as an additional insured on Tenant's policy.

13. Waiver of Subrogation- Landlord and Tenant release each other and their respective principals, employees, representatives and agents, from any claims for damage to any person or to the Land or the Premises or to the Tenant Facilities or any other property thereon caused by, or that result from, risks insured against under any insurance policies carried by the parties and in force at the time of any such damage. Landlord and Tenant shall cause each insurance policy obtained by them to provide that the insurance company waives all right of recovery by way of subrogation against the other in connection with any damage covered by any policy. Neither Landlord nor Tenant shall be liable to the other for any damage cause by any of the risks insured against under any insurance policy required by Paragraph 12.

14. Liability and Indemnity. Landlord and Tenant shall each indemnify, defend and hold the other harmless from and against all claims, losses, liabilities, damages, costs, and expenses (including reasonable attorneys' and consultants' fees, costs and expenses) (collectively "Losses") arising from the indemnifying party's breach of any term or condition of this Agreement or from the negligence or willful misconduct of the indemnifying party or its agents, employees or contractors in or about the Land. The duties described in this Paragraph 14 shall apply as of the Effective Date of this Agreement and survive the termination of this Agreement.

15. Assignment and Subletting. Tenant may assign this Agreement, or sublet or license the Premises or any portion thereof, which shall be evidenced by written notice thereof to Landlord within a reasonable period of time thereafter. Upon assignment, Tenant shall be relieved of all future performance, liabilities, and obligations under this Agreement, provided that the assignee assumes all of Tenant's obligations herein. Landlord may assign this Agreement, which assignment may be evidenced by written notice to Tenant within a reasonable period of time thereafter, provided that the assignee assumes all of Landlord's obligations herein, including but not limited to, those set forth in Paragraph 9 ("Waiver of Landlord's Lien") above. This Agreement shall run with the Land and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives, heirs and assigns. Notwithstanding anything to the contrary contained in this Agreement, Tenant may assign, mortgage, pledge, hypothecate or otherwise transfer without notice or consent its interest in this Agreement to any financing entity, or agent on behalf of any financing entity to whom Tenant (i) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.

16. **Warranty of Title and Quiet Enjoyment.** Landlord warrants that: (i) Landlord owns the Land in fee simple, has rights of access thereto from the nearest public roadway, which Tenant is legally permitted to use, and the Land and access rights are free and clear of all liens, encumbrances and restrictions except those of record as of the Effective Date; and (ii) Landlord covenants and agrees with Tenant that Tenant may peacefully and quietly enjoy the Premises and such access thereto, provided that Tenant is not in default hereunder after notice and expiration of all cure periods.

17. **Repairs.** Tenant shall repair any damage to the Premises or Land caused by the negligence or willful misconduct of Tenant. Except as set forth in Paragraph 6(a) above, upon expiration or termination hereof, Tenant shall repair the Premises to substantially the condition in which it existed upon start of construction, reasonable wear and tear and loss by casualty or other causes beyond Tenant's reasonable control excepted.

18. **Hazardous Material**

(a) As of the Effective Date of this Agreement: (1) tenant hereby represents and warrants that it shall not use, generate, handle, store or dispose of any Hazardous Material in, on, under, upon or affecting the Land in violation of any Environmental Law (as defined below), and (2) Landlord hereby represents and warrants that (i) it has no knowledge of the presence of any Hazardous Material located in, on, under, upon or affecting the Land in violation of any Environmental Law; (ii) no notice has been received by or on behalf of landlord from, and landlord has no knowledge that notice has been given to any predecessor owner or operator of the Land by, and governmental entity or any person or entity claiming any violation of, or requiring compliance with any Environmental Law for any environmental damage (or the presence of any Hazardous Material) in, on, under, upon or affecting the Land; and (iii) it will not permit itself or any third party to use, generate, handle, store or dispose of any Hazardous Material in, on, under, upon, or affecting the Land in violation of any Environmental Law.

(b) Without limiting Paragraph 14, Landlord and Tenant shall each indemnify, defend and hold the other harmless from and against all Losses (specifically including, without limitation, attorneys', engineers', consultants' and experts' fees, costs and expenses) arising from (i) any breach of any representation or warranty made in this Paragraph 18 by such party; and/or (ii) environmental conditions or noncompliance with any Environmental Law (as defined below) that result, in the case of Tenant, from operations in or about the Land by Tenant or Tenant's agents, employees or contractors, and in the case of Landlord, from the ownership or control of, or operations in or about, the Land by Landlord or Landlord's predecessors in interest, and their respective agents, employees, contractors, tenants, guests or other parties. The provisions of this Paragraph 18 shall apply as of the Effective Date of this Agreement and survive termination of this Agreement.

(c) **"Hazardous Material"** means any solid, gaseous or liquid wastes (including hazardous wastes), regulated substances, pollutants or contaminants or terms of similar import, as such terms are defined in any Environmental Law, and shall include, without limitation, any petroleum or petroleum products or by-products, flammable explosives, radioactive materials, asbestos in any form, polychlorinated biphenyls and any other substance or material which constitutes a threat to health, safety, property or the environment or which has been or is in the future determined by any governmental entity to be prohibited, limited or regulated by any Environmental Law.

(d) **"Environmental Law"** means any and all present or future federal, state or local laws, rules, regulations, codes, ordinances, or by-laws, and any judicial or administrative interpretative thereof, including orders, decrees, judgments rulings, directives or notices of violation, that create duties, obligations or liabilities with respect to: (i) human health; or (ii) environmental pollution, impairment or disruption, including, without limitation, laws governing the existence, use, storage, treatment, discharge, release, containment, transportation, generation, manufacture, refinement, handling, production, disposal,

or management of any Hazardous Material, or otherwise regulating or providing for the protection of the environment.

19. **Miscellaneous.**

(a) This Agreement constitutes the entire agreement and understanding between the parties and supersedes all offers, negotiations and other agreements concerning the subject matter contained herein. Any amendments to this Agreement must be in writing and executed by both parties.

(b) Both parties represent and warrant that their use of the Land and their real and personal property located thereon is in compliance with all applicable, valid and enforceable statutes, laws, ordinances and regulations of any competent government authority.

(c) If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(d) This Agreement shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

(e) Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, or reliable overnight courier to the address of the respective parties set forth below:

Landlord:

Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197
Attn: Clerk
Phone: (734) 484-4700

Tenant:

T-Mobile Central, LLC
12920 SE 38th Street
Bellevue, WA 98006
Attn: PCS Lease Administrator

T-Mobile, Central LLC
12170 Merriman
Livonia, MI 48150
Attn: Lease Administration Manager

With a copy to:

T-Mobile Central, LLC
c/o T-Mobile USA, Inc.
8550 W. Bryn Mawr Ave.
Chicago, IL 60631
Attn: Lease Administration Manager

Landlord or Tenant may from time to time designate any other address for this purpose by written notice to the other party. All notices hereunder shall be deemed received upon actual receipt or refusal to accept delivery.

(f) This Agreement shall be governed by the laws of the State of Michigan.

(g) Landlord agrees to execute and deliver to Tenant a Memorandum of Agreement in the form annexed hereto as Exhibit C and acknowledges that such Memorandum of Agreement will be recorded by Tenant in the official records of the County where the Land is located.

(h) In the event the Land is encumbered by a mortgage or deed of trust, Landlord agrees to obtain and deliver to Tenant an executed and acknowledged non-disturbance and attornment instrument for each such mortgage or deed of trust in a recordable form reasonably acceptable to both parties.

(i) Landlord agrees to fully cooperate with Tenant (including obtaining and/or executing necessary documentation) to clear any outstanding title issues that could adversely affect Tenant's interest in the Premises created by this Agreement.

(j) In any case where the approval or consent of one party hereto is required, requested or otherwise to be given under this Agreement, such party shall not unreasonably delay or withhold its approval or consent.

(k) Each of the parties hereto represent and warrant that they have the right, power, legal capacity and authority to enter into and perform their respective obligations under this Agreement.

(l) Both parties took part in the negotiation of this Agreement and agree that legal concepts intended to construe the Agreement against the drafter will not apply against either party.

(m) In the event of any breach or default by either party, the other party shall be entitled to all rights and remedies provided for in this Agreement and/or available at law, in equity, by statute or otherwise, all of which rights and remedies shall be cumulative (and not exclusive).

(n) The captions and headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision of this Agreement.

(o) All Recitals set forth above, and all Riders and Exhibits annexed hereto, form material parts of this Agreement and are hereby incorporated herein by this reference.

(p) This Agreement may be executed in duplicate counterparts, each of which shall be deemed an original.

20. **Supplier Diversity.** T-Mobile is committed to equal employment and vendor diversity. As part of this commitment, it is the policy of T-Mobile that small business concerns, veteran-owned small business concerns, HUBZone small business concerns, women-owned small business concerns, small disadvantaged business concerns (including 8(a) business concerns) and historically black colleges and universities and minority institutions ("Diverse Suppliers," as further defined below) shall have the maximum practicable opportunity to participate in performance of contracting between T-Mobile and its vendors. The term "Diverse Supplier(s)" shall mean and be defined as set forth in Federal Acquisition Regulation Part 19 and 13 C.F.R. Part 121. In addition, "Historically black colleges and universities," as included in the definition of "Diverse Suppliers" for purposes of this Agreement, shall mean and include institutions determined by the Secretary of Education to meet the requirements of C.F.R. Section 608.2; any nonprofit research institution that was an integral part of such a college or university before November 14, 1986; and "Minority institutions," as included in the definition of "Diverse Suppliers" for purposes of this Agreement, shall mean institutions meeting the requirements of Section 1046(3) of the Higher Education Act of 1965 (20 U.S.C. Section 1135d-5(3)); and also Hispanic-serving institutions as defined in Section 316(b)(1) of such Act (20 U.S.C. Section 1059c(b)(1)). Landlord shall confirm in the space below whether or not Landlord reasonably believes it qualifies as a Diverse Supplier.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date of the last signature below.

LANDLORD:

Township of Ypsilanti,
a Michigan municipal corporation

By: [Signature]
Name: Kristina Janner
Title: Supervisor
Date: July 18, 2006

TENANT:

T-Mobile Central LLC.,
a Delaware Limited Liability Company

By: [Signature]
Name: Michael S. Hogan
Title: Director of Engineering & Operation
Date: 7/21/06

By: [Signature]
Name: Brenda L. Stumbo
Title: Clerk
Date: 7/18/06
Tax I.D. _____

Diverse Supplier: Yes No

EXHIBIT A

DESCRIPTION OF LAND

to the Agreement dated _____, 2006, by and between Township of Ypsilanti, a Michigan municipal corporation, as Landlord, and T-Mobile Central, LLC., a Delaware Limited Liability Company, as Tenant.

The Land is described and/or depicted as follows (metes and bounds description):

APN: 11-01-200-003

A WRITTEN DESCRIPTION OF THE LAND WILL BE PRESENTED HERE OR ATTACHED HERETO

County of Washtenaw, Township of Ypsilanti, State of Michigan, is described as follows:

SURVEYOR'S NOTE

- 1.) THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.
- 2.) THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON MAY 13, 2004.
- 3.) NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BH#1: ELEV. 731.50

BOX CUT ON S.E. CORNER OF CONCRETE PAD TO ELECTRIC TRANSFORMER.

BH#2: ELEV. 734.19

R.R. SPIKE WEST SIDE POWER POLE N.E. CORNER OF GRAVEL DRIVE TO WATER TANK # HOLMES ROAD.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE PARENT PARCEL DESCRIPTION TO GIVEN DRAWING TO TRUE NORTH. ROTATE CLOCKWISE 00°17'33".

ZONING DATA

SUBJECT SITE ZONING

I-1 LIGHT INDUSTRIAL

SETBACKS

FRONT: HEIGHT OF TOWER

REAR: HEIGHT OF TOWER

SIDE: HEIGHT OF TOWER

LEASE SITE AREA: 2500 sq.ft.

PARCEL AREA: 1,576,820 sq.ft.

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE TOWNSHIP OF YPSILANTI, WASHINGTON COUNTY, MICHIGAN, COMMUNITY PANEL NUMBER 280542 0005 IN DATED JUNE 15, 1981, AND FIND THAT THE PROJECT SITE IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD ZONE.

LATITUDE & LONGITUDE

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARNONHAM ACCURACY NETWORK (NAD83/1894).

LATITUDE: 42°15'17.85" N

LONGITUDE: 83°33'34.24" W

FAA CERTIFICATION

RE: AERONAUTICAL STUDY

FOR AERONAUTICAL STUDY NO. _____ I CERTIFY THAT THE LATITUDE 42° 15' 17.85" NORTH AND LONGITUDE 83° 33' 34.24" WEST ARE WITHIN +/- 50 FEET HORIZONTALLY, AND THE SITE ELEVATION 730' AMSL, PLANNED STRUCTURE HEIGHT, 120' AGL, AND PLANNED OVERALL HEIGHT, 85'0" AMSL, ARE WITHIN +/- 20 FEET IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND EXPRESSED AS DECILES, MINUTES AND SECONDS. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE DETERMINED TO THE NEAREST FOOT.

SITE INFORMATION

PROPERTY OWNER: CHARTER TOWNSHIP OF YPSILANTI

PARCEL NUMBER: K-11-01-200-002

ZONING CLASSIFICATION: I-1 LIGHT INDUSTRIAL

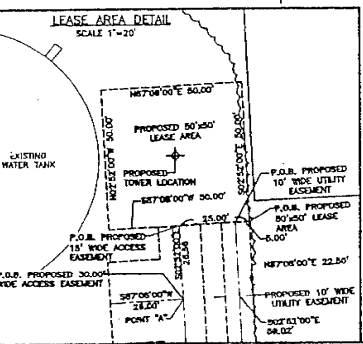
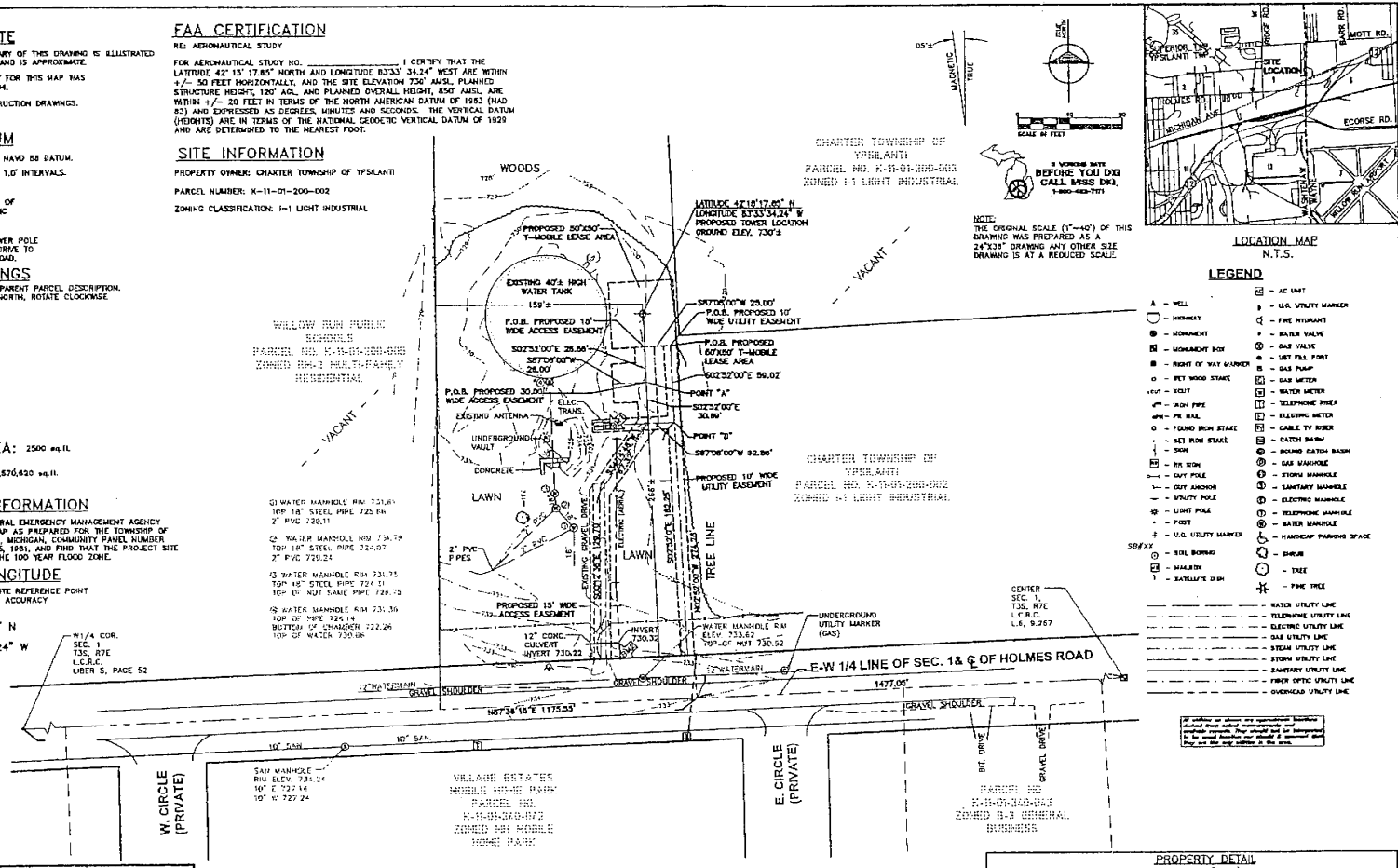
CHARTER TOWNSHIP OF YPSILANTI
PARCEL NO. K-11-01-200-002
ZONING I-1 LIGHT INDUSTRIAL

LATITUDE 42°15'17.85" N
LONGITUDE 83°33'34.24" W
PROPOSED TOWER LOCATION
GROUND ELEV. 730.3'

WILLOW RUN PUBLIC SCHOOLS
PARCEL NO. K-11-01-030-008
ZONING R-2-2 MEETS-FAMILY RESIDENTIAL

CHARTER TOWNSHIP OF YPSILANTI
PARCEL NO. K-11-01-200-002
ZONING I-1 LIGHT INDUSTRIAL

CHARTER TOWNSHIP OF YPSILANTI
PARCEL NO. K-11-01-200-002
ZONING I-1 LIGHT INDUSTRIAL



LEGAL DESCRIPTION

PARENT PARCEL (PER TAX DESCRIPTION)
 BEG AT CENT OF SEC WHICH IS THE POB; TH S 87°-04'-15 W 1674.37 FT IN E & W 1/4 LINE; TH N 00°-10'-10 W 1470.16 FT; TH N 87°-04'-55 E 651.18 FT IN THE CENTER OF CLARK ROAD; TH S 21°-57'-50 E 486.79 FT; TH S 87°-08'-00 W 676.72 FT; TH S 02°-52'-00 E 730 FT; TH N 87°-08'-00 E 850 FT; TH N 02°-52'-00 W 726 FT; TH N 87°-08'-00 E 206 FT; TH N 02°-52'-00 W 440 FT; TH N 87°-04'-35 E 146.27 FT; TH S 02°-53'-05 E 115 FT; TH N 87°-04'-55 E 228.72 FT; TH S 00°-10'-10 E 1371.04 FT IN W & S 1/4 LINE TO PL. OF BEG. BEING PART OF NW 1/4 SEC. 1, T25-S-R7E, 36.05 AC.

LEGAL DESCRIPTION

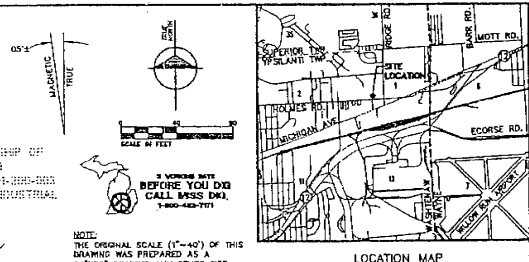
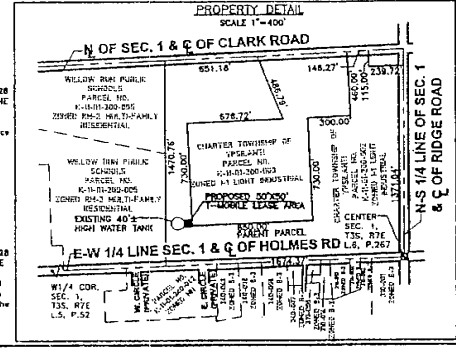
LEASE AREA
 All that part of the Northwest 1/4 of Section 1, Town 3 East, 7th Range 7 East, Ypsilanti Township, Washington County, Michigan, described as follows: the West 1/4 corner of Section 1; thence North 87°26'15" East 1175.55 feet along the East-West 1/4 line of said section; thence North 02°52'00" West 274.28 feet; thence South 87°08'00" West 25.00 feet to the PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 02°52'00" East 26.56 feet to Point "A"; thence continuing South 02°52'00" East 30.89 feet; thence South 34°1'48" West 87.22 feet; thence South 00°72'34" East 128.70 feet to the Northerly right of way line of Holmes Road (86 feet wide) for the place of ending of this centerline description; thence proceeding as described to Point "A" for the PLACE OF BEGINNING OF A 30.00 FOOT WIDE CENTERLINE DESCRIPTION; thence South 87°08'00" West 25.00 feet to the place of ending of this centerline description.

LEGAL DESCRIPTION

UTILITY EASEMENT
 A 10.00 foot wide easement in that part of the Northwest 1/4 of Section 1, Town 3 South, Range 7 East, Ypsilanti Township, Washington County, Michigan, the centerline of which is described as: Commencing at the West 1/4 corner of Section 1; thence North 87°26'15" East 1175.55 feet along the East-West 1/4 line of said section; thence North 02°52'00" West 274.28 feet; thence South 87°08'00" West 25.00 feet to the PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 02°52'00" East 59.02 feet to Point "B"; thence continuing South 02°52'00" East 182.23 feet to the Northerly right of way line of Holmes Road for the place of ending of this centerline description; thence South 87°08'00" West 82.06 feet to the place of beginning of this centerline description.

LEGAL DESCRIPTION

A 10.00 foot wide easement in that part of the Northwest 1/4 of Section 1, Town 3 South, Range 7 East, Ypsilanti Township, Washington County, Michigan, the centerline of which is described as: Commencing at the West 1/4 corner of Section 1; thence North 87°26'15" East 1175.55 feet along the East-West 1/4 line of said section; thence North 02°52'00" West 274.28 feet; thence South 87°08'00" West 25.00 feet to the PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 02°52'00" East 59.02 feet to Point "B"; thence continuing South 02°52'00" East 182.23 feet to the Northerly right of way line of Holmes Road for the place of ending of this centerline description; thence South 87°08'00" West 82.06 feet to the place of beginning of this centerline description.



LEGEND

- A - WELL
- HIGHWAY
- ⊖ - MOUND
- ⊖ - MOUND
- ⊖ - RIGHT OF WAY GRINDER
- - NET WOOD STAKE
- SPLIT
- HIGH PIPE
- PE HALL
- FOUND BORN STAKE
- 3/4 IRON STAKE
- SIGN
- AIR SIGN
- GUY POLE
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- POST
- U.S. UTILITY MARKER
- - SLO BORING
- ⊖ - MOUND
- ⊖ - SATELLITE DISH
- AC UNIT
- - FIRE HYDRANT
- ⊖ - WATER VALVE
- ⊖ - GAS VALVE
- ⊖ - LIFT PUMP MOTOR
- ⊖ - GAS PUMP
- ⊖ - GAS METER
- ⊖ - WATER METER
- ⊖ - TELEPHONE METER
- ⊖ - TELEPHONE METER
- ⊖ - CATCH BASIN
- ⊖ - RAIN GARDEN BASIN
- ⊖ - GAS MANHOLE
- ⊖ - STORM MANHOLE
- ⊖ - SANITARY MANHOLE
- ⊖ - ELECTRIC MANHOLE
- ⊖ - TELEPHONE MANHOLE
- ⊖ - WATER MANHOLE
- ⊖ - HANDED PARKING SPACE
- SLOPE
- - TREE
- - TREE
- - TREE
- TELEPHONE UTILITY LINE
- TELEPHONE UTILITY LINE
- SLOPE UTILITY LINE
- SLOPE UTILITY LINE
- SLOPE UTILITY LINE
- SLOPE UTILITY LINE
- SLOPE UTILITY LINE
- SLOPE UTILITY LINE
- SLOPE UTILITY LINE
- SLOPE UTILITY LINE
- SLOPE UTILITY LINE

T-Mobile
 T-MOBILE
 VOICEMAIL RECORDING INC.
 3270 MIDWAY RD.
 LYONS, MI 48188
 Phone: 734.287.7300
 Fax: 734.287.7342

YCUA
 DE05751C
 Project Manager: Tom Strohmann
 Office #: 847.686.8400

REVISIONS	NO.	DESCRIPTION	DATE
1	1	NOTATED TO PARENT PARCEL BOUNDARY, ADDS JOB NUMBER	04/04/04
2	2	REVISED BORING/UTILITY EXISTENT	04/04/04
3	3	REVISED TOWER HEIGHT	10/12/04

Williams & Works
 FEDERAL REGISTERED PROFESSIONAL ENGINEER
 1440 NORTH ZEEB RD., ZEEB, MI 49689
 RANDY J. WILSON P.E., 22654

Surveyor's Seal
 RANDY J. WILSON
 LICENSE NO. 22654
 MICHIGAN SURVEYOR
 EXPIRES 12/31/07
 DATE: 05/14/04
 DWD BY: W.B.U.
 SCALE: 1"=40'
 SURVEYED: M.A.M./J.F.
 UPDATE: WBI121505
 CHKD BY: R.H.K.
 PROJECT NO.: 702146.018

YCUA
 SITE NUMBER

DE05751C
 SITE ADDRESS

2801 HOLMES RD.
 YPSILANTI, MI 48197
 SHEET TITLE

SS-1
 SHEET NUMBER

EXHIBIT B

DESCRIPTION OF PREMISES

to the Agreement dated _____, 2006, by and between Township of Ypsilanti, a Michigan municipal corporation, as Landlord, and T-Mobile Central, LLC., a Delaware Limited Liability Company, as Tenant.

The Premises are described and/or depicted as follows:

A DRAWING OF THE PREMISES WILL BE PRESENTED HERE OR ATTACHED HERETO

Notes:

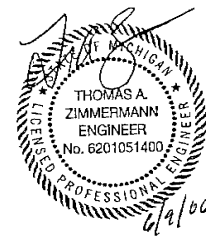
1. Tenant may replace this Exhibit with a survey of the Premises once Tenant receives it.
2. The Premises shall be setback from the Land's boundaries as required by the applicable governmental authorities.
3. The access road's width will be the width required by the applicable governmental authorities, including police and fire departments.
4. Without in any way limiting Paragraph 6 (or Tenant's right to make future changes), Tenant intends to initially install up to twelve (9) antennas, fifteen (18) coaxial cables and three GPS signal units and connections. The type, number, mounting positions and locations of antennas and transmission lines are illustrative only. The actual types, numbers, mounting positions and locations may vary from what is shown above.
5. The locations of any utility easements are illustrative only. The actual locations will be determined by the servicing utility company in compliance with all local laws and regulations.

T-Mobile® USA, INC.

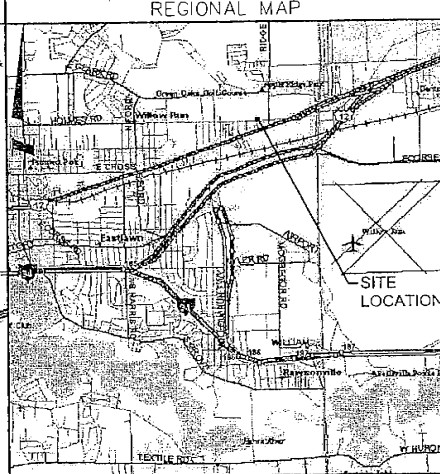
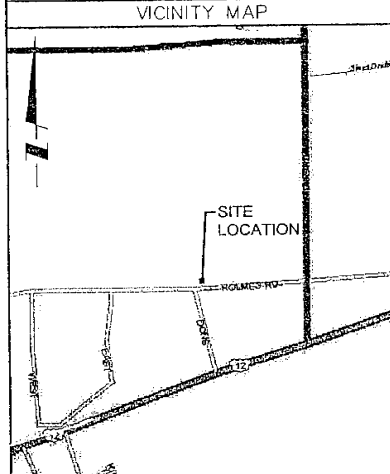
12170 MERRIMAN ROAD
LIVONIA, MI 48150

SITE NUMBER: DE05751
SITE NAME: HOLMES ROAD RL

PROPOSED ANTENNA MOUNT ON A PROPOSED 120' MONOPOLE
WITH COMMUNICATIONS EQUIPMENT CABINETS



CONSULTANT TEAM	
PROJECT CONSULTANT:	TERRA CONSULTING GROUP, LTD. 600 BUSSE HIGHWAY PARK RIDGE, IL 60058 (847) 698-6400
SURVEYOR:	WILLIAMS & WORKS 549 OTTAWA, N.W. GRAND RAPIDS, MI 49503 (616) 224-1500



PROJECT INFORMATION	
SITE NUMBER:	DE05751
SITE NAME:	HOLMES ROAD RL
SITE ADDRESS:	2801 HOLMES YPSILANTI, MI 48197
PROPERTY OWNER:	YPSILANTI TWP. 7200 S. HURON RIVER DR. YPSILANTI, MI 48197
CONTACT PERSON:	JEFF ALLEN (734) 464-0073
APPLICANT:	T-MOBILE USA, INC. 12170 MERRIMAN ROAD LIVONIA, MI 48150
CONTACT PERSON:	CHRIS FURR (704) 287-6998
LATITUDE (FROM 2C):	42° 15' 17.65"N
LONGITUDE (FROM 2C):	83° 33' 34.24"W
ZONING CLASSIFICATION:	I-1 LIGHT INDUSTRIAL
P.L.N.:	K-11-01-200-003
HANDICAPPED REQUIREMENTS: FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED.	
PLUMBING REQUIREMENTS: FACILITY HAS NO PLUMBING.	
LIGHTING: FACILITY CONTAINS NO PROPOSED LIGHTING. TOWER WILL NOT BE LIT.	

SHEET INDEX		
SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	5.
SS-1	SITE SURVEY	1.
LP	LOCATION PLAN	5.
C-1	ENGINEERING SITE PLAN	5., 7.
C-2	SITE GRADING PLAN	5.
C-2A	SITE DRAINAGE PLAN	5.
C-3	EQUIPMENT SLAB DETAILS	4.
C-4	SITE DETAILS	5.
C-5	DRIVEWAY PLAN & PROFILE	4.
C-6	SITE DETAILS	4., 6.
ANT-1	SITE ELEVATION AND ANT. MOUNTING DETAILS	4., 7.
E-1	UTILITY ROUTING PLAN	4.
E-2	ELECTRICAL SITE AND GROUNDING PLAN	4.
E-3	ELECTRICAL AND GROUNDING DETAILS	4.
E-4	ELECTRICAL AND GROUNDING DETAILS	4.
E-5	CABINET DETAILS AND NOTES	4.
L-1	LANDSCAPE PLAN	4.
EX-1	AERIAL PHOTO EXHIBIT	4.
N-1	GENERAL NOTES	4.

DRIVING DIRECTIONS

FROM LOCAL T-MOBILE OFFICE: GO NORTH ON MERRIMAN TURN RIGHT ONTO SCHOOL CRAFT, TAKE THE I-96 W, TAKE I-275 SOUTH, EXIT ON US-12 (MICHIGAN AVE), GO WEST ON US-12 TURN RIGHT ON RIDGE ROAD, TURN LEFT ON CLARK RD.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

LANDLORD	ZONING	CONSTRUCTION FIELD MGR.
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
RF ENGINEER	OPERATIONS	SITE ACQUISITION
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____

APPROVALS			
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
OPERATIONS	SITE ACQUISITION		
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____

T-Mobile

NOT FOR CONSTRUCTION. THIS DOCUMENT IS THE PROPERTY OF T-MOBILE USA, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. FOR MORE INFORMATION, CONTACT T-MOBILE USA, INC. AT 1-800-482-7171.

TERRA CONSULTING GROUP, LTD.

600 Busse Highway
Park Ridge, IL 60058
Tel: 847/698-6400
Fax: 847/698-6400

NO.	DATE	DESCRIPTION
1	5/20/04	ISSUED FOR CONSTRUCTION
2	5/19/04	REVISED PER TOWNSHIP, COUNTY COMMENTS
3	12/10/05	REVISED TOWNSHIP, COUNTY COMMENTS
4	12/17/05	REVISED FOR FINAL
5	2/24/06	AUTOMATIC UPDATES PER TOWNSHIP COMMENTS
6	2/24/06	CONDUCTING SECTION REVISIONS
7	2/24/06	NOTE FOR TOWNSHIP REVISIONS AND

SITE DE05751C

HOLMES ROAD RL

2801 HOLMES
YPSILANTI, MI 48197

DRAWN BY: CKD
CHECKED BY: TAZ
DATE: 5/17/04
PROJECT #: 0255

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

SURVEYOR'S NOTE

- 1) THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.
- 2) THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON MAY 13, 2004.
- 3) NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 86 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BWP1: ELEV. 731.50
BOX CUT ON S.E. CORNER OF CONCRETE PAD TO ELECTRIC TRANSFORMER.

BWP2: ELEV. 734.16
R.R. SPIKE WEST SIDE POWER POLE W.E. CORNER OF GRAVEL DRIVE TO WATER TANK & HOLMES ROAD.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE PARENT PARCEL DESCRIPTION, TO GREAT BRASSING TO TRUE NORTH, ROTATE CLOCKWISE 0017'33".

ZONING DATA

SUBJECT SITE ZONING: I-1 LIGHT INDUSTRIAL
SETBACKS:
FRONT: HEIGHT OF TOWER
REAR: HEIGHT OF TOWER
SIDE: HEIGHT OF TOWER

LEASE SITE AREA: 2500 sq.ft.

PARCEL AREA: 1,570,620 sq.ft.

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE TOWNSHIP OF YPSILANTI, WASHINGTON COUNTY, MICHIGAN, COMMUNITY PANEL NUMBER 200542 DDD-B DATED JUNE 15, 1981, AND FIND THAT THE PROJECT SITE IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD ZONE.

LATITUDE & LONGITUDE

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY NETWORK) NAD83 (1983).
LATITUDE: 42°15'17.65" N
LONGITUDE: 83°33'34.24" W

FAA CERTIFICATION

RE: AERONAUTICAL STUDY

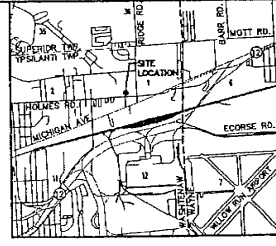
FOR AERONAUTICAL STUDY NO. _____ I CERTIFY THAT THE LATITUDE 42° 15' 17.65" NORTH AND LONGITUDE 83° 33' 34.24" WEST ARE WITHIN +/- 50 FEET HORIZONTALLY, AND THE SITE ELEVATION 730' AMSL, PLANNED STRUCTURE HEIGHT, 120' ABL, AND PLANNED OVERALL HEIGHT, 850' ABL, ARE WITHIN +/- 20 FEET IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND EXPRESSED AS DEGREES, MINUTES AND SECONDS. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF THE NATIONAL GEODESIC VERTICAL DATUM OF 1929 AND ARE DETERMINED TO THE NEAREST FOOT.

SITE INFORMATION

PROPERTY OWNER: CHARTER TOWNSHIP OF YPSILANTI
PARCEL NUMBER: K-11-61-200-002
ZONING CLASSIFICATION: I-1 LIGHT INDUSTRIAL

CHARTER TOWNSHIP OF YPSILANTI
PARCEL NO. K-11-61-200-002
ZONING I-1 LIGHT INDUSTRIAL

NOTE: THE ORIGINAL SCALE (1"=40') OF THIS DRAWING WAS PREPARED AS A 24"X36" DRAWING ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.



LEGEND

- WELL
- HIGHWAY
- MONUMENT
- MONUMENT BOX
- BURST OF WAY MARKER
- X-OUT
- HIGH PIPE
- PE MARK
- FOUND DECK STAKE
- SET PIN STAKE
- DOOR
- CUT POLE
- UTILITY POLE
- LIGHT POLE
- POST
- U.S. UTILITY MARKER
- SOFTEN
- WALL
- SATELLITE DISH
- U.S. UTILITY MARKER
- PIPE MONUMENT
- PIPE MONUMENT
- WATER VALVE
- GAS VALVE
- LOST FILL POST
- GAS FLAMP
- GAS METER
- WATER METER
- ELECTRIC RISER
- ELECTRIC METER
- CABLE TV RISER
- CATCH BASIN
- ROUND CATCH BASIN
- GAS MANHOLE
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- HANDICAP PARKING SPACE
- SHRUB
- TREE
- PAVE TREE
- WATER UTILITY LINE
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
- GAS UTILITY LINE
- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FINCH OFFICE UTILITY LINE
- OVERHEAD UTILITY LINE

T-Mobile
7-MOBILE
VOICESTREAM MEGACAM, INC.
5170 HERRMAN RD.
LYONIA, MI 48183
Phone: 734.967.7200
Fax: 734.967.7242

YCUA
DE0576C
Project Manager: Tom Zimmerman
Drawn By: BJT/088/6/00

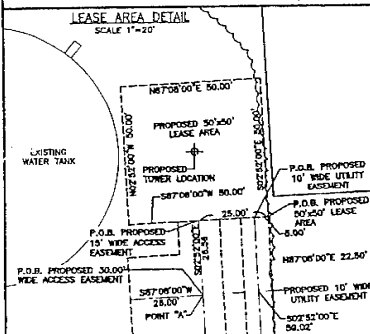
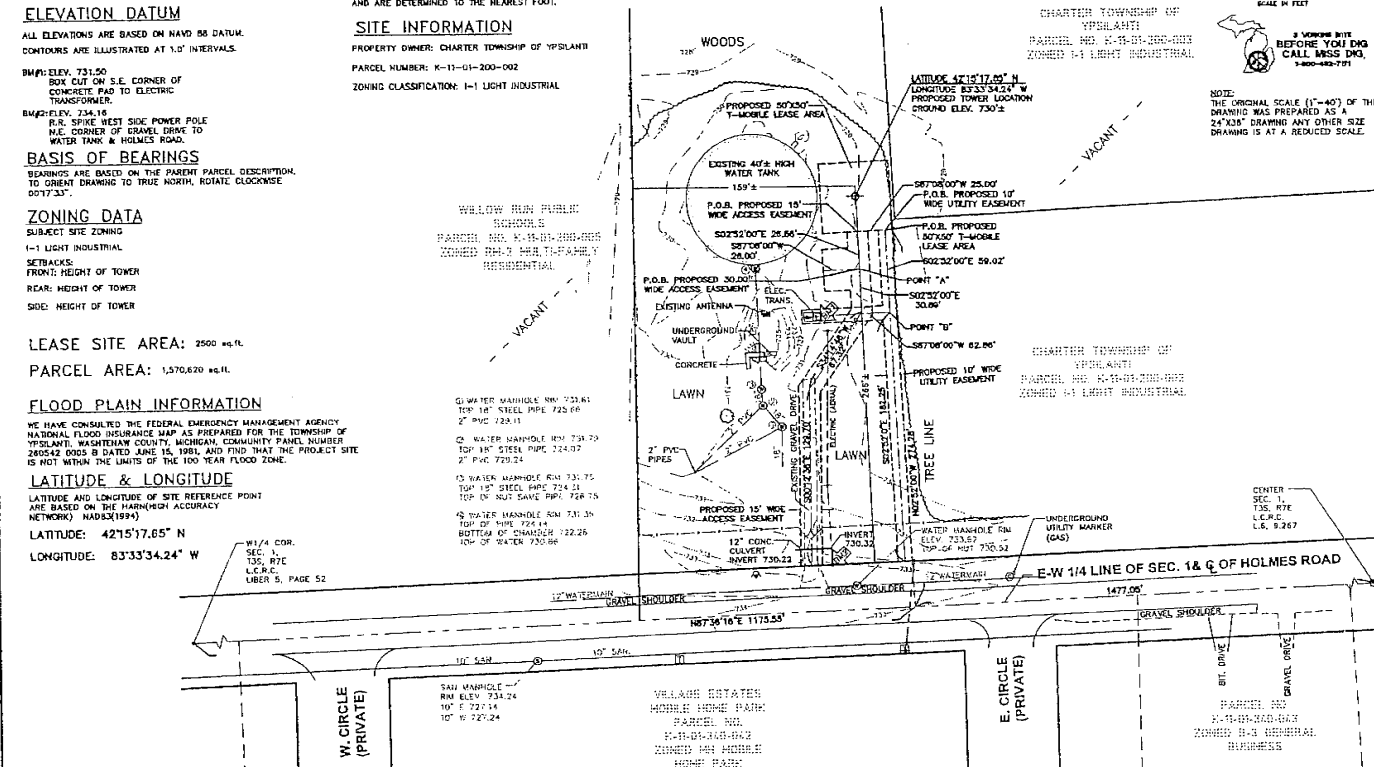
REVISIONS	NO.	DESCRIPTION	DATE
	1	ISSUED TO PARENT PARCEL	04/28/04
	2	REVISED IMPROVEMENTS	04/28/04
	3	REVISED TOWER HEIGHT	11/14/04

Williams & Works
612.291.1800 Phone • 612.291.1551 Fax
545 Collins Ave SW • Grand Rapids, MI 49503

Randy J. Kelso
RANDY J. KELSO, P.S. 25854

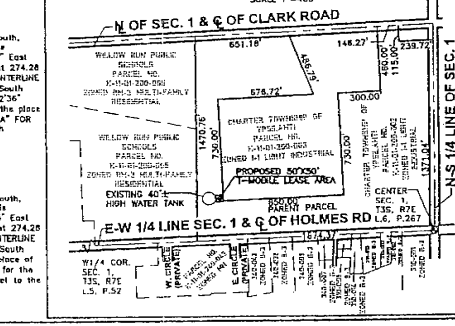
DATE: 05/14/04 D.W.C. BY: W.B.M.
SCALE: 1"=40' SURVEYED: M.M./J.F.
UPDATE: 06/12/05 CHKD BY: R.J.K.
PROJECT NO.: 202149-010

YCUA
SITE NUMBER: _____
DE0576C
SITE ADDRESS: _____
2801 HOLMES RD.
YPSILANTI, MI 48187
SHEET TITLE: _____
SITE SURVEY
SHEET NUMBER: _____
SS-1



LEGAL DESCRIPTION
PARENT PARCEL (PER TAX DESCRIPTION)
BEG AT CENT OF SEC. WHICH IS THE COR. TH S 87-36-15 W 1674.37 FT IN E & W 1/4 LINE, TH N 00-18-10 W 1470.76 FT, TH N 87-04-55 E 651.19 FT IN THE CENTER OF CLARK ROAD, TH S 21-57-59 E 486.79 FT, TH S 87-08-00 W 674.72 FT, TH S 02-52-00 E 730 FT, TH N 87-08-00 E 850 FT, TH N 02-52-00 W 730 FT, TH N 87-08-00 E 300 FT, TH W 02-52-00 W 480 FT, TH N 87-04-55 E 146.27 FT, TH S 02-55-05 E 110 FT, TH N 87-04-55 E 239.72 FT, TH S 00-18-10 E 1571.04 FT IN N & S 1/4 LINE TO PL. OF BEG. BEING PART OF W 1/4 SEC. 1, N35-107E, 36.06 AC.

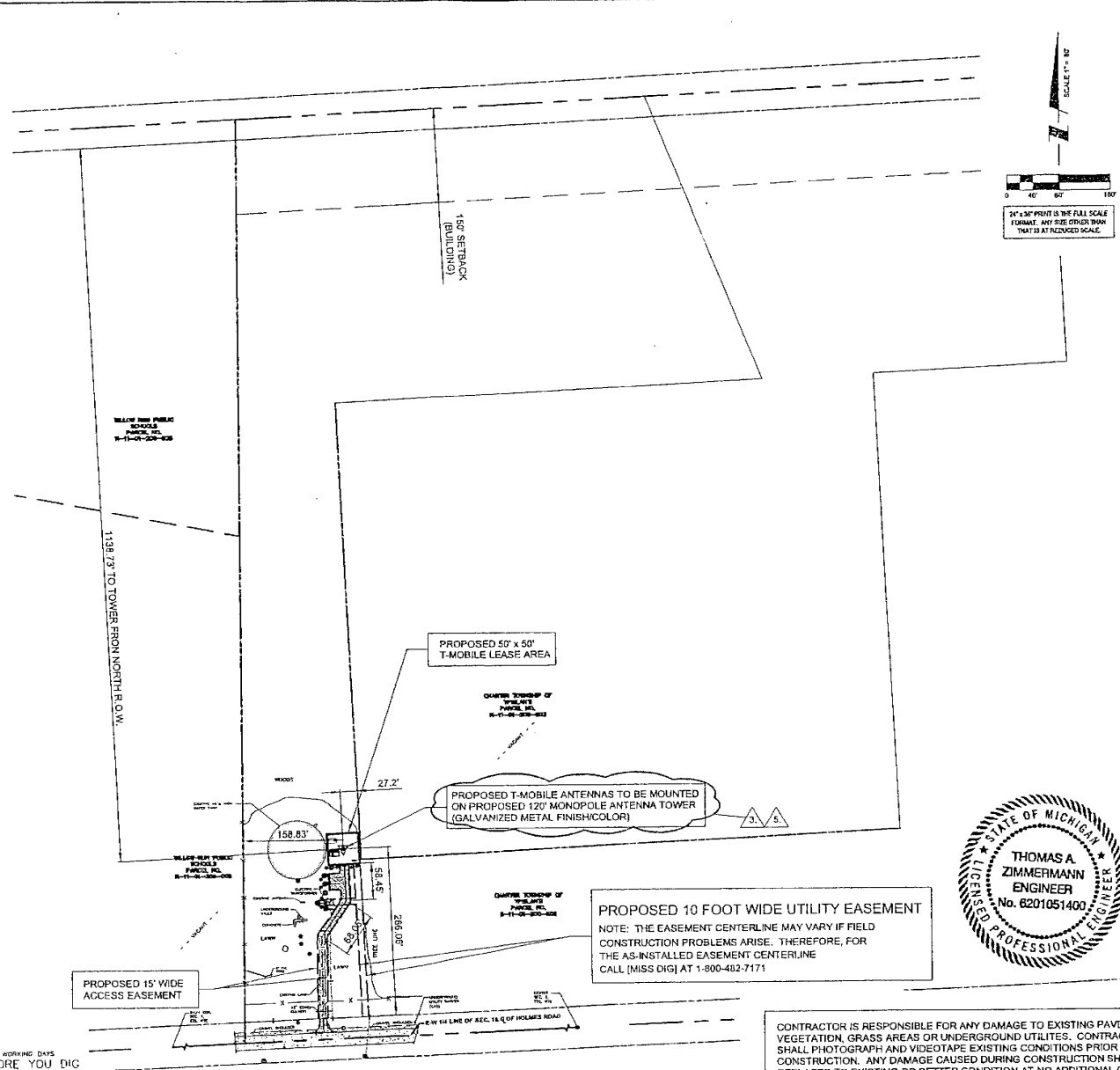
LEGAL DESCRIPTION
ACCESS EASEMENT
A 15.00 foot wide easement in that part of the Northwest 1/4 of Section 1, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, the centerline of which is described as: Commencing at the West 1/4 corner of Section 1; thence North 87°35'15" East 1175.55 feet along the East-West 1/4 line of said section; thence North 02°52'00" West 274.28 feet; thence South 87°08'00" West 25.00 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 02°52'00" East 26.56 feet to Point "A"; thence continuing South 02°52'00" East 30.89 feet; thence South 34°14'45" West 87.32 feet; thence South 00°12'36" East 129.70 feet to the Northerly right of way line of Holmes Road (86 feet wide) for the place of ending of this centerline description; thence recommencing at aforementioned Point "A" FOR THE PLACE OF BEGINNING OF A 30.00 FOOT WIDE CENTERLINE DESCRIPTION thence South 87°08'00" West 26.00 feet to the place of ending of this centerline description.



LEGAL DESCRIPTION
LEASE AREA
All that part of the Northeast 1/4 of Section 1, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, described as: Commencing at the West 1/4 corner of Section 1; thence North 87°35'15" East 1175.55 feet along the East-West 1/4 line of said section; thence North 02°52'00" West 274.28 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 87°08'00" West 25.00 feet; thence North 02°52'00" West 50.00 feet; thence North 87°10'00" East 50.00 feet; thence South 02°52'00" East 50.00 feet to the place of beginning.

LEGEND

- ▲ - WELL
- - HIGHWAY
- ⊙ - MONUMENT
- ⊠ - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOOD STAKE
- XCUT - KCUT
- - IRON PIPE
- +PK - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- - LIGHT POLE
- - POST
- - U.C. UTILITY MARKER
- SB/XX - SOIL BORING
- - MAILBOX
- - SATELLITE DISH
- ⊠ - AC UNIT
- - U.G. UTILITY MARKER
- ⊙ - FIRE HYDRANT
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- - UST FILL PORT
- ⊙ - GAS PUMP
- ⊙ - GAS METER
- ⊠ - WATER METER
- - TELEPHONE RISER
- - ELECTRIC METER
- - CABLE TV RISER
- ⊠ - CATCH BASIN
- ⊠ - ROUND CATCH BASIN
- - UTILITY MANHOLE
- - STORM MANHOLE
- - SANITARY MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - WATER MANHOLE
- ⊠ - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE
- - WATER UTILITY LINE
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE



SURVEY PROVIDED BY:

Williams & Works

a tradition of service

549 Ottawa, N.W. Grand Rapids, MI 49503
Phone (616) 224-1500 Fax (616) 224-1501

BENCHMARK INFORMATION:

BM #1: ELEV. BOX CUT ON S.E. CORNER OF CONCRETE PAD.



CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENTS, VEGETATION, GRASS AREAS OR UNDERGROUND UTILITIES. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST TO T-MOBILE.

AFTER COMPLETION OF THE PROJECT, CONTRACTOR TO RESTORE ANY STAGING AREAS TO ORIGINAL CONDITION.

TERRA
CONSTRUCTION SOFTWARE, LTD.

T-Mobile

800 Bussie Highway
P.O. Box 1000
Plymouth, MI 48170
Ph: 847/858-64
Fax: 847/898-6

NO.	DATE	DESCRIPTION
1	5/20/04	ISSUED FOR CONSTRUCTION
2	8/18/04	REVISED PER TOWNSHIP CENNTY COMMENTS
3	12/16/04	REVISED TOWER HEIGHT
4	12/16/04	REVISED FOR FINAL
5	2/15/05	ADDITIONAL UTILITY TOWNSHIP COMMENTS
6	2/25/05	DISCREPANCY SECTION BROADEN
7	4/20/05	NOTE OF DISCREPANCY EQUIPMENT, ADD

SITE DE05751C

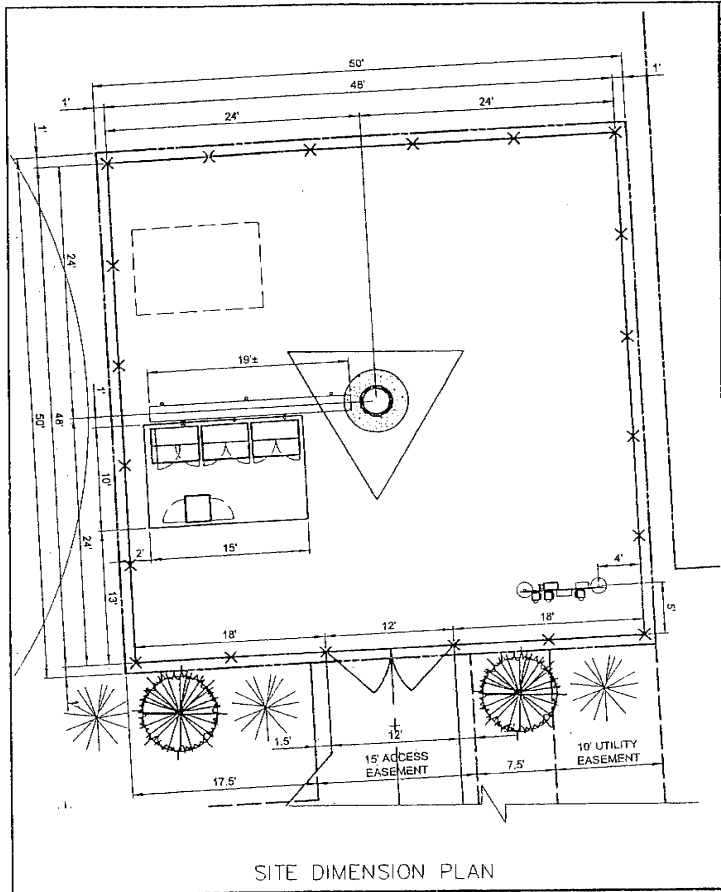
HOLMES ROAD RL

2801 HOLMES
YPSILANTI, MI 48197

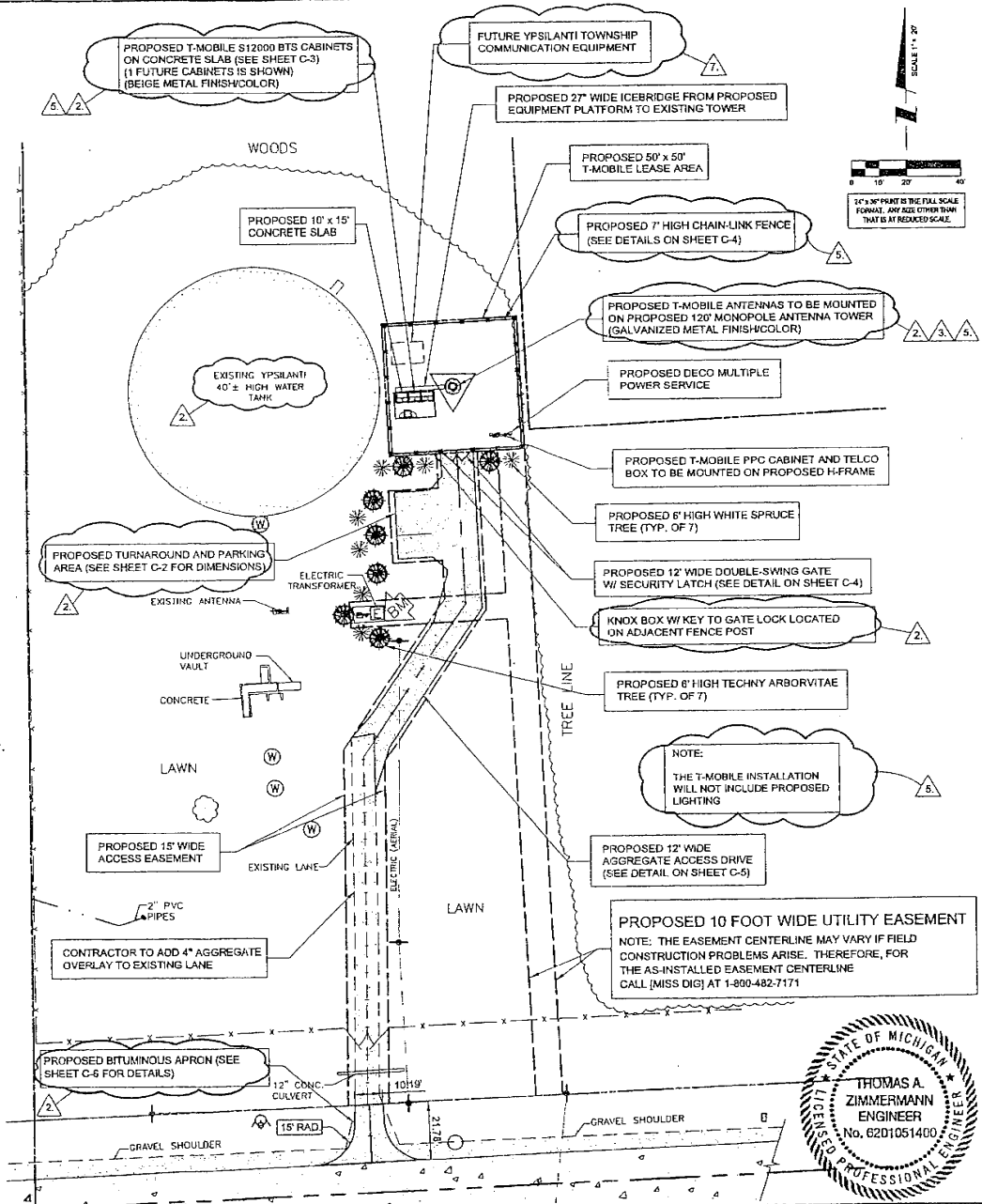
DRAWN BY: CND
CHECKED BY: TAZ
DATE: 5/17/04
PROJECT #: 0266

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP



SITE DIMENSION PLAN



PAVEMENT MATERIALS AND QUANTITIES

APRON PAVEMENT	40 S.Y.
	2\"/>
ACCESS ROAD	195 S.Y.
	8\"/>
	3\"/>
	2000 GRADE SUBGRADE GEOTEXTILE FABRIC WOVEN
	160 S.Y.
	8\"/>
	3\"/>
LEASE SITE	265 S.Y. (BASED ON 50'x50' LEASE AREA)
	8\"/>
	3\"/>
	2000 GRADE SUBGRADE GEOTEXTILE FABRIC WOVEN
	WHAT 500 WEEB CONTROL FABRIC
	192 L.F. OF FENCING

THE CONTRACTOR ALSO SHALL INCLUDE A SEPARATE UNIT PRICE PER CUBIC YARD TO REMOVE UNSTABLE OR UNSUITABLE MATERIAL AND HAUL-IN GRANULAR BACKFILL UNDER THE ACCESS DRIVE AND/OR APRON.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

WILLIAMS & WORKS
a tradition of service
549 Ottawa, N.W. Grand Rapids, MI 49503
Phone (616) 234-1500 Fax (616) 234-1501

BENCHMARK INFORMATION:
BM#1: ELEV. BOX CUT ON S.E. CORNER OF CONCRETE PAD.

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TERRA CONSULTING SERVICES, LTD.
500 Base Highway
P.O. Box 647/698
P.O. Box 647/698
Fax: 847/698

NO.	DATE	DESCRIPTION
1	5/20/04	ISSUED FOR CONSTRUCTION
2	5/19/04	REVISED FOR CONSTRUCTION COMMENTS
3	12/10/05	REVISED TOWER HEIGHT
4	12/10/05	REVISED FOR PAUL
5	12/10/05	ADDITIONAL YPSILANTI TOWNSHIP COMMENTS
6	12/10/05	CONCRETE SECTION REVISION
7	12/10/05	CONCRETE SECTION REVISION AND

REVISIONS

DATE

DESCRIPTION

ISSUED FOR CONSTRUCTION 5/20/04

REVISED FOR CONSTRUCTION COMMENTS 5/19/04

REVISED TOWER HEIGHT 12/10/05

REVISED FOR PAUL 12/10/05

ADDITIONAL YPSILANTI TOWNSHIP COMMENTS 12/10/05

CONCRETE SECTION REVISION 12/10/05

CONCRETE SECTION REVISION AND 12/10/05

NOTE: THE T-MOBILE INSTALLATION WILL NOT INCLUDE PROPOSED LIGHTING

SITE DE05751C

HOLMES ROAD RL

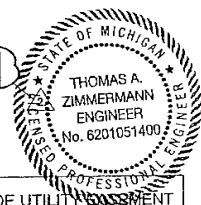
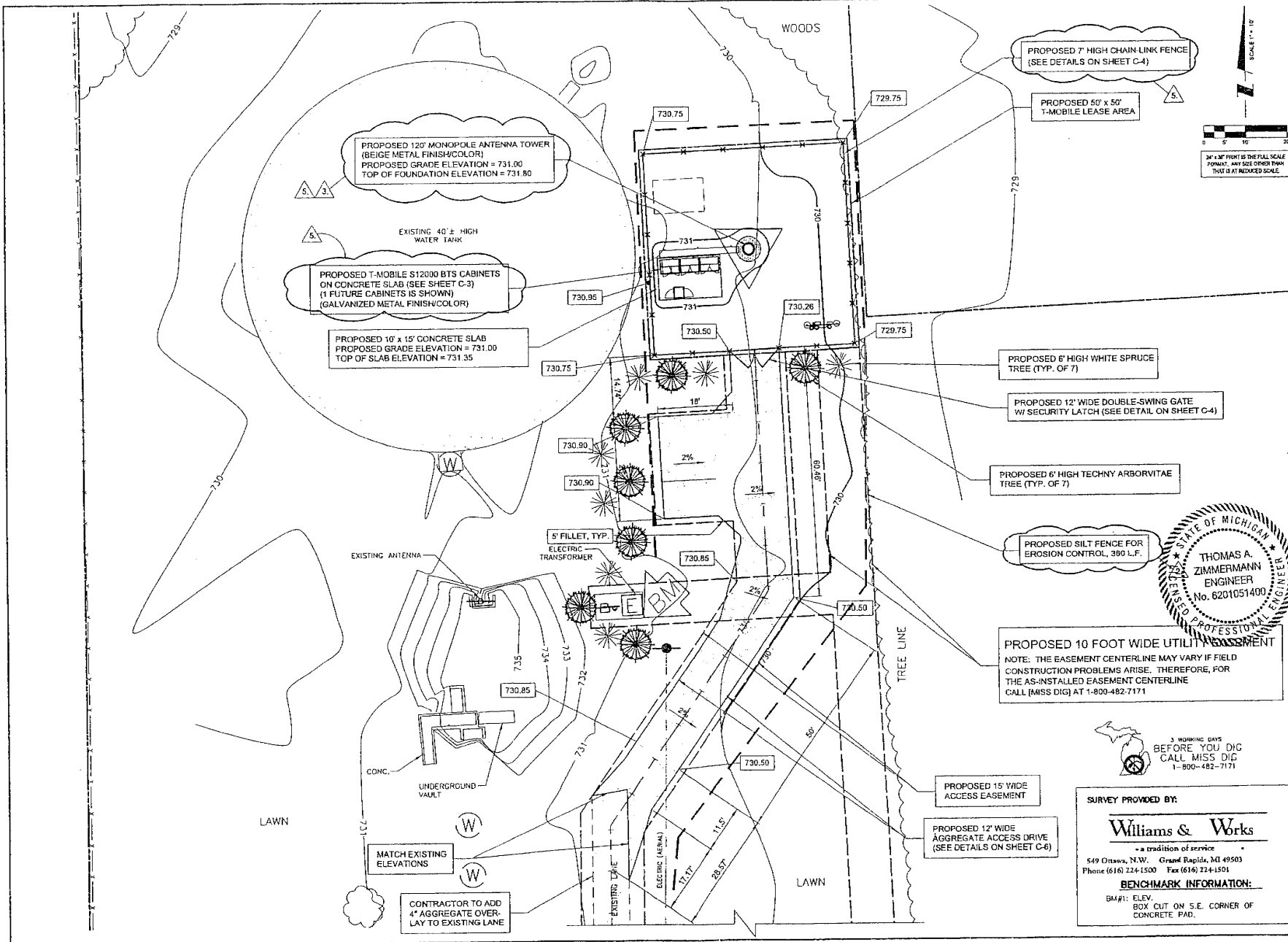
2801 HOLMES
YPSILANTI, MI 48197

DRAWN BY: CND
CHECKED BY: YAZ
DATE: 5/17/04
PROJECT #: 8285

SHEET TITLE
ENGINEERING SITE PLAN

SHEET NUMBER
C-1

STATE OF MICHIGAN
THOMAS A. ZIMMERMANN
ENGINEER
No. 62D1051400
LICENSED PROFESSIONAL ENGINEER



T-Mobile
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 CONSULTING GROUP, LTD.
 500 Busse Highway
 P.O. Box 847788
 Chicago, IL 60684-7788
 Fax: 847/688-1111

NO.	DATE	REVISIONS	DESCRIPTION
1			ISSUED FOR CONSTRUCTION
2			REVISED FOR TANKS, COUNTY COMMENTS
3			REVISED DRAINAGE
4			REVISED ON PANE
5			ADDITIONAL PIPES AND TOWNSHIP COMMENTS
6			DRAINAGE SECTION REVISION
7			NOTE: PIPES, EQUIPMENT, AND

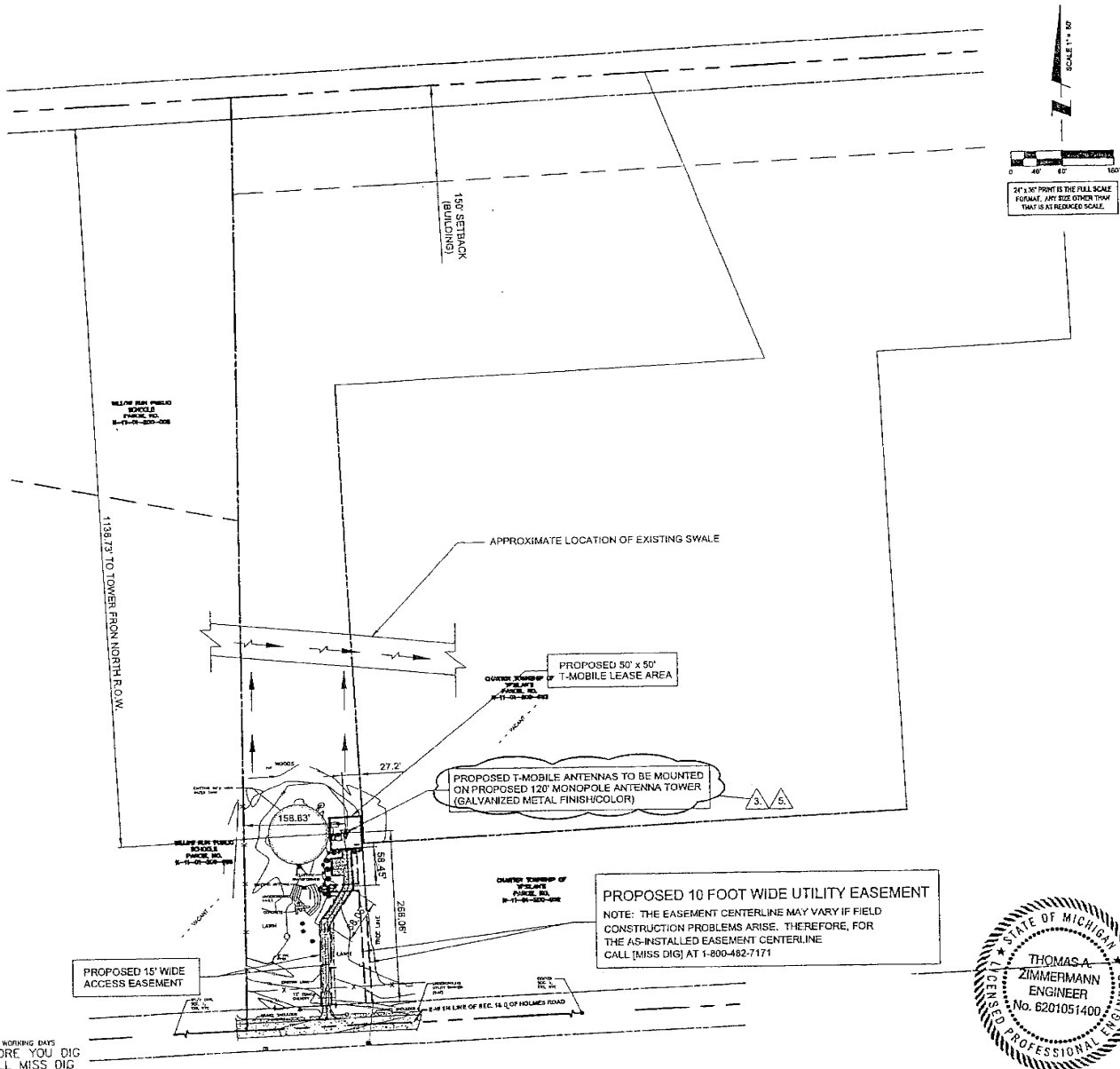
SITE DE05751C
 HOLMES ROAD RL
 2801 HOLMES
 YPSILANTI, MI 48197

DRAWN BY: CVD
 CHECKED BY: TAZ
 DATE: 5/17/14
 PROJECT #: 928

SHEET TITLE
 SITE GRADING PLAN
 SHEET NUMBER
C-2

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 BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171

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 - a tradition of service -
 549 Ottawa, N.W. Grand Rapids, MI 49503
 Phone (616) 224-1500 Fax (616) 224-1501
BENCHMARK INFORMATION:
 BM#1: ELEV. BOX CUT ON S.E. CORNER OF CONCRETE PAD.



SURVEY PROVIDED BY:

Williams & Works

a tradition of service

549 Ottawa, N.W. Grand Rapids, MI 49503
 Phone (616) 224-1500 Fax (616) 224-1501

BENCHMARK INFORMATION:

BM#1: ELEV.
 BOX CUT ON S.E. CORNER OF
 CONCRETE PAD.



3 WORKING DAYS
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TERRA
 CONSULTING & DESIGN, LTD.

600. Busse Highway
 POA, Ridge, IL 60471
 Ph: 847/598-6
 Fax: 847/598-6

NO.	DATE	DESCRIPTION
1.	3/1/04	ISSUED FOR CONSTRUCTION
2.	12/1/05	REVISED PER TOWNSHIP, COUNTY COMMENTS
3.	12/1/05	REVISED TOWER HEIGHT
4.	2/1/06	REVISED FOR FINAL
5.	2/1/06	ADDITIONAL YPSILANTI TOWNSHIP COMMENTS
6.	2/2/06	ROADWAY SECTION REVISION
7.	8/20/06	NOTE BY YPSILANTI EQUIPMENT ADD

SITE DE05751C

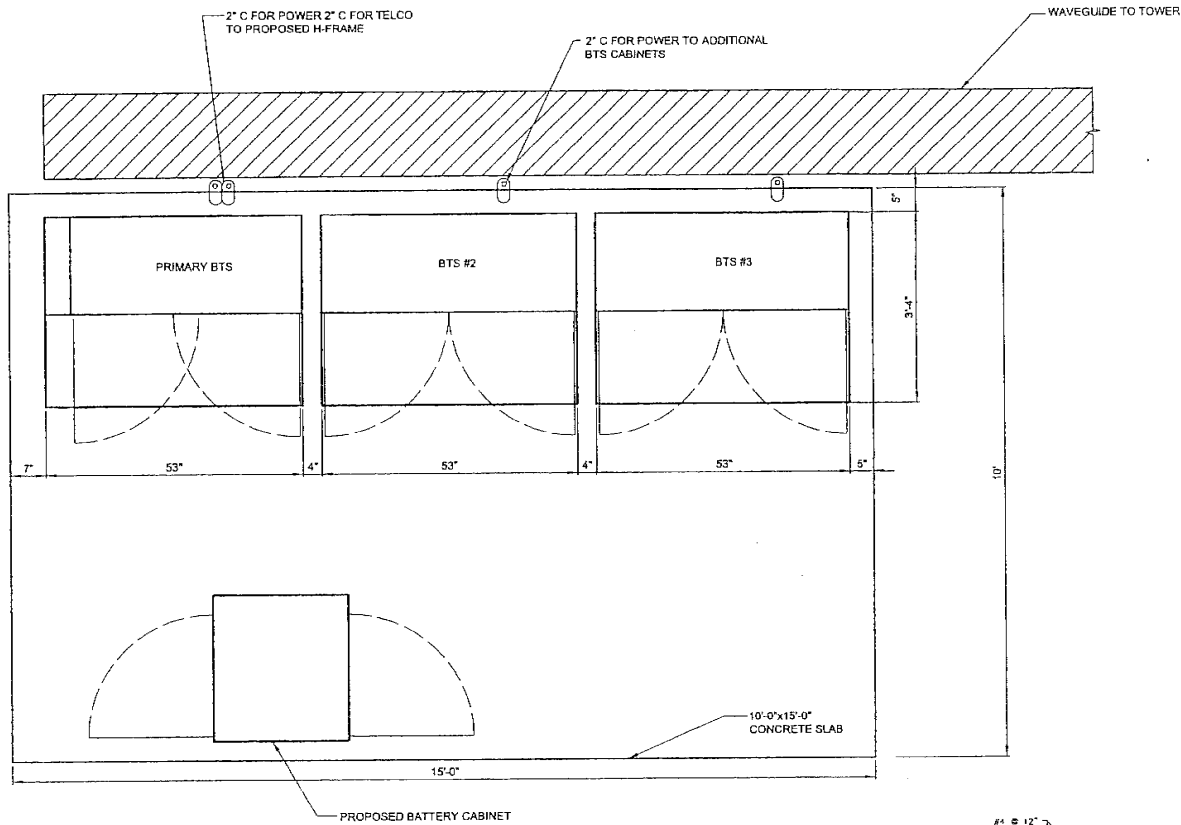
HOLMES ROAD RL

2801 HOLMES
 YPSILANTI, MI 48197

DRAWN BY:	CKD
CHECKED BY:	TAZ
DATE:	5/17/04
PROJECT #:	2284

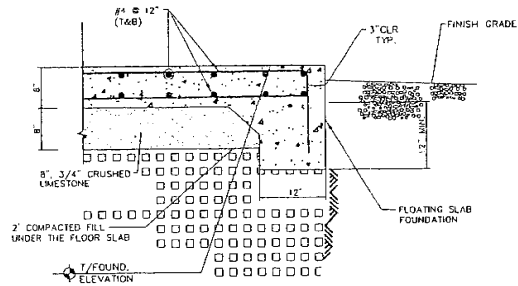
SHEET TITLE
DRAINAGE PLAN

SHEET NUMBER
C2-A

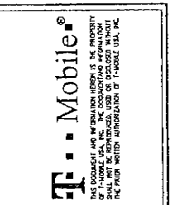


1 EQUIPMENT CABINET SLAB PLAN N.T.S.

CONTRACTOR TO PROVIDE (2) 3/4" Ø FLEX CONDUITS FOR POWER AND TELCO FROM UNDERGROUND CONDUIT TO BTS CABINET



2 SECTION AT THICKENED EDGE SLAB N.T.S.



NO.	DATE	DESCRIPTION
1		ISSUED FOR CONSTRUCTION
2		REVISED PER TOWNSHIP COUNTY COMMENTS
3		REVISED TOWER HEIGHT
4		REVISED FOR FINAL
5		ADDITIONAL SUPPLIANT COMMENTS
6		ADDITIONAL SUPPLIANT COMMENTS
7		ADDITIONAL SUPPLIANT COMMENTS
8		ADDITIONAL SUPPLIANT COMMENTS
9		ADDITIONAL SUPPLIANT COMMENTS
10		ADDITIONAL SUPPLIANT COMMENTS

SITE DE05751C

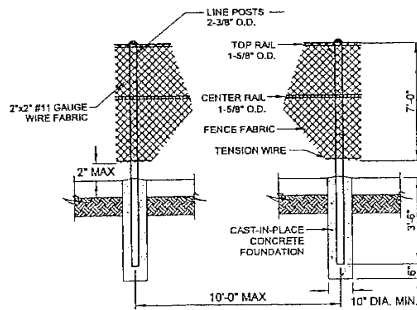
HOLMES ROAD RL

2801 HOLMES
YPSILANTI, MI 48197

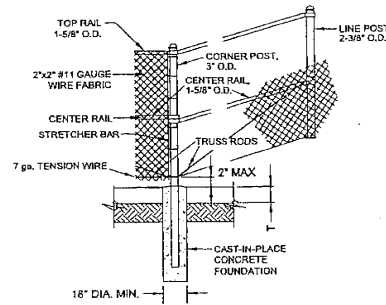
DRAWN BY:	CHD
CHECKED BY:	TAZ
DATE:	5/17/04
PROJECT #:	9288

SHEET TITLE
EQUIPMENT
SLAB DETAILS

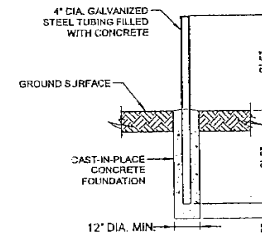
SHEET NUMBER
C-3



1 STEEL POST
THE FENCE SHALL BE GROUNDED AS SHOWN IN ELECTRICAL DETAILS N.T.S.

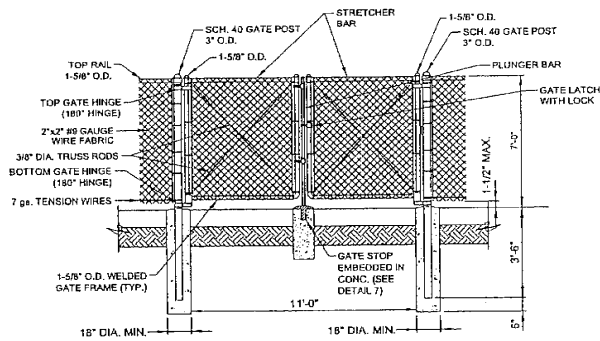


2 CORNER POST
THE FENCE SHALL BE GROUNDED AS SHOWN IN ELECTRICAL DETAILS N.T.S.

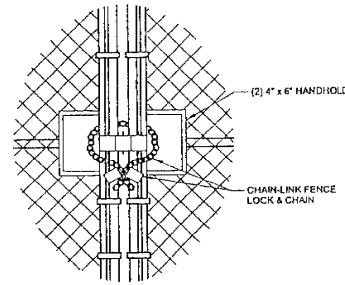


3 CONCRETE-FILLED BOLLARD N.T.S.

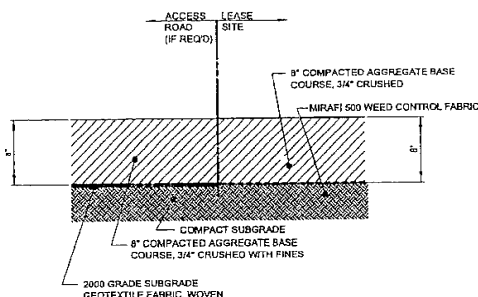
ALL FENCE FABRIC, POSTS AND HARDWARE SHALL HAVE A GALVANIZED FINISH CONFORMING TO ASTM A153 OR 120/123



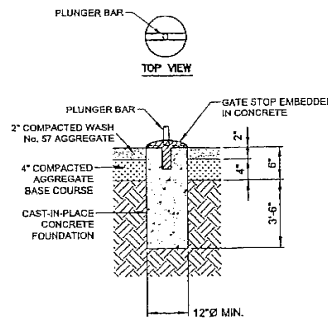
4 12\"/>



5 GATE LOCK & CHAIN N.T.S.



6 TYPICAL PAVEMENT/MATERIAL SECTION



7 GATE STOP DETAIL N.T.S.



TYPICAL WOVEN WIRE FENCING NOTES

(INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)

1. ALL FENCING AND RELATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED ZINC FINISH: BARB WIRE - ASTM A595, FABRIC - ASTM A392-B4, FRAME WORK - ASTM F669-81.
2. GATE POST: 3\"/>

NOTE: PROVIDE 'STYME' MULTI ACCESS GATE LOCKING SYSTEM FOR MULTICARRIER RAW LAND SITES.

Mobile
TERRA CONSTRUCTIVE SERVICES, INC.
 800 Busse High-
 Park Ridge, IL
 Fax: 847/658-
 8447/658

NO.	DATE	DESCRIPTION
1		ISSUED FOR CONSTRUCTION
2		REVISED FOR TOWNSHIP COUNTY COMMENTS
3		REVISED TOWER HEIGHT
4		REVISED FOR RAIL
5		ADDITIONAL WYSIANT TOWNSHIP COMMENTS
6		DRYVENE SECTION REVISION
7		NOTE BY WYSIANT EQUIPMENT, ADD

SITE DE05751C

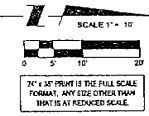
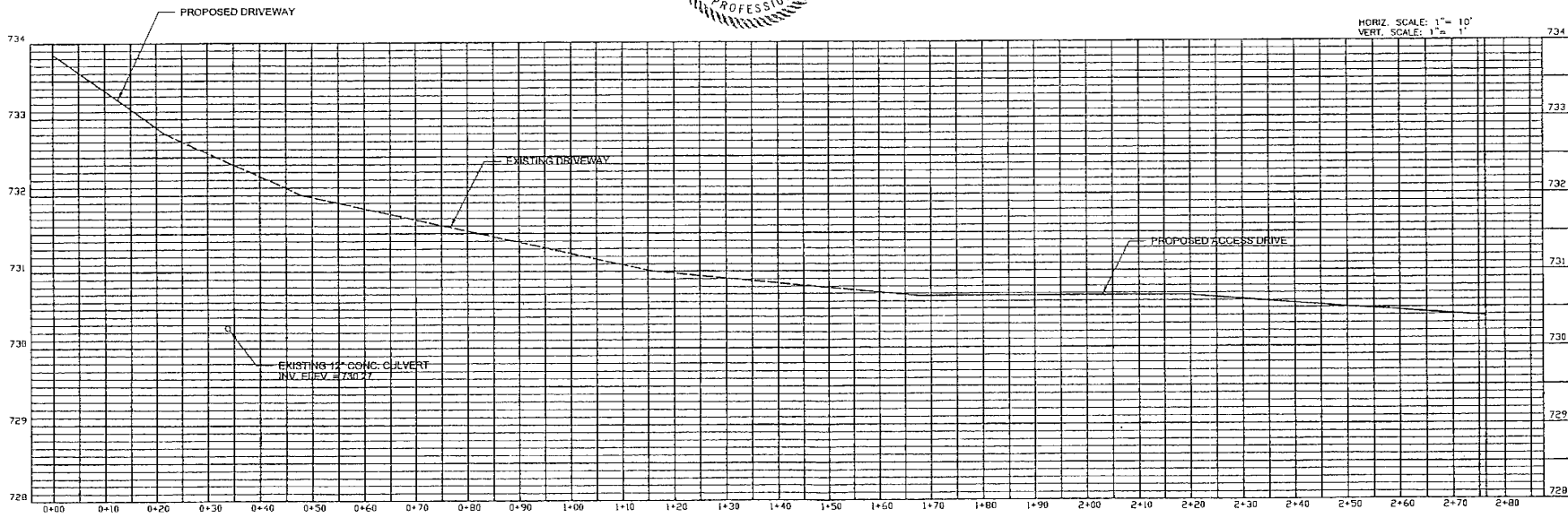
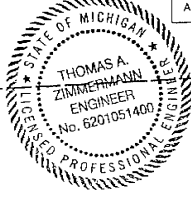
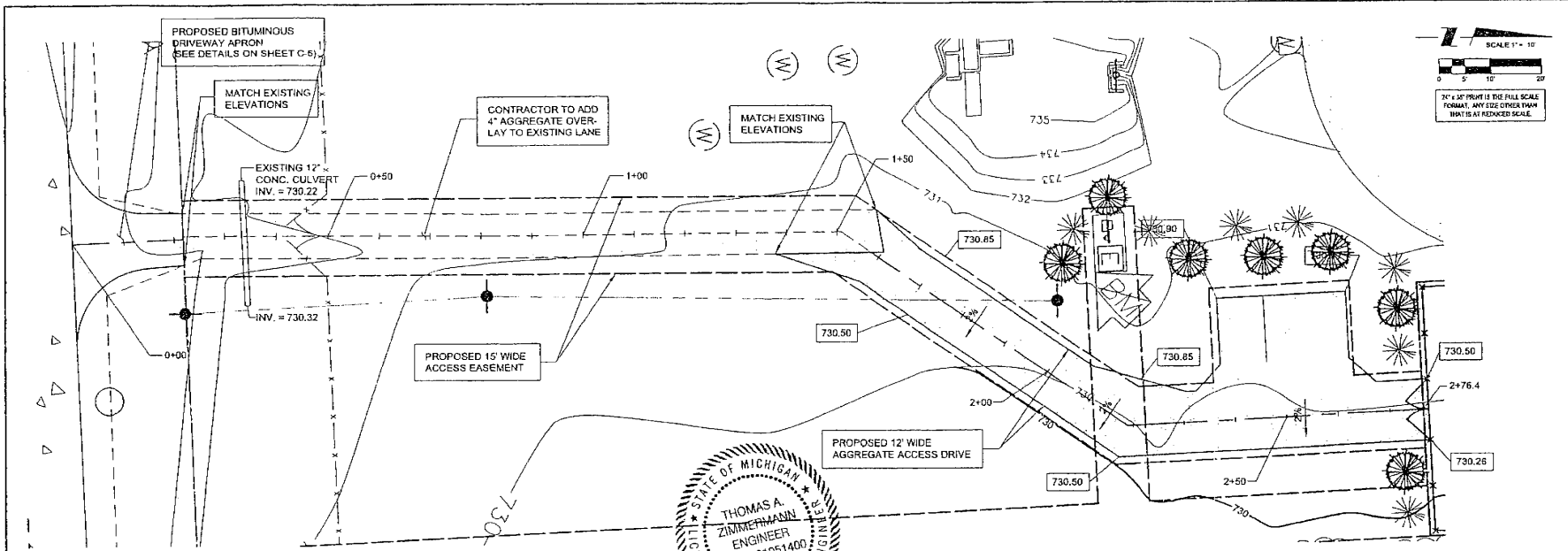
HOLMES ROAD RL

2801 HOLMES
 YPSILANTI, MI 48197

DRAWN BY:	CWD
CHECKED BY:	TAZ
DATE:	5/17/04
PROJECT:	9285

SHEET TITLE
 SITE DETAILS

SHEET NUMBER
C-4



Mobile
 COMMUNICATIONS
 500 Blysses Highway
 Port Huron, MI 48064
 Phone: 810-380-3780
 Fax: 810-380-3780

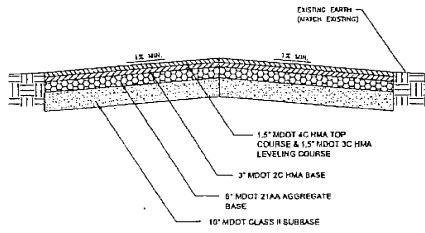
TERRA
 CONSULTING ENGINEERS, INC.
 500 Blysses Highway
 Port Huron, MI 48064
 Phone: 810-380-3780
 Fax: 810-380-3780

NO.	DATE	REVISION
1		DESIGNED FOR CONSTRUCTION
2		REVISED PER CONSULTING COUNTY COMMENTS
3		REVISED PER STATE HIGHWAY DEPT. COMMENTS
4		REVISED PER LOCAL HEALTH DEPT. COMMENTS
5		ADDITIONAL TRIPPLANT TOWNSHIP COMMENTS
6		DRIVEWAY SECTION REVISION
7		NOTE ON TRIPPLANT EQUIPMENT, ADD
8		

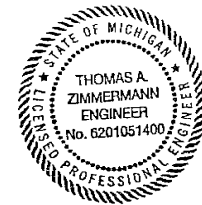
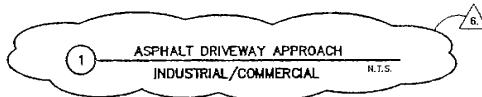
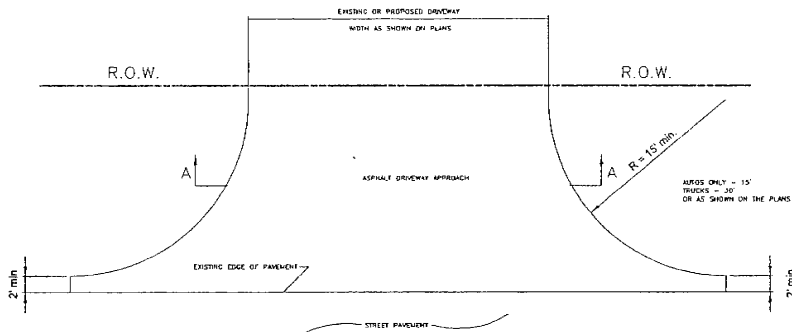
SITE DE05
HOLMES ROAD RL
 2801 HOLMES
 YPSILANTI, MI 48197

DRAWN BY:	CKD
CHECKED BY:	TAZ
DATE:	5/17/04
PROJECT #:	0206

SHEET TITLE
**DRIVEWAY
 PLAN & PROFILE**
 SHEET NUMBER
C-5



SECTION A-A



TERRA CONSULTING ENGINEERS, LTD.
 600 Bruce Highway, Room 608
 Ft. Lauderdale, FL 33304
 Ph: 84 3-6400
 Fax: 84 3-6401

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REVISIONS	
NO.	DESCRIPTION
1.	ISSUED FOR CONSTRUCTION
2.	REVISED FOR TOWNSHIP, COUNTY COMMENTS
3.	REVISED TOWER HEIGHT
4.	REVISED FOR FINAL
ADDITIONAL TOWNSHIP COMMENTS	
DRIVEWAY SECTION REVISION	
NOTE BY: SUPPLIANT EQUIPMENT, AND	

SITE DE05'
 HOLMES ROAD RL

2801 HOLMES YPSILANTI, MI 48197

DRAWN BY:	CND
CHECKED BY:	TAZ
DATE:	5/17/04
PROJECT #:	9256

SHEET TITLE
 SITE DETAILS

SHEET NUMBER
C-6

NOTE:
THIS DRAWING IS INTENDED FOR LAYOUT OF PROPOSED FACILITIES ONLY. THE DESIGN OF THE ANTENNA TOWER, THE STRUCTURAL ANALYSIS OF THE TOWER AND THE DESIGN OF THE PROPOSED ANTENNA SYSTEM WERE NOT PERFORMED BY TERRA CONSULTING.

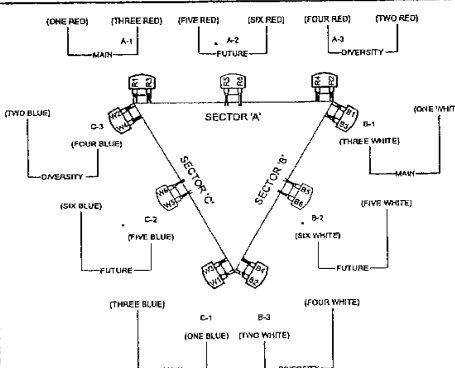
SECTOR	ALPHA	BETA	GAMMA
ANTENNA TYPE	RR90-17-020P	RR90-17-020P	RR90-17-020P
NUMBER OF ANTENNAS	3	3	3
DEGREES OFF TRUE NORTH	10°	150°	240°
CENTERLINE ELEVATION	120'-0"	120'-0"	120'-0"
CABLE SIZE	1-1/4"Ø	1-1/4"Ø	1-1/4"Ø
# OF COAX LINES/ANTENNA	2	2	2
COAX LENGTH	145±	145±	145±
DOWNTILT (MECH.)	0°	0°	0°
DOWNTILT (ELEC.)	2°	2°	2°

NOTE: 6' SUPERFLUX JUMPERS AT ANTENNA LEVEL

2 ANTENNA ORIENTATION SCHEDULE

CABLE SIZE	ANDREW CABLE TYPE #	MANUF. MIN. BEND RADIUS	HANGER ANDREW CAT. #	CABLE TO CABLE SPACING	MAX. VER. HANGER SPACING	MAX. HOR. HANGER SPACING
1/2"	LOF4-50A	5"	206706-1	1/2"	4'-0"	3'-0"
7/8"	LOF4-50A	10"	206706-2	1/2"	4'-0"	3'-0"
1-5/8"	LOF4-50A	20"	206706-4	1/2"	4'-0"	3'-0"
1/2"	FBJ4-50B	1-1/4"	206706-1	1/2"	4'-0"	3'-0"

3 COAX BEND TABLE



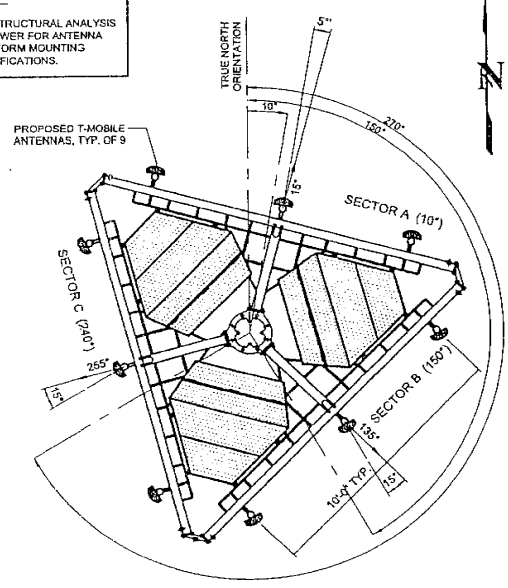
NOTE:
AZIMUTHS SHOWN ARE TYPICAL. SEE RFDS FOR ACTUAL AZIMUTHS.

COAX CABLE IDENTIFICATION

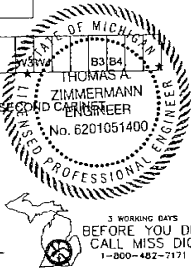
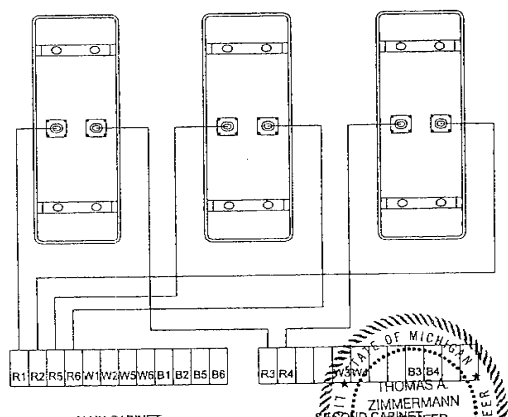
- CONTRACTOR MUST PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PER THE FOLLOWING INSTRUCTIONS.
- LOCATION: MARKINGS SHALL BE MADE USING COLOR TAPE WITH 3" OF COVERING AFFIXED AT THREE PLACES ON THE COAX CABLE RUN AS FOLLOWS:
FIRST - ON THE COAX AT THE CONNECTOR NEAREST TO THE ANTENNA (WHERE THE COAX AND JUMPER ARE CONNECTED);
SECOND - AT THE BASE OF THE TOWER STRUCTURE.
THIRD - AT A POINT OUTSIDE THE BTS (JUST PRIOR TO MGB).
 - SECTOR IDENTIFICATION: NORMALLY A SITE WILL HAVE UP TO THREE SECTORS. SECTORS SHALL BE DESIGNATED IN A CLOCKWISE MANNER; THE ALPHA SECTOR IS CLOSED TO ZERO DEGREES (NORTH), THE BETA AND GAMMA FOLLOW CLOCKWISE IN SEQUENCE.
ALPHA SECTOR - RED
BETA SECTOR - WHITE
GAMMA SECTOR - BLUE
 - COLOR CODE REQUIRED AT 1/2 WAY IF RAD CENTERLINE IS GREATER THAN 20'.

4 CABLE CODING SCHEDULE

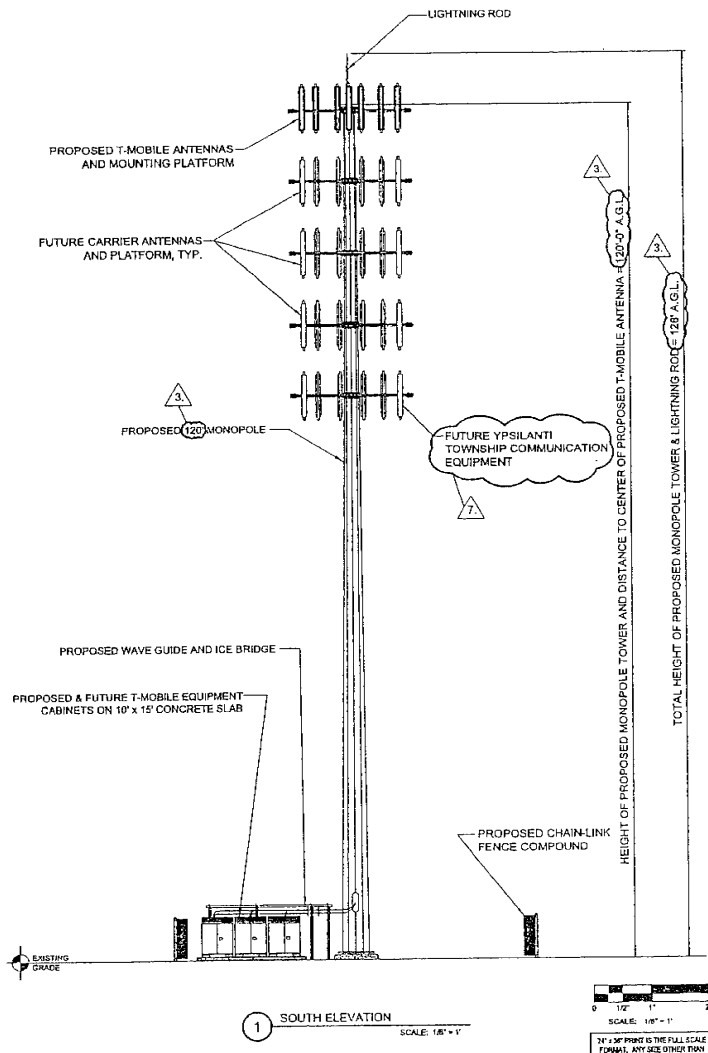
NOTE:
SEE STRUCTURAL ANALYSIS OF TOWER FOR ANTENNA PLATFORM MOUNTING SPECIFICATIONS.



5 ANTENNA ORIENTATION (AZIMUTHS) DOWNTILTS

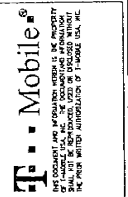


6 ANTENNA TOWER CABINET WIRING DIAGRAM



1 SOUTH ELEVATION

SCALE: 1/8" = 1'
21" x 30" PRINT IS THE FULL SCALE. FORM: ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.



NO.	DATE	DESCRIPTION
1	2/15/04	ISSUED FOR CONSTRUCTION
2	2/15/04	REVISED PER TOWNSHIP COUNTY COMMENTS
3	12/16/05	REVISED TOWER HEIGHT
4	12/16/05	REVISED FOR FINAL
5	11/13/05	ADDITIONAL YPSILANTI TOWNSHIP COMMENTS
6	2/25/06	DRIVEWAY SECTION REVISION
7	2/25/06	NOTE BY: YPSILANTI EQUIPMENT, LLC

SITE DE05
HOLMES ROAD RL

2801 HOLMES
YPSILANTI, MI 48197

DRAWN BY: GFD
CHECKED BY: TAZ
DATE: 5/17/04
PROJECT #: 9290

SHEET TITLE
SITE ELEVATION AND ANTENNA MOUNTING DETAILS

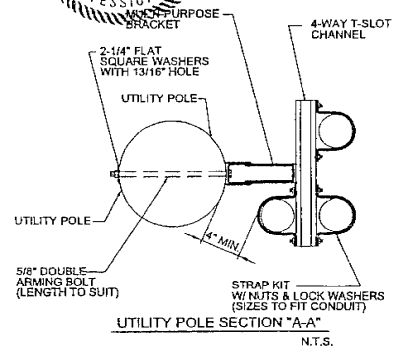
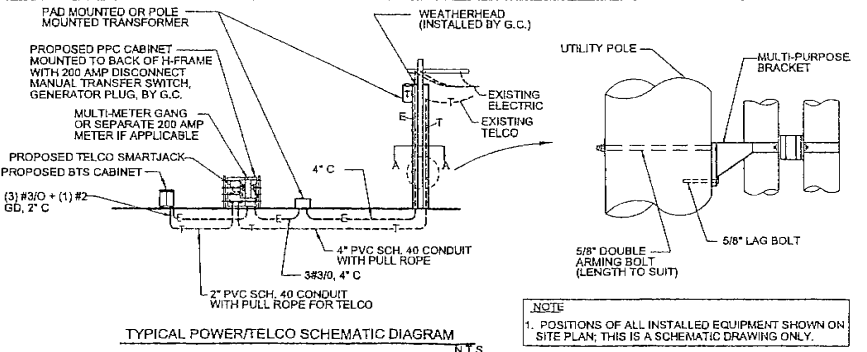
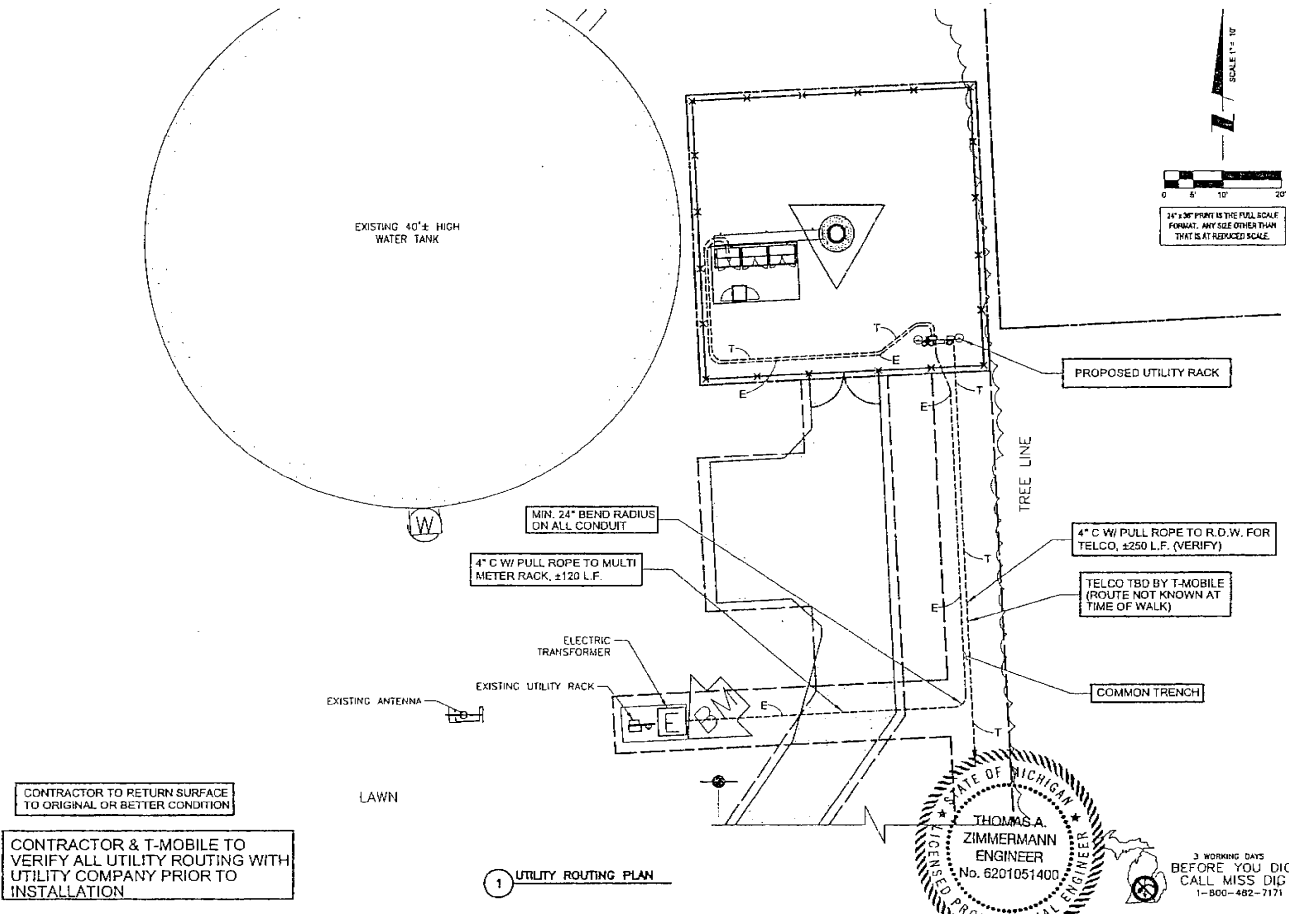
SHEET NUMBER

ANT-1

3 WORKING DAYS BEFORE YOU DIG
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1-800-482-7171

ELECTRICAL NOTES

- ALL WORK IS TO COMPLY WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ANY LOCAL ORDINANCES, CODES, AND ALL OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL PERMITS AND RELATED FEES.
- ALL EQUIPMENT AND MATERIAL FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE UNDERWRITERS LABORATORIES (U.L.) LISTED, NEW, FREE FROM DEFECTS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER OR HIS REPRESENTATIVE. SHOULD ANY TROUBLE DEVELOP DURING THIS PERIOD DUE TO FAULTY WORKMANSHIP, MATERIAL OR EQUIPMENT, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS AND LABOR TO CORRECT THE TROUBLE WITHOUT COST TO THE OWNER.
- ALL WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK AND SHALL RESTORE ALL EXISTING LANDSCAPING, SPRINKLER SYSTEMS, CONDUITS, WIRING, PIPING, ETC. DAMAGED BY THE ELECTRICAL WORK TO MATCH EXISTING CONDITIONS.
- ELECTRICAL WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ELECTRICAL POWER AND LIGHTING SYSTEMS, TELEPHONE AND COMMUNICATION SYSTEMS, PANEL BOARDS, CONDUIT CONTROL WIRING, GROUNDING, ETC. AS INDICATED ON ELECTRICAL DRAWINGS AND/OR AS REQUIRED BY GOVERNING CODES.
- PRIOR TO INSTALLING ANY ELECTRICAL WORK, THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY EXISTING SITE LOCATIONS AND CONDITIONS AND UTILITY SERVICE REQUIREMENTS OF THE JOB AND BY REFERENCE TO ARCHITECTURE AND EQUIPMENT SUPPLIERS DRAWINGS. SHOULD THERE BE ANY QUESTION OR PROBLEM CONCERNING THE NECESSARY PROVISIONS TO BE MADE, PROPER DIRECTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH ANY WORK.
- PROVIDE POWER AND TELEPHONE TO SERVICE POINTS PER UTILITY COMPANY REQUIREMENTS. CONTRACTOR SHALL CONTACT UTILITY SERVICE OWNERS AND OBTAIN ALL SERVICE REQUIREMENTS AND INCLUDE COSTS FOR SUCH IN HIS BID.
- SERVICE EQUIPMENT SHALL HAVE A SHORT CIRCUIT WITHSTAND RATING EQUAL TO OR EXCEEDING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SUPPLY TERMINAL. THE INSTALLATION SHALL BE FREE FROM ANY SHORT CIRCUITS AND GROUNDS.
- ALL WIRING SHALL BE COPPER WITH THHN/THWN DUAL RATED 600 VOLTS INSULATION.
- IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN ITEMS SHOWN ON THESE PLANS AND/OR SPECIFICATIONS, THE NOTE SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE HIGHEST STANDARD OF PERFORMANCE SHALL PREVAIL.
- SERVICE CONDUITS SHALL HAVE NO MORE THAN (2) 90° BENDS IN ANY SINGLE RUN. THE CONTRACTOR OR U.L. PROVIDER SHALL PROVIDE BOXES AS NEEDED WHERE CONDUIT REQUIREMENTS EXCEED THESE CONDITIONS.
- ALL ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO WITHSTAND 100 M.P.H. WIND SPEED AND DESIGNED FOR EXPOSURE C.
- ALL COAX, POWER AND TELEPHONE SYSTEM CONDUITS SHALL HAVE A MINIMUM 24" RADIUS SWEEPERS TO EQUIPMENT. PULLBOXES, MONOPOLE, ETC., UNLESS OTHERWISE NOTED, OR AS REQUIRED BY UTILITY COMPANIES.
- FUSE TYPE SHALL BE BUSSMAN RFI LOW PEAK FUSE (LPU-RK-100).
- UPON COMPLETION OF THE JOB, THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE OWNER.
- CONTRACTOR TO PROVIDE GUTTER TAP(S) AS REQUIRED.
- GENERAL GROUNDING CRITERIA (FOR TENANT IMPROVEMENTS): 1ST STEP: GROUND TO EXISTING BUILDING STRUCTURAL STEEL AND TO THE STREET SIDE OF EXISTING WATER METER COLD WATER LINE. THEN TEST GROUNDING RESISTANCE TO WITHIN 1 TO 5 OHMS OVERALL GROUND RESISTANCE. WHERE THE EFFECTIVE RESISTANCE DOES NOT MEET THIS CRITERIA, PROVIDE SUPPLEMENTAL GROUNDING AND RE-TEST UNTIL GROUND RESISTANCE FALLS BELOW THIS LEVEL. SUPPLEMENTAL GROUNDING MAY CONSIST OF ONE OR MORE OF THE FOLLOWING: 1) COUNTERPOISE, 2) UTILITY GROUND, 3) GROUND ROD AND/OR GROUND WELL IN EXTREMELY ADVERSE SOIL CONDITIONS. WHERE THE EXISTING BUILDING STEEL DOES NOT PROVIDE AN EFFECTIVE GROUND RESISTANCE, THEN THE CONTRACTOR SHALL PROVIDE A SEPARATE GROUND CONDUCTOR FROM ROOF MOUNTED BTS EQUIPMENT LOCATIONS EITHER DOWN THROUGH THE INSIDE OF THE BUILDING OR DOWN THE EXTERIOR OF THE BUILDING DEPENDING UPON OWNER PREFERENCE. WHERE THE GROUND CONDUCTOR FROM THE ROOF MOUNTED EQUIPMENT IS ROUTED IN CONDUIT, THE CONDUIT SHALL BE EFFECTIVELY GROUND TO THE GROUND CONDUCTOR AT BOTH ENDS OF THE CONDUIT. (MONOPOLE INSTALLATIONS). FOR INSTALLATIONS WHERE WOODEN STRUCTURES, TOWERS, CONCRETE SILOS ETC. ARE ENCOUNTERED A SEPARATE DOWNLEAD SHALL BE PROVIDED FROM THE ANTENNAS SEPARATED BY A MINIMUM OF 12 INCHES FROM THE COAXIAL CABLES. THE GROUND CONDUCTOR SHALL BE SECURELY FASTENED TO THE EXTERIOR OF OUTSIDE STRUCTURES WITH NONMETAL GROUND STRAPS EVERY 10 FEET. AGAIN AS FOR TENANT IMPROVEMENT PROJECTS TEST THE GROUND RESISTANCE FOR MONOPOLE INSTALLATIONS AND PROCEED PER THE ABOVE STEPS.
- CONTRACTOR TO COLOR PHASE CONDUCTORS BLACK (B PHASE), RED (A PHASE), WHITE (NEUTRAL), AND GREEN (GROUND).
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LOCAL AND STATE BUILDING CODES



NOTE
1. POSITIONS OF ALL INSTALLED EQUIPMENT SHOWN ON SITE PLAN; THIS IS A SCHEMATIC DRAWING ONLY.

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NO.	DATE	REVISIONS
1	05/14/2004	ISSUED FOR CONSTRUCTION
2	05/14/2004	REVISED PER TOWNSHIP COUNTY COMMENTS
3	05/14/2004	REVISED TOWER HEIGHT
4	05/14/2004	REVISIONS FOR FINAL
5	05/14/2004	ADDITIONAL INSULATION DOWN-SHIP COMMENTS
6	05/14/2004	DRIVEWAY SECTION REVISION
7	05/14/2004	NOTE RE: WEAPONS EQUIPMENT AND

SITE DEO
HOLMES ROAD RL

2801 HOLMES
 YPSILANTI, MI 48197

DRAWN BY:	CHD
CHECKED BY:	TAZ
DATE:	5/13/04
PROJECT #:	0258

SHEET TITLE
UTILITY ROUTING PLAN
 SHEET NUMBER
E-1







GROUNDING NOTES:

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION SHALL BE BASED ON SITE CONDITIONS.
- ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
- OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
- GROUND RING SHALL BE LOCATED A MINIMUM OF 42" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
- GROUND BAR LOCATED AT BASE OF TOWER AND WILL BE FURNISHED INSTALLED BY THE ELECTRICAL CONTRACTOR.
- MIDDLE TOWER GROUND BAR REQUIRED IF GROUND WIRE LENGTH FROM TOP OF TOWER TO BOTTOM OF TOWER EXCEEDS 200 FEET.
- SUPPLEMENTARY GROUND: #2/0 AWG INSULATED STRANDED BARE COPPER WIRE ROUTED ALONG BACK OF EQUIPMENT LINE-UP, TIED DOWN WITH NON-METALLIC CLAMPS EVERY 4 FT. THE EQUIPMENT CABINETS, MOUNTING SKID, ETC., SHALL BE CONNECTED TO THIS GROUND CABLE. BOTH ENDS OF THIS GROUND CABLE SHALL BE CONNECTED TO THE BURIED GROUND RING USING EXOTHERMIC WELD (CAD WELD). SEE DETAILS FOR GROUNDING EQUIPMENT AND MOUNTING SKID.
- COAX GROUND BAR (SUPPORT AT BOTTOM OF CABLE TRAY NEAR BASE OF TOWER); EXTEND (2 EACH) #2 ISBC WIRE FROM BURIED GROUND RING UP TO EACH GROUND BAR AND MAKE MECHANICAL CONNECTIONS TO GROUND BAR "NO SLACK".
- GROUND KIT CONNECTION ON COAX CABLE SHALL BE LOCATED NOT MORE THAN (8) INCHES ABOVE BEGINNING OF CABLE BEND ON VERTICAL COAX "NO SLACK".
- COAX CABLE TRAY AT TOWER END EXTEND #2/0 AWG TSBC WIRE FROM BURIED GROUND RING AND AT EQUIP. CAB. END EXTEND #2/0 AWG ISBC WIRE FROM SUPPLEMENTARY GROUND CABLE TO CABLE TRAY. MAKE MECHANICAL CONNECTION TO CABLE TRAY AND SUPPLEMENTARY GROUND CABLE.
- FENCE GROUNDING: EXTEND #2/0 AWG TSBC WIRE FROM BURIED GROUND RING TO ALL FOUR CORNER POSTS AND EXOTHERMICALLY WELD. SEE FENCE GROUNDING DETAIL.
- GATE GROUNDING: PROVIDE A #2/0 AWG ISBC WIRE FROM FENCE POSTS TO EACH GATE AND EXOTHERMICALLY WELD. ALSO GROUND GATE POSTS SIMILAR TO NOTE 11.
- GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (3 MINIMUM).
- AT COLLOCATE SITES, CONTRACTOR SHALL TIE INTO EXISTING GROUND RING(S) AND REPAIR ANY CUTS OR DAMAGE TO GROUND RING. (2 PLACES)
- ALL CADWELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COVERED W/ (2) TWO COATS SHERWIN WILLIAMS GALVITE PAINT B350W3 (OR EQUIVALENT).
- ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS SHALL HAVE NON-OXIDATION COMPOUND APPLIED TO CONNECTION.
- GROUND SYSTEM SHALL BE TESTED PER SPECIFICATIONS AND SHALL HAVE A RESISTANCE TO EARTH OF 10 OHMS OR LESS, IF NOT NOTIFY ENGINEER.
- GROUND RODS SHALL BE SPACED AT 10'-0" MAXIMUM ALONG GROUND RINGS.
- WHERE CONTRACTORS ARE OVERSIZED DUE TO VOLTAGE DROP, EQUIPMENT GROUNDING CONTRACTOR SHALL ALSO BE INCREASED IN SIZE ACCORDINGLY, PER NEC-122(B).
- UTILITY FRAME AND SERVICE METER / CIRCUITBREAKER / PANEL "L" SHALL BE CONNECTED TO THE GROUND RING VIA GROUNDING ELECTRODE CONDUCTORS, SIZE PER NEC TABLE 250-66, AND NEC PAR250-4(D).


KEYED GROUNDING NOTES


- ⚠ No. 2 AWG TINNED SOLID BARE COPPER CONDUCTOR MIN. 42" BURY (TYP.)
- ⚠ CADWELD CONNECTION TYPE TA (TYP.)
- ⚠ 5/8" X 10' COPPER CLAD GROUND ROD, TYP.
- ⚠ 5/8" DIA. 10' LONG COPPERCLAD GROUND ROD 24" BURY, SEE DETAIL SHEET E-3, TYPICAL OF TWO OPPOSITE CORNERS
- ⚠ GROUND ICEBRIDGE AND SUPPORT POSTS WITH No. 2 AWG TINNED BARE COPPER WIRE
- ⚠ AT TOWER ATTACH CABLE GROUND KITS FROM ANTENNA COAXIAL CABLES TO TOWER GROUND BAR (EGB) MOUNTED TO TOWER OR ICE BRIDGE. BOND GROUND BAR TO TOWER GROUND RING W/ #2 AWG TINNED SOLID COPPER CONDUCTOR IN TWO LOCATIONS: CONTRACTOR TO PROVIDE GROUND BAR AND ALL MOUNTING HARDWARE
- ⚠ INSTALL GROUND KITS ON CABLES PRIOR TO ENTERING CABINETS, BOND KITS TO GROUND BAR MOUNTED TO ICE BRIDGE, GROUND BAR TO GROUND RING, 2 LOCATIONS
- ⚠ AT EACH ANTENNA, ATTACH CABLE GROUND KIT TO COAXIAL CABLE AND BOND GROUND LEAD TO ANTENNA MOUNT
- ⚠ G.C. TO BOND PROPOSED EQUIPMENT GROUND RING TO PROPOSED TOWER GROUND RING W/ #2 AWG TINNED SOLID COPPER CONDUCTOR IN 2 LOCATIONS
- ⚠ PROPOSED TOWER GROUND RING
- ⚠ LUG THE GREEN INSULATED CONDUCTOR FROM THE TELEPHONE TRANSPORT OR SMART JACK TO THE GROUND HALO
- ⚠ BOND ATLANTIC SCIENTIFIC POWER POWER CABINET TO GROUND RING
- ⚠ #2 SOLID COPPER TINNED FROM INTERNAL BTS GROUND BAR TO PROPOSED GROUND RING
- ⚠ BOND PROPOSED TOWER TO PROPOSED TOWER GROUND RING WITH TINNED SOLID COPPER CONDUCTOR IN 3 LOCATIONS
- ⚠ #2 SOLID AT FENCE POSTS
- ⚠ #2 SOLID FROM MAIN SERVICE DISCONNECT TO GROUND ROD
- ⚠ #2/0 AWG GATE JUMPER TO GATE POSTS

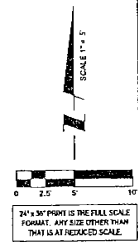
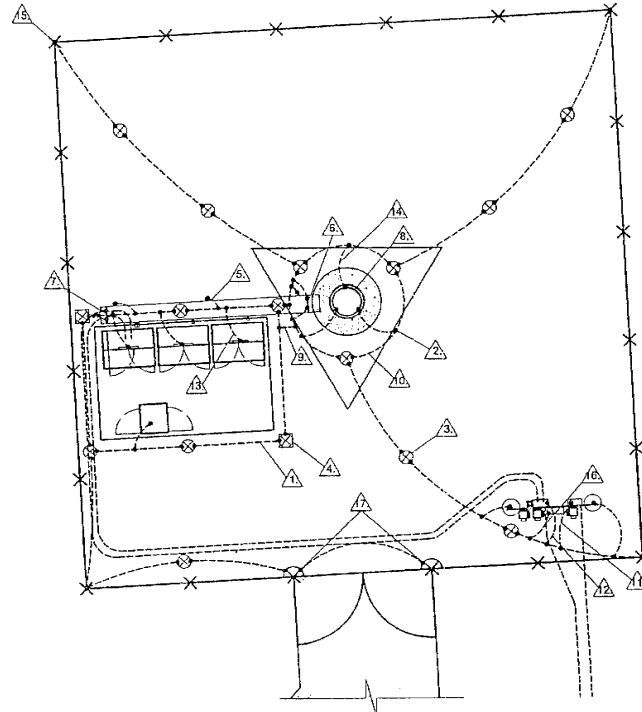
LEGEND:

- 10' x 5/8" GROUND ROD (8" MIN. SEPARATION, EQUALLY SPACED) 
- GROUND ROD WITH ACCESS 
- #2 AWG TINNED SOLID BARE CU (GROUND RINGS SHALL BE 42" BELOW GRADE) 
- GROUND BAR 
- CADWELD OR T-MOBILE APPROVED CONNECTION 
- BURNDY OR T-MOBILE APPROVED CONNECTION 

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-452-7171

 CONTRACTOR TO NO-OX ALL GROUND CONNECTIONS

 CONTRACTOR TO RETURN SURFACE TO ORIGINAL OR BETTER CONDITION



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NO.	DATE	DESCRIPTION	DATE	BY
1	5/20/08	ISSUED FOR CONSTRUCTION	5/20/08	TJZ
2	5/20/08	REVISED PER TOWNSHIP COUNTY COMMENTS	12/10/08	TJZ
3	5/20/08	REVISED TOWER HEIGHT	12/10/08	TJZ
4	5/20/08	RE-DESIGNED FOR FINAL	12/10/08	TJZ
5	5/20/08	ADDITIONAL TYPICAL TOWER/ICE CABINETS	12/10/08	TJZ
6	5/20/08	SHARPLY SECTION REVISION	12/10/08	TJZ
7	5/20/08	SHARPLY SECTION REVISION ADD	12/10/08	TJZ


SITE DE07
HOLMES ROAD RL

2801 HOLMES
 YPSILANTI, MI 48197

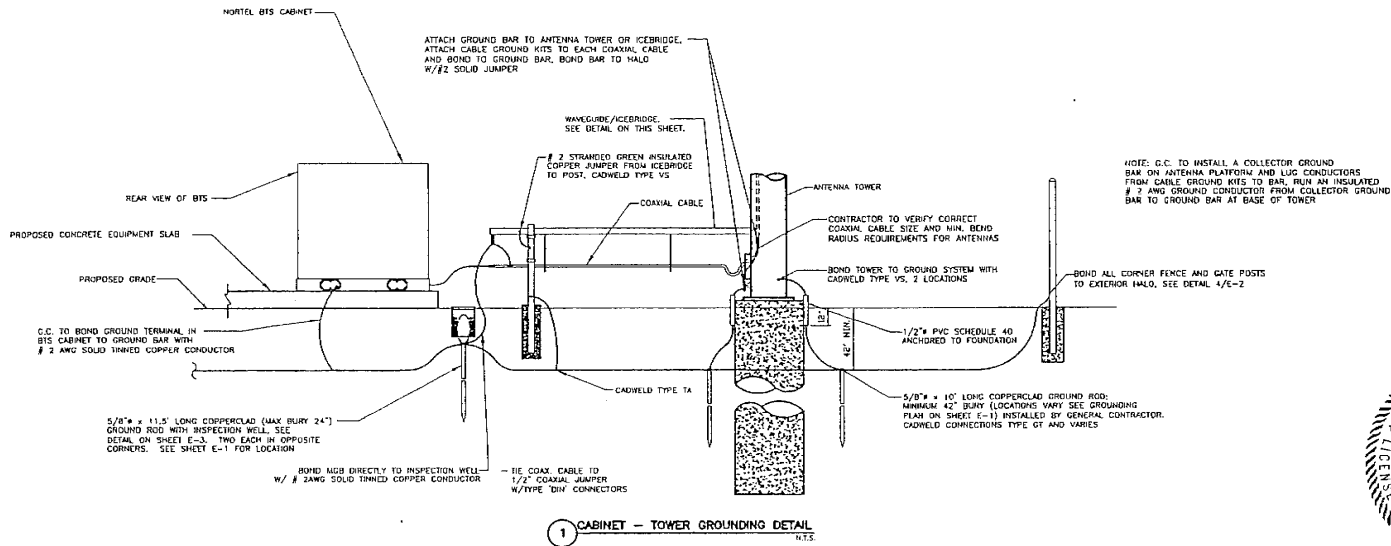
DRAWN BY:	CHD
CHECKED BY:	TJZ
DATE:	5/17/04
PROJECT #:	9218

SHEET TITLE
ELECTRICAL SITE AND GROUNDING PLAN

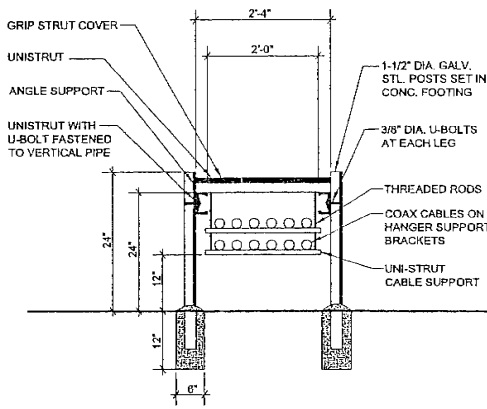
SHEET NUMBER
E-2



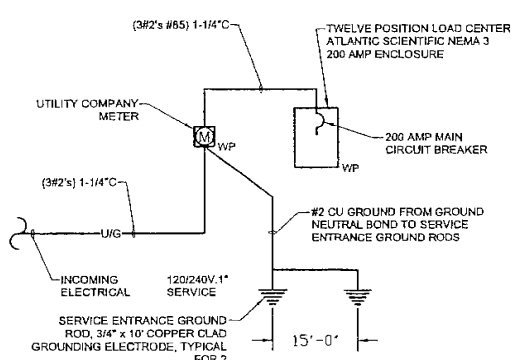
THOMAS A. ZIMMERMANN
 ENGINEER
 No. 6201051400



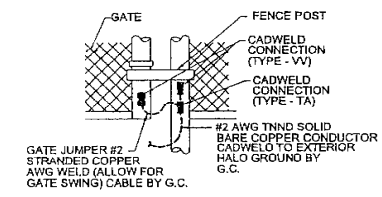
1 CABINET - TOWER GROUNDING DETAIL
N.T.S.



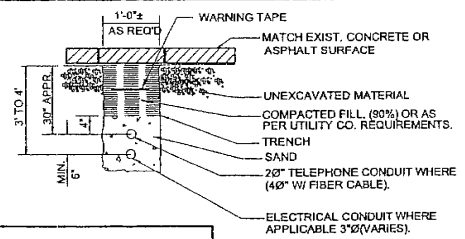
2 WAVEGUIDE BRIDGE DETAIL
N.T.S.



3 TYPICAL POWER / TELCO ONE LINE DIAGRAM
N.T.S.



4 CORNER AND GATE FENCE POST DETAIL
N.T.S. (IF APPLICABLE)



NOTE:
THE GENERAL CONTRACTOR SHALL INSTALL PVC CONDUITS IN PLACE OF RGS CONDUIT WHERE APPLICABLE FOR THE TELEPHONE AND ELECTRICAL SERVICE INSTALLATION.

5 JOINT UTILITY TRENCH DETAIL
N.T.S.

Mobile

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FAX: 815-641-1716

NO.	DATE	DESCRIPTION
1	02/04	ISSUED FOR CONSTRUCTION
2	02/04	REVISED FOR TOWNSHIP COUNTY COMMENTS
3	12/03	REVISED TOWER HEIGHT
4	12/03	REISSUED FOR FINAL
5	01/04	ADDITIONAL VERTICAL TOWNSHIP COMMENTS
6	02/04	DRIVEWAY SECTION REVISION
7	02/04	NOTE #6 - TELEPHONE EQUIPMENT, ADD

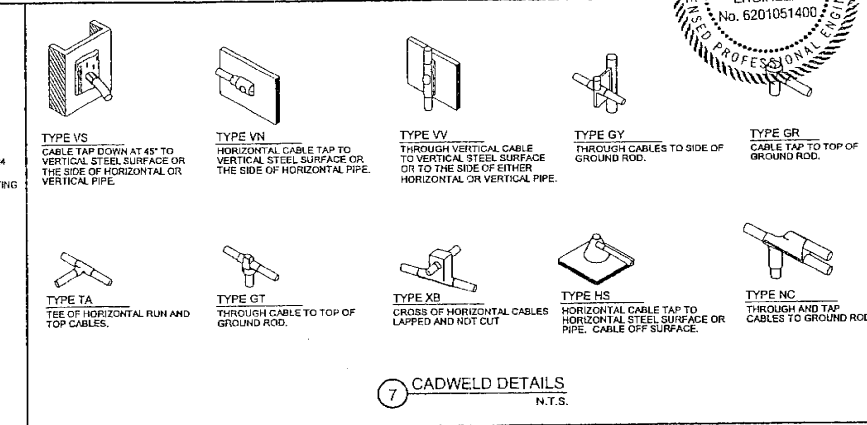
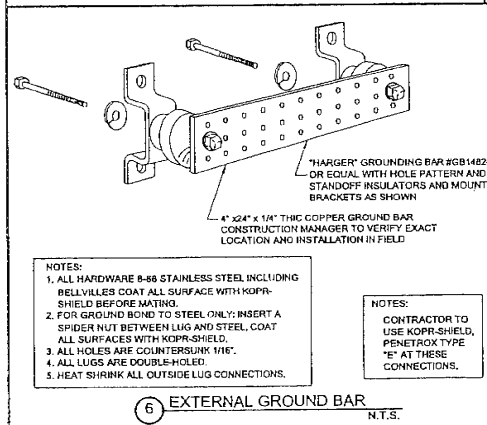
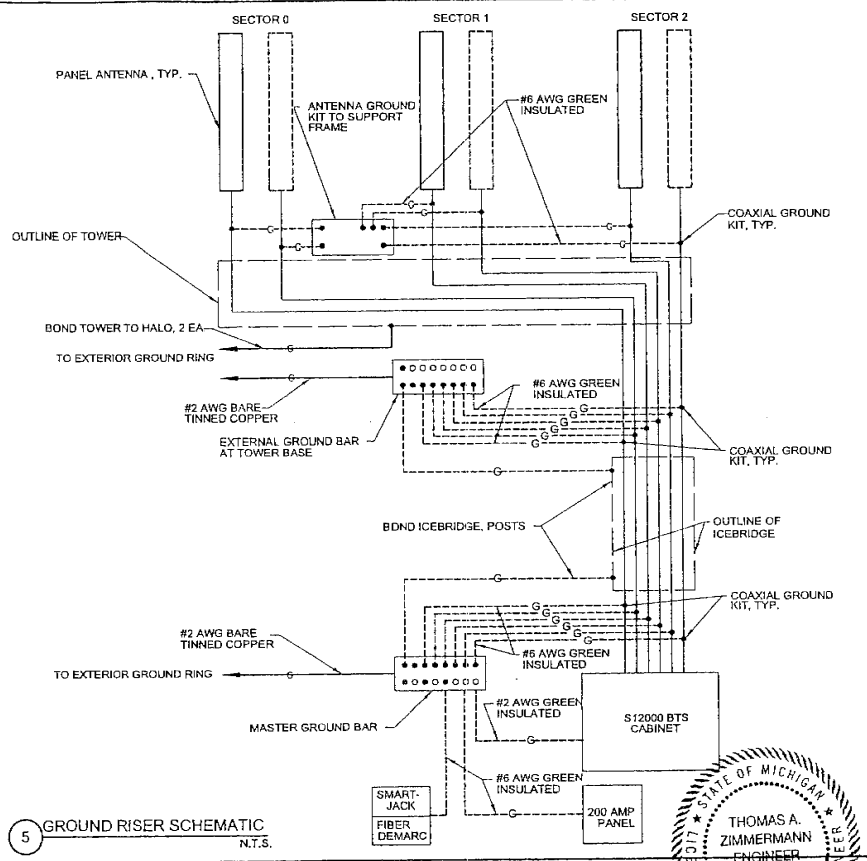
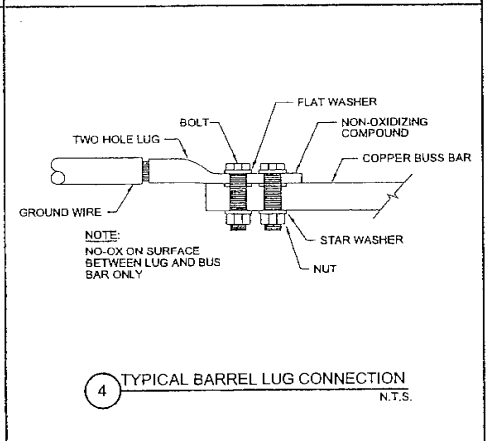
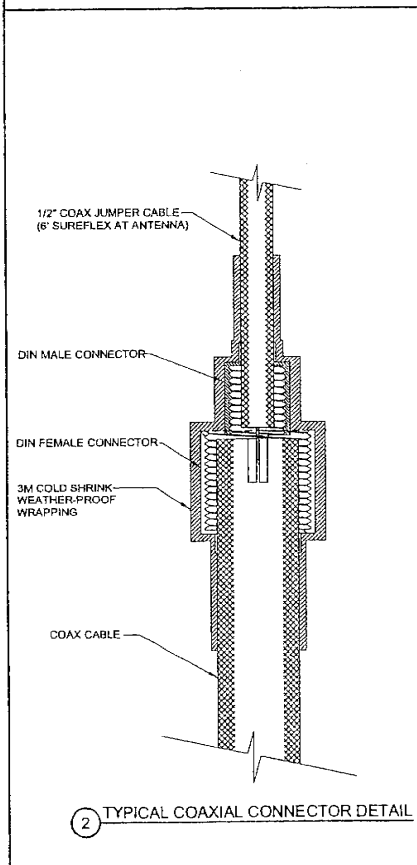
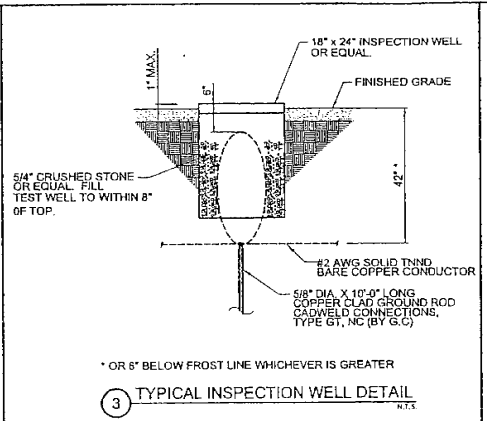
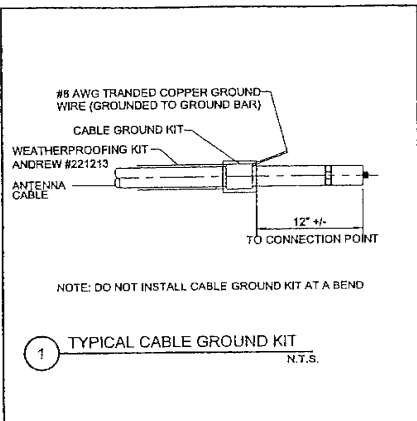
SITE DE01
HOLMES ROAD RL

2801 HOLMES
YPSILANTI, MI 48197

DRAWN BY:	OKD
CHECKED BY:	TAZ
DATE:	01/20/04
PROJECT #:	926C

SHEET TITLE
ELECTRICAL & GROUNDING DETAILS

SHEET NUMBER
E-3



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NO.	DATE	DESCRIPTION
1	12/04/00	ISSUED FOR CONSTRUCTION
2	1/15/01	REVISED PER TOWNSHIP COUNTY COMMENTS
3	1/17/01	REVISED TOWER HEIGHT
4	1/17/01	RE-ESTIMATED EST. TOTAL
5	2/13/01	ADDITIONAL WINDSHIELD COMMENTS
6	2/13/01	DRIVEWAY SECTION REVISION
7	2/28/01	NOTES RE: TYPICAL EQUIPMENT ADD.

REVISIONS

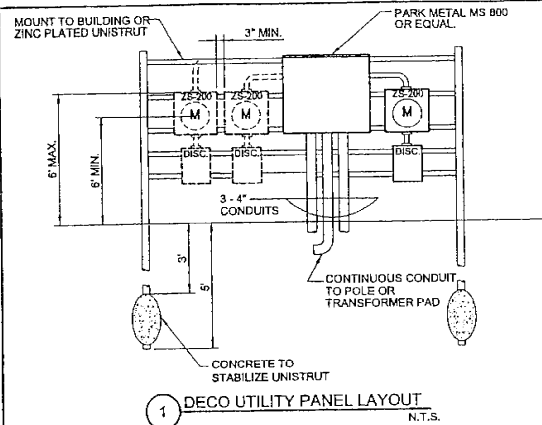
STATE OF MICHIGAN
THOMAS A. ZIMMERMANN
ENGINEER
No. 6201051400
LICENSED PROFESSIONAL ENGINEER

SITE DEQ#
HOLMES ROAD RL
2801 HOLMES
YPSILANTI, MI 48197

DRAWN BY: CHD
CHECKED BY: TAZ
DATE: 5/17/04
PROJECT #: #285

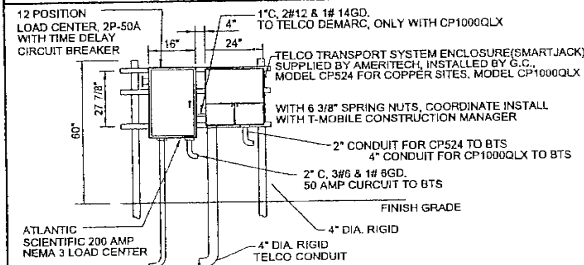
SHEET TITLE
ELECTRICAL & GROUNDING DETAILS

SHEET NUMBER
E-4



NOTES:

1. CABINET AND CONDUITS FURNISHED AND INSTALLED BY CUSTOMER 350 KCMIL SERVICE CONDUCTORS FURNISHED AND INSTALLED BY DECO.
2. EQUIPMENT ASSEMBLY DRAWINGS AND RISER DIAGRAMS MUST BE SUBMITTED TO A DETROIT EDISON PLANNER FOR ACCEPTANCE PRIOR TO INSTALLATION.
3. CABINET AND CONDUITS SHOWN SHALL CONTAIN ONLY UNMETERED LINE CONDUCTORS. CABINET SHALL BE SEALABLE WITH ACCEPTABLE SEALING HASP.
4. TRANSMISSION TOWER SERVICES WILL UTILIZE A STANDARD 200 AMP SERVICE WITH CONTINUOUS CONDUIT TO THE SOURCE.
5. SUBSTATION CELLULAR SERVICES WILL BE A SINGLE 200 AMP SERVICE WITH CONTINUOUS CONDUIT TO THE SOURCE.
6. ALL CONDUIT AND NIPPLE ENTRIES TO CABINET AND METER BOXES MUST BE MADE WITH WEATHERPROOF HUBS, CONNECTORS OR LOCKNUTS LISTED FOR THE APPLICATION. NONMETALLIC BUSHINGS REQUIRED.
7. FOR INACCESSIBLE LOCATIONS CONSULT WITH METER ENGINEERING FOR POSSIBLE ERT METER INSTALLATION.



- TO MULTI-METER GANG-
1. CONTRACTOR TO SUPPLY ALL HARDWARE AND EQUIPMENT SHOWN WITH EXCEPTION OF THE TELCO TRANSPORT BOX AND ELECTRIC METER.
 2. THE LAYOUT SHOWN ABOVE IS SCHEMATIC AND IS INTENDED TO SHOW THE MINIMUM EQUIPMENT NECESSARY ON EACH SITE. ADDITIONAL EQUIPMENT MAY OR MAY NOT BE SPECIFIED ON A SITE BY SITE BASIS.
 3. MOUNTING REQUIREMENTS OF THE MANUFACTURER'S SHOULD BE STRICTLY ADHERED TO.
 4. ALL INSTALLED EQUIPMENT SHOULD BE WEATHERPROOF AND LOCKABLE.

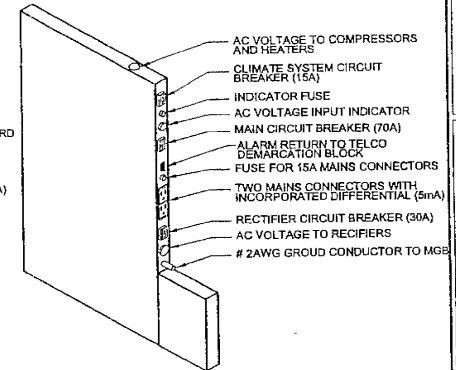
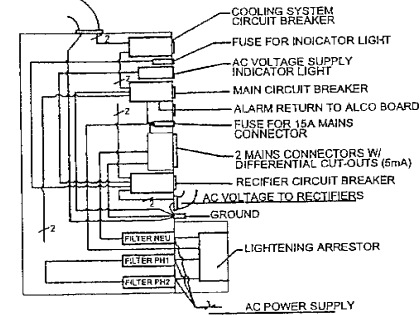
3 UTILITY PANEL LAYOUT
N.T.S.

HEIGHT	75.2 in (1.91 m)
WIDTH	53.15 in (1.35 m)
DEPTH	25.59 in (.650 m)
MAXIMUM WEIGHT	1257 LB (1358 LB INCL. BASE UNIT)
FOOTPRINT	1360 SQ. IN.
EMPTY WEIGHT	441 lb (200 kg)
VOLTAGE	240 V +/- 10%
MAX POWER (240V)	6500 W
NORMAL POWER	3238 W
MAIN CIRCUIT PROTECTION	200 A
OPERATING TEMPERATURE	-40' to 112' F (-40' to 50' C)
MAX LEVEL OF ACOUSTIC NOISE	65 DB

4 S12000 SPECIFICATION TABLE

THE DETROIT EDISON COMPANY ASSUMES NO RESPONSIBILITY FOR INJURY OR DAMAGE ARISING FROM THE USE OF THIS SPECIFICATION DIAGRAM.

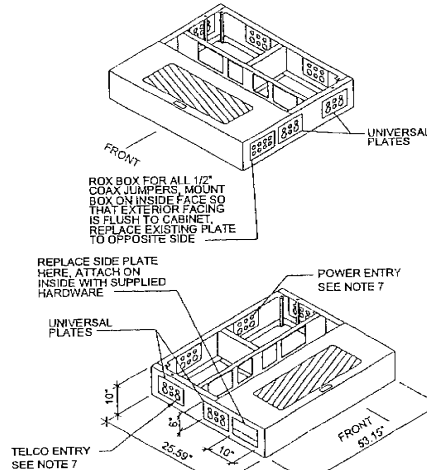
AC VOLTAGE TO COMPRESSORS AND HEATER RESISTANCES



1. CONTRACTOR TO SUPPLY ALL HARDWARE AND CONDUCTORS NECESSARY TO BRING A 240 V, 50 AMP SERVICE INTO THE CABINET AND CONNECT THE MAIN TO THE CABINET TERMINAL TO THE MASTER GROUND BAR.
2. CONTRACTOR IS RESPONSIBLE FOR BONDING THE GROUNDING CONDUCTOR FROM THE CABINET TERMINAL TO THE MASTER GROUND BAR.
3. THE CONTRACTOR SHALL VERIFY THE ARRANGEMENT OF THE AC MAIN PRIOR TO INSTALLATION OF SERVICE IN THE EVENT THE MODULE IS RECONFIGURED.
4. THE ENTRY PORT USED FOR THE INSTALLATION OF THE POWER AND TELEPHONE ENTRANCE WILL BE SEALED WITH A SILICONE SEALANT AFTER INSTALLATION.

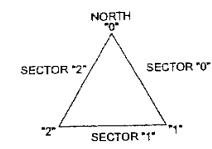
2 AC MAIN MODULE AND ONE-LINE DIAGRAM
N.T.S.

NOTE:
TYPICAL ANTENNA CONFIGURATION SHOWN. CHECK ANT-1 SHEET FOR # OF ANTENNAS AND # OF COAXIAL LINES FOR SPECIFIC SITE.



1. CONTRACTOR RESPONSIBLE FOR OFFLOADING THE CABINET UPON DELIVERY.
2. CONTRACTOR RESPONSIBLE FOR RF CABLEING TO THE COMBINERS, RF CABLE SHALL BE COLOR CODED AT THE COMBINER, OUTSIDE OF CABINET, AT TOWER (OR AT CABLE TRAY CONVERGENCE) AND AT ANTENNAE.
3. CONTRACTOR IS RESPONSIBLE FOR MOUNTING THE TELCO AND ALARM DEMARCATION BLOCKS AFTER COAX IS PULLED AND CONNECTING PHONE LINE FROM THE SMARTJACK.
4. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL BOOT-CUSHION ASSEMBLIES FOR THE COAXIAL CABLE ENTRY INTO THE BASE UNIT.
5. CONTRACTOR SHALL MOUNT THE CABINET TO THE BASE UNIT WITH HARDWARE SUPPLIED WITH NORTEL COMPLETION KIT # NTG4703A, AND SUPPLY THE HARDWARE NEEDED TO ATTACHED THE BASE TEMPLATE AND BASE TO THE MOUNTING PLATFORM.
6. SPECIAL CARE WILL BE TAKEN TO ENSURE AN 8\"/>

5 CABINET AND BASE LAYOUT DETAILS AND NOTES
N.T.S.



Mobile
TERRA
800 Bluse Highway
Ypsilanti, MI 48197
P.O. Box 198
Ypsilanti, MI 48197

NO.	DATE	DESCRIPTION
1	1/10/00	ISSUED FOR CONSTRUCTION
2	1/10/00	REVISED PER TOWNSHIP COUNTY COMMENTS
3	1/10/00	REVISED TOWER HEIGHT
4	1/10/00	REVISED FOR FINAL
5	2/12/00	ADDITIONAL YPSILANTI TOWNSHIP COMMENTS
6	2/22/00	DRIVEWAY SECTION REVISION
7	1/20/00	NOTE #1: YPSILANTI EQUIPMENT ADD

SITE DE05
HOLMES ROAD RL

2801 HOLMES
YPSILANTI, MI 48197

DRAWN BY:	CKG
CHECKED BY:	TAZ
DATE:	5/17/04
PROJECT #	9266

SHEET TITLE
CABINET DETAILS AND NOTES

SHEET NUMBER
E-5

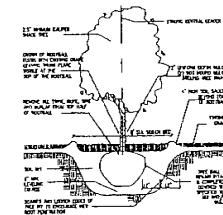
GENERAL LANDSCAPE NOTES

- PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
- ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
- GUARENTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLIGENCE, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTORS CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS STORMS, FIRES OR VANDALISM. REPLACEMENTS: DURING THE WARRANTY PERIOD, REPLACE ONE TIME, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
- MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.
- TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF CRAB GRASS, ROOTS, STICKS AND OTHER EXTRANEIOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
- REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEED: SEED MIX SHALL MATCH EXISTING TURF, OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE. MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.

PLANT LIST

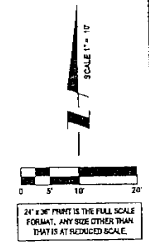
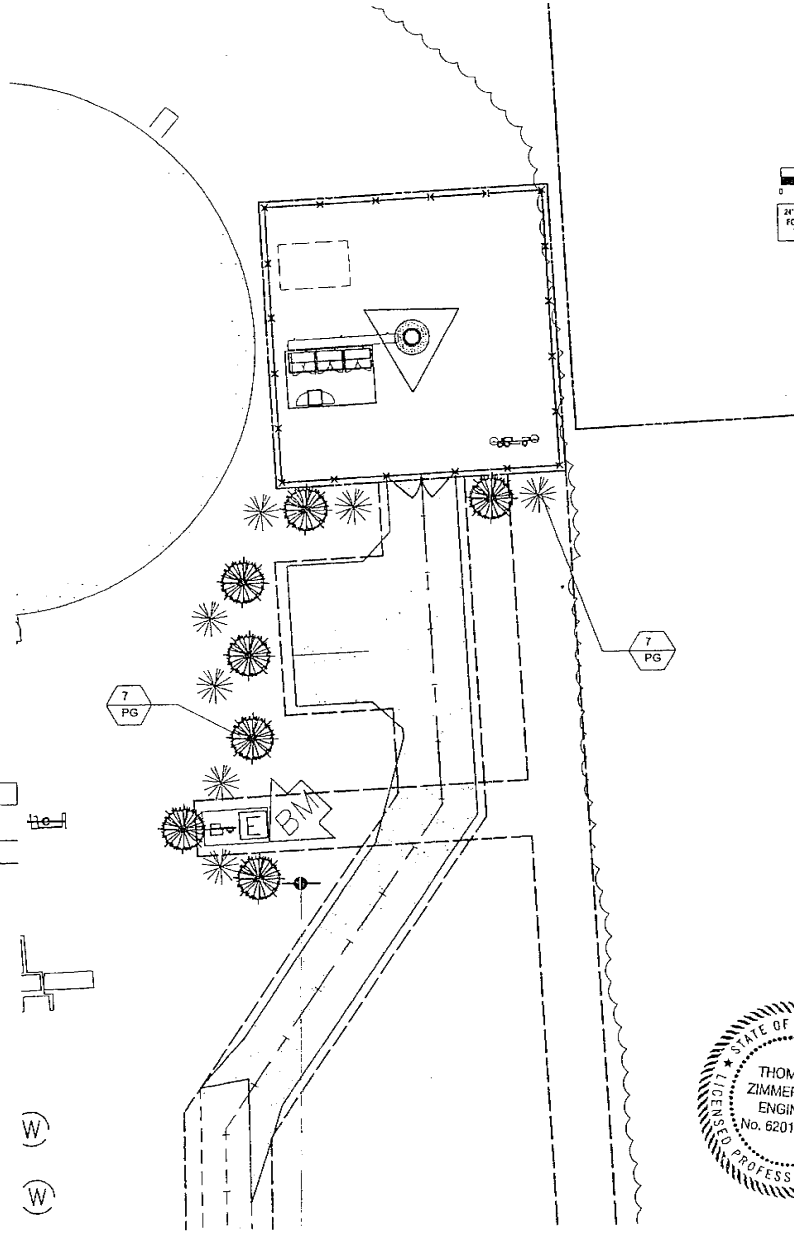
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES					
PG	PIRUS GLAUCA	WHITE SPRUCE	7	6 FT. HT. MIN.	B & B (BALLED & BURLAPPED)
TO	THUJA OCCIDENTALIS	THECHNY ARBORVITAE	7	6 FT. HT. MIN.	B & B (BALLED & BURLAPPED)

5 PLANT QUANTITY
PG PLANT SYMBOL



00 TREE PLANTING DETAIL
SCALE: NO SCALE

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171



2\"/>

500 Blaine Highway
P.O. Box 116
Farmington Hills, MI 48334
Tel: 248-859-9800
Fax: 248-859-9800

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR CONSTRUCTION
2	REVISED PER TOWNSHIP COUNTY COMMENTS
3	REVISED TOWER HEIGHT
4	REVISED FOR FINAL
5	ADDITIONAL VEGETATION COMMENTS
6	CREWMAN SECTION REVISION
7	NOTE OF VEGETATION EQUIPMENT ADD

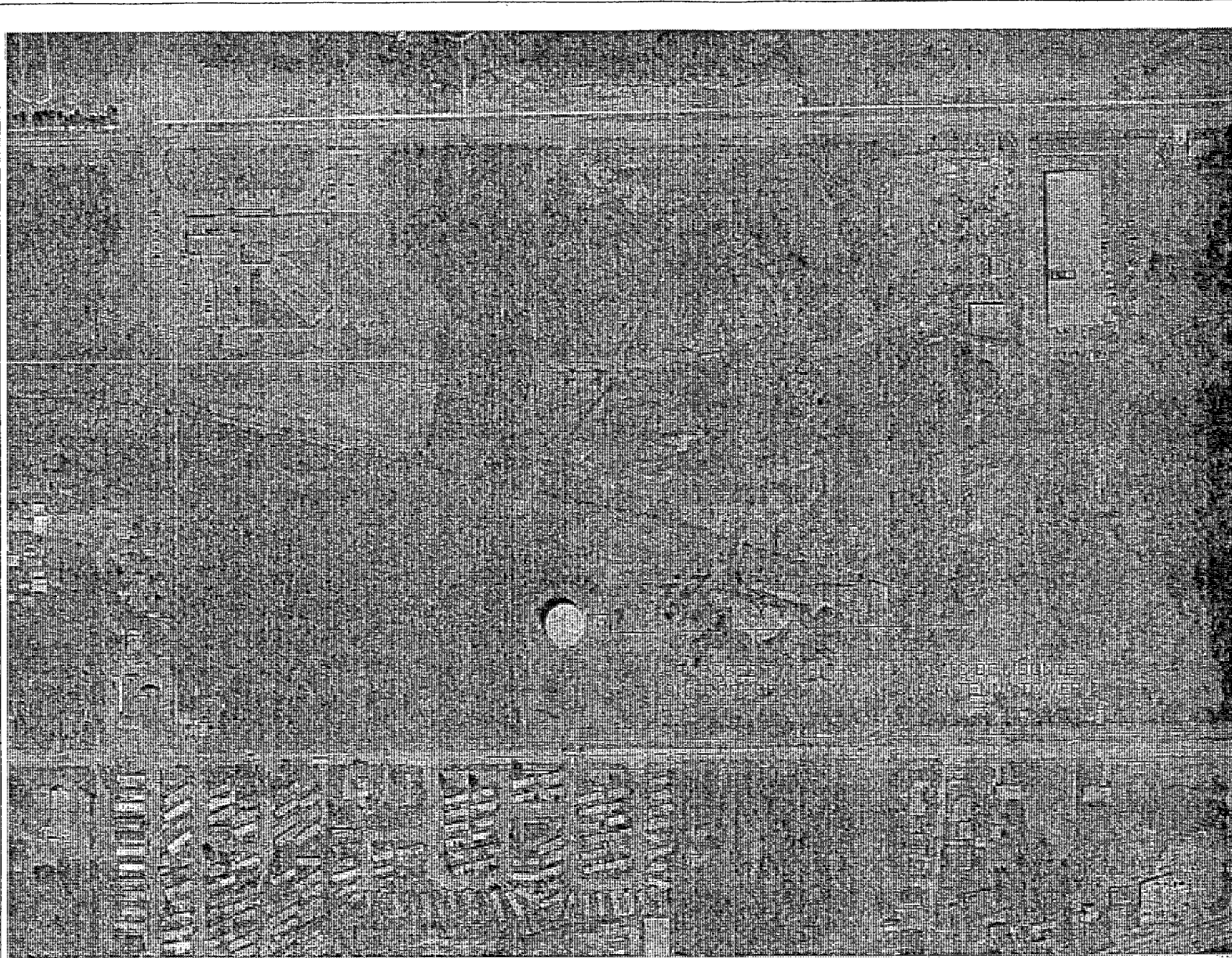
DATE: 02/04/04
DRAWN BY: BSH
CHECKED BY: TAZ
DATE: 01/26/04
PROJECT #: 0206

SITE DEO 'C'
HOLMES ROAD RL
2801 HOLMES
YPSILANTI, MI 48197

DRAWN BY:	CKD
CHECKED BY:	TAZ
DATE:	01/26/04
PROJECT #:	0206

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1



NO.	REVISIONS	DATE
1.	ISSUED FOR CONSTRUCTION	5/1/04
2.	REVISED PER TOWNSHIP COUNTY COMMENTS	1/1/04
3.	REVISED TOWER HEIGHT	12/1/04
	REVISED FOR FINAL	12/1/04
	ADDITIONAL YPSILANTI TOWNSHIP COMMENTS	12/1/04
	DRIVEWAY SECTION REVISION	12/20/04
7.	NOTE NO. YPSILANTI EQUIPMENT ADD	6/1/08

SITE DEO
 HOLMES ROAD RL
 2801 HOLMES
 YPSILANTI, MI 48197

DRAWN BY:	CKD
CHECKED BY:	TAZ
DATE:	5/17/04
PROJECT #:	9296

SHEET TITLE
 AERIAL PHOTO EXHIBIT
 SHEET NUMBER
EX-1

TERRA CONSULTING GROUP, LTD.
 500 BUSES HIGHWAY
 P.O. BOX 97
 FARMINGTON, CT 06031
 FAX: 860-635-1647

Mobile
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EXHIBIT C

to the Agreement dated _____, 2006, by and between Township of Ypsilanti, a Michigan municipal corporation, as Landlord, and T-Mobile Central, LLC, a Delaware Limited Liability Company, as Tenant.

**RECORDED AT REQUEST OF, AND
WHEN RECORDED RETURN TO:**

T-Mobile Central, LLC
12170 Merriman Road
Livonia, MI 48150

**MEMORANDUM OF AGREEMENT
DE05751 Holmes Road - YCUA
APN: 11-01-200-003**

This MEMORANDUM OF AGREEMENT is entered into on _____, 2006, by Township of Ypsilanti, a Michigan municipal corporation, with an address at 7200 S. Huron River Drive, Ypsilanti, MI 48197 (hereinafter referred to as "Owner" or "Landlord") and T-Mobile Central, LLC, a Delaware Limited Liability Company, with an office at 12170 Merriman Road, Livonia, MI 48150 (hereinafter referred to as "T-Mobile" or "Tenant").

1. Landlord and T-Mobile entered into a Communications Site Lease Agreement ("Agreement") dated as of _____, 2006, effective upon full execution of the parties ("Effective Date") for the purpose of T-Mobile undertaking certain Investigations and Tests and, upon finding the Land appropriate, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing is set forth in the Agreement.

2. The term of T-Mobile's tenancy under the Agreement is for five (5) years commencing on the start of construction of the Tenant Facilities, ninety (90) days following issuance of a building permit or six (6) months following the Effective Date, whichever first occurs ("Term Commencement Date"), and terminating on the fifth anniversary of the Term Commencement Date with five (5) successive five (5) year options to renew.

3. The Land that is the subject of the Agreement is described in Exhibit A annexed hereto. The portion of the Land being leased to Tenant and all necessary access and utility easements (the "Premises") are set forth in the Agreement.

In witness whereof, the parties have executed this Memorandum of Agreement as of the day and year first written above.

LANDLORD:

TENANT:

Township of Ypsilanti, a Michigan municipal corporation

T-Mobile Central, LLC.,
a Delaware Limited Liability Company

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Name: _____

Title: _____

Date: _____

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On _____, before me, _____, Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____ (SEAL)

Notary Public

My commission expires: _____

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On _____, before me, _____, Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____ (SEAL)

Notary Public

My commission expires: _____

**RECORDED AT REQUEST OF, AND
WHEN RECORDED RETURN TO:**

T-Mobile Central, LLC
12170 Merriman Road
Livonia, MI 48150

AGREEMENT TO REMOVE WIRELESS COMMUNICATIONS FACILITIES

Pursuant to Ypsilanti Township Zoning Ordinance Section 2107 (d) (5), T-Mobile Central, LLC, a Delaware Limited Liability Company, having a mailing address of 12170 Merriman Road, Livonia, MI 48150 ("T-Mobile") agrees to the following terms and conditions for removal of the wireless communications facility located on the real property attached as Exhibit A ("the Premises"). Removal of such facility includes removal of the tower, associated buildings, structures, equipment and fencing (but excludes foundations and underground utilities).

1. T-Mobile agree, to remove the wireless communication facility upon the occurrence of either or both of the following:

(a) When the facility has not been used for twelve months or more. The removal of the antennas or other equipment from the facility, or the cessation of transmission and/or reception of signals, or the termination of the rental agreement between T-Mobile and Owner, whichever is earlier, shall be considered the beginning of the period of non-use.

(b) If there are two or more users on the tower, the tower shall not be considered abandoned until all users cease using the tower.

2. Upon the requirement for removal based on the above conditions, T-Mobile shall immediately apply for any required demolition or removal permits and immediately proceed with and complete the demolition/removal.

3. If the required removal of a facility or a portion thereof has not been lawfully completed within ninety (90) days of the expiration of the 12 month period in paragraph 1 (a) above and after at least (30) days written notice, the Township may remove or secure the removal of the wireless communication facilities or required portions thereof, with the actual cost and reasonable administrative expenses being charged against T-Mobile. If not paid within thirty (30) days, then such amount shall constitute a lien upon the Premises and may be collected pursuant to the laws of judicial foreclosure.

4. The remedies provided in this Agreement are cumulative. Nothing in this Agreement shall be construed to waive or impair Ypsilanti Township's authority to enforce its Zoning Ordinance requirements, as may be amended from time to time, for removal of the tower upon abandonment or non-use.

5. T-Mobile shall immediately notify the Township Clerk in writing if and as soon as use of the wireless communications facilities ceases.

6. This agreement shall run with the land and shall be recorded in the Washtenaw County Register of Deeds office.

T-MOBILE

T-Mobile Central, LLC a Delaware Limited Liability Company

By: _____

Name:

Title:

STATE OF MICHIGAN)
COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me on the _____ day of _____, 2006, by _____, as _____, of T-Mobile Central, LLC a Delaware Limited Liability Company

(AFFIX NOTARIAL SEAL) _____

_____, Notary Public

My commission expires:

County, acting in

County,

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the Township of Ypsilanti, County of Washtenaw and State of Michigan, to wit:

LEGAL DESCRIPTION

PROPOSED LEASE AREA:

Attached hereto.

LEGAL DESCRIPTION

PROPOSED INGRESS/EGRESS & UTILITY EASEMENT:

Attached hereto.

SURVEYOR'S NOTE

- 1.) THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.
- 2.) THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON MAY 13, 2004.
- 3.) NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 83 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1: ELEV. 731.50
BOX CUT ON S.E. CORNER OF CONCRETE PAD TO ELECTRIC TRANSFORMER.
BM#2: ELEV. 734.18
N.E. SPIKE WEST SIDE POWER POLE N.E. CORNER OF GRAVEL DRIVE TO WATER TANK & HOLMES ROAD.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE PARENT PARCEL DESCRIPTION, TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 001°13'.

ZONING DATA

SUBJECT SITE ZONING: I-1 LIGHT INDUSTRIAL
SETBACKS:
FRONT: HEIGHT OF TOWER
REAR: HEIGHT OF TOWER
SIDE: HEIGHT OF TOWER

LEASE SITE AREA: 2500 sq.ft.

PARCEL AREA: 1,576,620 sq.ft.

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE TOWNSHIP OF YESLANT, WASHINGTON COUNTY, MICHIGAN, COMMUNITY PANEL NUMBER 260542 DATED JUNE 15, 1981, AND FIND THAT THE PROJECT SITE IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD ZONE.

LATITUDE & LONGITUDE

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARNHIGH ACCURACY NETWORK (NAD83(1994))

LATITUDE: 42°15'17.85" N
LONGITUDE: 83°33'34.24" W

FAA CERTIFICATION

RE: AERONAUTICAL STUDY

FOR AERONAUTICAL STUDY NO. _____, I CERTIFY THAT THE LATITUDE 42° 15' 17.85" NORTH AND LONGITUDE 83°33' 34.24" WEST ARE WITHIN 1/2" - 30 FEET HORIZONTALLY, AND THE SITE ELEVATION 730' AMSL, PLANNED STRUCTURE HEIGHT, 120' AGL, AND PLANNED OVERALL HEIGHT, 850' AMSL, ARE WITHIN 1/4" - 20 FEET IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND EXPRESSED AS DEGREES, MINUTES AND SECONDS. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE DETERMINED TO THE NEAREST FOOT.

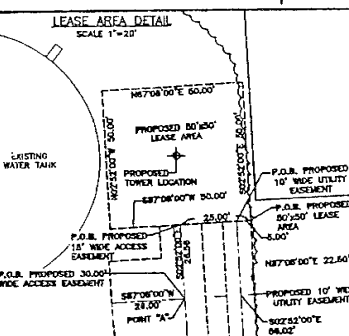
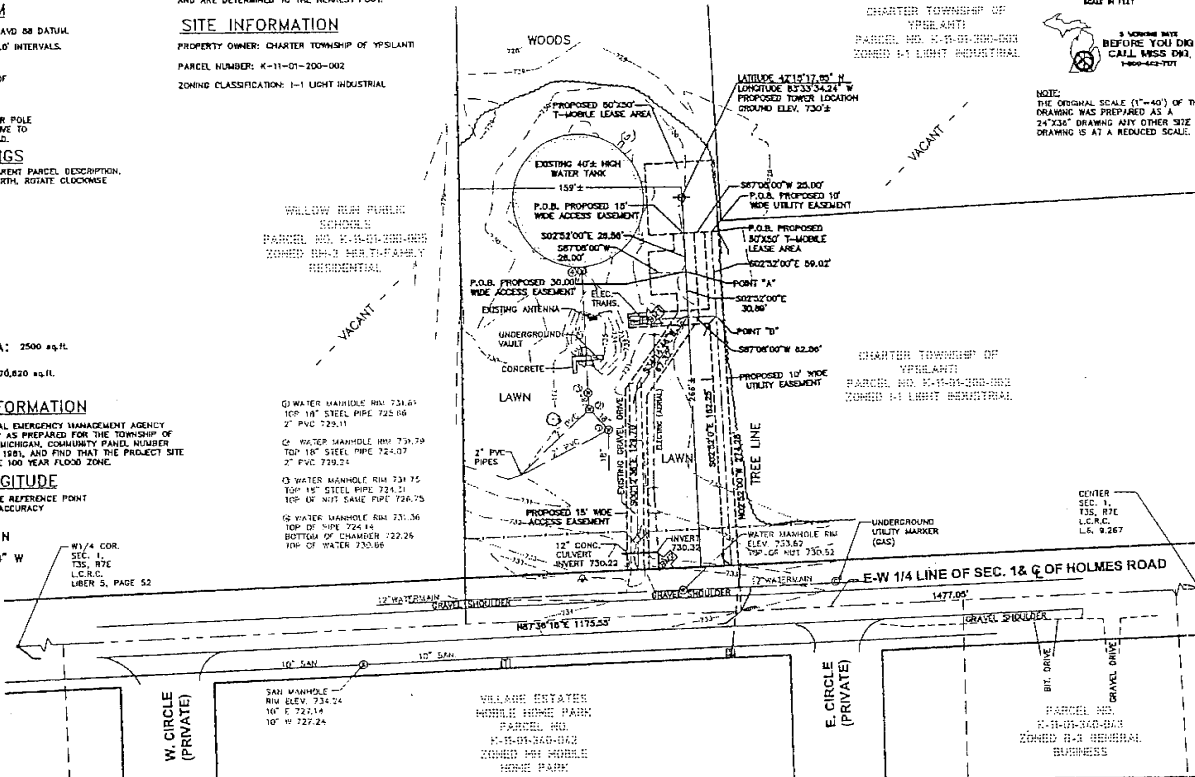
SITE INFORMATION

PROPERTY OWNER: CHARTER TOWNSHIP OF YESLANT
PARCEL NUMBER: K-11-01-100-002
ZONING CLASSIFICATION: I-1 LIGHT INDUSTRIAL

WILLIAM HUBBARD PARK
SCHOLARS
PARCEL NO. K-11-01-100-002
ZONING I-1 LIGHT INDUSTRIAL
RESIDENTIAL

CHARTER TOWNSHIP OF YESLANT
PARCEL NO. K-11-01-100-002
ZONING I-1 LIGHT INDUSTRIAL

CHARTER TOWNSHIP OF YESLANT
PARCEL NO. K-11-01-100-002
ZONING I-1 LIGHT INDUSTRIAL



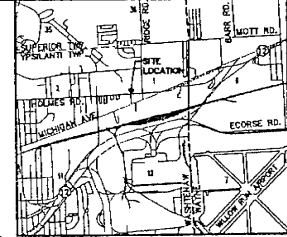
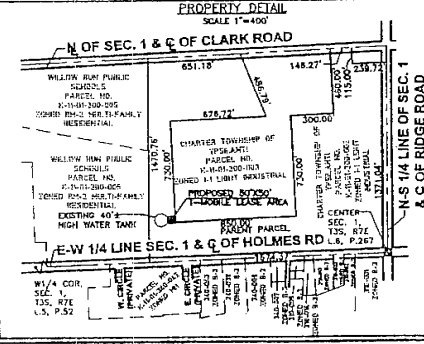
LEGAL DESCRIPTION
ACCESS EASEMENT
BEG AT CENT OF SEC WHICH IS THE COR. TH S 87°35'-15" W 1674.37 FT IN E & W 1/4 LINE, TH N 00°-10'-10" W 1476.76 FT, TH N 87°-04'-55" E 651.18 FT IN THE CENTER OF CLARK ROAD; TH S 21°-57'-51" E 488.79 FT; TH S 87°-03'-00" W 678.72 FT; TH S 02°-52'-00" E 730 FT; TH N 87°-08'-00" E 850 FT; TH N 02°-52'-00" W 730 FT; TH N 87°-02'-00" E 330 FT; TH N 02°-52'-00" W 460 FT; TH N 87°-04'-55" E 148.27 FT; TH S 02°-52'-00" E 115 FT; TH N 87°-04'-55" E 238.72 FT; TH S 02°-10'-10" E 1371.64 FT IN W & S 1/4 LINE TO PL. OF BEG. BEING PART OF THE 1/4 SEC 1, T35-N7E, 38.06 AC.

LEGAL DESCRIPTION
LEASE AREA
All that part of the Northeast 1/4 of Section 1, Town 3 South, Range 7 East, Yesland Township, Washington County, Michigan, described as Commencing at the West 1/4 corner of Section 1; thence North 87°35'15" East 1175.55 feet along the East-West 1/4 line of said section; thence North 02°52'00" West 274.28 feet; thence South 87°08'00" West 35.00 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 02°52'00" East 20.56 feet to Point "A"; thence continuing South 02°52'00" East 38.89 feet; thence South 87°04'45" West 87.32 feet; thence South 02°12'30" East 129.70 feet to the Northernly right of way line of Holmes Road (68 feet wide) for the place of ending of this centerline description; thence recommendation of aforementioned Point "A" FOR THE PLACE OF BEGINNING OF A 30.00 FOOT WIDE CENTERLINE DESCRIPTION thence South 87°08'00" West 28.02 feet to the place of ending of this centerline description.

LEGAL DESCRIPTION
UTILITY EASEMENT
A 10.00 foot wide easement in that part of the Northeast 1/4 of Section 1, Town 3 South, Range 7 East, Yesland Township, Washington County, Michigan, the centerline of which is described as: Commencing at the West 1/4 corner of Section 1; thence North 87°35'15" East 1175.55 feet along the East-West 1/4 line of said section; thence North 02°52'00" West 274.28 feet; thence South 87°08'00" West 35.00 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 02°52'00" East 89.02 feet to Point "B"; thence continuing South 02°52'00" East 183.25 feet to the Northernly right of way line of Holmes Road for the place of ending of this centerline description; thence recommendation of aforementioned Point "B" for the place of beginning of this centerline description; thence South 87°08'00" West 62.08 feet to the place of ending of this centerline description.

LEGAL DESCRIPTION
ACCESS EASEMENT
A 10.00 foot wide easement in that part of the Northeast 1/4 of Section 1, Town 3 South, Range 7 East, Yesland Township, Washington County, Michigan, the centerline of which is described as: Commencing at the West 1/4 corner of Section 1; thence North 87°35'15" East 1175.55 feet along the East-West 1/4 line of said section; thence North 02°52'00" West 274.28 feet; thence South 87°08'00" West 35.00 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 02°52'00" East 20.56 feet to Point "A"; thence continuing South 02°52'00" East 38.89 feet; thence South 87°04'45" West 87.32 feet; thence South 02°12'30" East 129.70 feet to the Northernly right of way line of Holmes Road (68 feet wide) for the place of ending of this centerline description; thence recommendation of aforementioned Point "A" FOR THE PLACE OF BEGINNING OF A 30.00 FOOT WIDE CENTERLINE DESCRIPTION thence South 87°08'00" West 28.02 feet to the place of ending of this centerline description.

LEGAL DESCRIPTION
UTILITY EASEMENT
A 10.00 foot wide easement in that part of the Northeast 1/4 of Section 1, Town 3 South, Range 7 East, Yesland Township, Washington County, Michigan, the centerline of which is described as: Commencing at the West 1/4 corner of Section 1; thence North 87°35'15" East 1175.55 feet along the East-West 1/4 line of said section; thence North 02°52'00" West 274.28 feet; thence South 87°08'00" West 35.00 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 02°52'00" East 89.02 feet to Point "B"; thence continuing South 02°52'00" East 183.25 feet to the Northernly right of way line of Holmes Road for the place of ending of this centerline description; thence recommendation of aforementioned Point "B" for the place of beginning of this centerline description; thence South 87°08'00" West 62.08 feet to the place of ending of this centerline description.



- LEGEND**
- A - WELL
 - B - HIGHWAY
 - C - MONUMENT
 - D - MONUMENT BOX
 - E - POINT OF WAY MARKER
 - F - SET WOOD STAKE
 - G - SIGN
 - H - SIGN PIPE
 - I - PE WIRE
 - J - FOUND HIGH STAKE
 - K - SET HIGH STAKE
 - L - SIGN
 - M - PA SIGN
 - N - DIRT PILE
 - O - SIGN ANCHOR
 - P - LIGHT POLE
 - Q - UTILITY MARKER
 - R - AC UNIT
 - S - U.S. UTILITY MARKER
 - T - PIPE HYDRANT
 - U - WATER VALVE
 - V - GAS VALVE
 - W - GAS METER
 - X - WATER METER
 - Y - TELEPHONE POLE
 - Z - ELECTRIC METER
 - AA - CABLE TV POLE
 - AB - CATCH BASIN
 - AC - ROUND CATCH BASIN
 - AD - B&E MARKER
 - AE - STORM MARKER
 - AF - EMERGENCY MARKER
 - AG - ELECTRIC MARKER
 - AH - TELEPHONE MARKER
 - AI - WATER MARKER
 - AJ - HORIZONTAL PARKING SPACE
 - AK - SIGN
 - AL - TREE
 - AM - PINE TREE
 - AN - WATER UTILITY LINE
 - AO - TELEPHONE UTILITY LINE
 - AP - ELECTRIC UTILITY LINE
 - AQ - GAS UTILITY LINE
 - AR - STEAM UTILITY LINE
 - AS - STORM UTILITY LINE
 - AT - EMERGENCY UTILITY LINE
 - AU - OTHER UTILITY LINE
 - AV - OVERHEAD UTILITY LINE

T-Mobile
T-MOBILE
VOICE/STREAM MICROBAM, INC.
18170 BERRINGTON RD.
LYONNA, MI 48155
Phone: 734.287.7300
Fax: 734.287.7342

YCUA
DE05751C
Project Manager: Tom Zimmerman
Office #: 847.894.6100

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE TO PROPERTY OWNER FOR REVIEW	08/26/04
2	REVISED PER OWNER COMMENTS	09/28/04
3	REVISED TOWER HEIGHT	11/11/04

Williams & Works
REGISTERED PROFESSIONAL ENGINEER
15000 W. 11th Street, Suite 100, Grand Rapids, MI 49508
RANDY J. HOUSE, P.E. 23584

DATE: 05/14/04
SCALE: 1"=40'
UPDATE: 08/12/05
PROJECT NO.: 202149.018

DATE: 05/14/04
SCALE: 1"=40'
UPDATE: 08/12/05
PROJECT NO.: 202149.018

DATE: 05/14/04
SCALE: 1"=40'
UPDATE: 08/12/05
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UPDATE: 08/12/05
PROJECT NO.: 202149.018

DATE: 05/14/04
SCALE: 1"=40'
UPDATE: 08/12/05
PROJECT NO.: 202149.018

**MEMORANDUM OF UNDERSTANDING BETWEEN
THE TOWNSHIP OF SUPERIOR AND ITS REGIONAL PARTICIPATING
PARTNERS**

**2014 ASSISTANCE FOR FIREFIGHTERS GRANT PROGRAM
FIREFIGHTER SAFETY AND SURVIVAL /RIT TRAINING AND
EQUIPMENT**

PREAMBLE

This Memorandum of Understanding (“MOU”) is entered into between the Township of Superior (hereafter “Hosting Organization”) and by and among each municipal and township that executes this MOU and adopts its terms and conditions, in view of the following:

Whereas, the Hosting Organization has agreed and will be responsible for submission of the Regional Application to the 2014 Assistance for Firefighters Grant Program, in its own name on behalf of itself and the other regional participating partners who have executed this MOU on behalf of their respective government entities, for the acquisition of a Firefighter Safety and Survival / RIT Training and Equipment;

Whereas, if awarded the grant the Hosting Organization has agreed to perform all programmatic and financial responsibilities as grant recipient and accept the awarded equipment and share it with its Regional Participating Partners in accordance with the terms of the grant;

Whereas, each Regional Participating Partner, as evidenced by their execution of this MOU agrees to accept the terms under which facilitation of their use of the training and equipment as may be specified by the grant award and/or this MOU.

TERMS

I. Purpose

The purpose of this MOU is to establish a cooperative agreement between the Township of Superior (hereinafter "Township"), the programmatic and financial administrator (host) for the Superior Township Fire Department (hereinafter "STFD"), and its Regional Participating Partners, (hereinafter the “Regional Participating Partners”) to secure a 2014 Assistance to Firefighters Grant and to provide Firefighter Safety and Survival / RIT Training and Equipment for the region’s safety services. This purchase will help protect the health and safety of the public and safety service personnel through training as well as common equipment on a regional basis allowing for increased efficiencies in response and support by and among local jurisdictions.

The Township and the Regional Participating Partners accept and agree to abide by the terms and conditions of the grant, including but not limited to those specifically enumerated in this MOU. All parties agree that Federal funds under this award will be used to supplement, but not supplant, State or local funds for first responder preparedness.

II. Definitions

Authorized Representative: The chief executive and fire chief of a participating governmental entity, or his/her designee, who has authorization to execute this MOU.

Equipment: RIT Packs, Rope, Webbing and any needed supplemental equipment or material necessary to perform training as allowed by the Assistance to Firefighters Grant (AFG) Program.

Training: 42 hour Firefighter Safety and Survival / RIT Course

Host Organization: The Township of Superior

Regional Participating Partners: Any government entity that executes this MOU.

III. Background to the Assistance Firefighters Grant Project

Purpose and Objective:

The purpose of the AFG Program is to enhance, through direct financial assistance, the health and safety of the public and firefighting personnel and to provide a continuum of support for emergency responders regarding fire, medical, and all-hazard events.

The objective of the FY 2014 AFG Program is to award grants directly to fire departments, nonaffiliated EMS organizations, and SFTAs for critically needed resources to protect the public, train emergency personnel, foster interoperability, and support community resilience.

Eligible activities requested that have an immediate impact on the safety of emergency responders, other personnel, or the public may receive additional consideration during the application review process.

FY 2014 AFG Programs play an important role in the implementation of the National Preparedness System (NPS) by supporting the building, sustainment, and delivery of core capabilities essential to achieving the National Preparedness Goal (NPG) of a secure and resilient Nation. Delivering core capabilities requires the combined effort of the whole community, rather than the exclusive effort of any single organization or level of government.

Problem Statement:

In Washtenaw County, the STFD and the said Regional Participating Partners lack the appropriate Firefighter Safety and Survival / RIT training and equipment to provide better firefighter safety on fire scenes.

The AFG-Funding Opportunity Announcement reflects the Center for Domestic Planning's recommendations for program priorities designed to address:

1. *Protecting the public and first responder safety* - providing the Equipment would be the first step in implementing specific training among Regional Participating Partners enabling safety service personnel better tactical knowledge and experience in protecting the public and enhancing fire responder safety.
2. *Enhancing capabilities and resilience (local, regional, and national)* – provides/enhances the opportunity to build long-term interagency relationships through better understanding of each local partners training readiness and support capabilities.

3. *Enhancing National Capabilities* -grant funding will assist in moving the Township and the Regional Participating Partners closer in meeting one of the national priorities under the National Preparedness Goal by strengthening training capabilities and inter agency fire ground tactics.

4. *Risk - Risk Based Prioritization* -grant funding will assist in moving the Township and the Regional Participating Partners closer to a common theory in Firefighter Safety and Survival / RIT as well as common equipment amongst all Regional Participating Partners. The Township and the Regional Participating Partners will build and/or leverage on existing resources to strategically invest in enhancing future operational capabilities and working relationships.

5. *Interoperability* - Grant funding will allow the Township and the Regional Participating Partners to develop short and long term goals, activities and a continuing training program to continue to enhance regional interoperability, consistent, in concert, and/or in parallel with the Michigan Automatic Box Alarm System (MABAS) program in which all the Regional Participating Partners are officially part of the newly developed Washtenaw County MABAS division.

IV. Responsibilities of the Township

As the Hosting Organization for the 2014 Assistance Firefighters Grant, the Township will:

- a. Oversee the grant application, implementation and coordination with the grantor.
- b. Manage grant activities including, but not limited to, project and fiscal reports for the grantor.
- c. Procuring the Training and Equipment after receiving input from the Regional Participating Partners.
- d. Act as the fiscal agent for the grant including:
 1. Invoicing the Regional Participating Partners for their share of the 10% matching grant cost of Equipment based on the count of each department's personnel number at time of Training and Equipment purchase.
 2. Arranging payment to vendors.
 3. Preparing program and fiscal reports required by the grantor.
 4. Auditing and tracking grant funds and deliverables as required by the grantor.
 5. Coordinate procurement of the Equipment through a competitive bidding process in compliance with the Township of Superior's Purchasing Policy.
- e. Coordinate communications with the Regional Participating Partners throughout the grant term.

IV. Responsibilities of the Regional Participating Partners

Each of the Regional Participating Partners will:

- a. Provide funding share of the 10% matching grant cost of Equipment based on the department's personnel number at time of Equipment and Training Purchase. The share of cost shall be paid upon receipt of invoice from the Township, in advance of Equipment and Training procurement.
- b. Participate and train its employees on the Equipment which will be documented.
- c. Provide the following assigned liaison(s):
 1. Primary Contact who is responsible for: the Regional Partner's point of contact.
 2. Training Contact who is responsible to oversee the Regional Partner's training
 3. Fiscal Contact: responsible for accounting, fiscal reporting and payment.

- d. Promptly provide any additional documentation to the Township as requested that may be necessary in connection with the grant.
- e. Be responsible for their received equipment maintenance as needed

VI. Local/Regional Mutual Aid or Reciprocal Aid Compacts and Agreements

Nothing in this MOU, including participation in or requests for assistance by any eligible Regional Participating Partner shall preclude, abrogate or supersede the fulfillment of the terms of any local or regional mutual aid or reciprocal aid compacts and agreements and the duty of the Hosting Organization to provide equipment and other available resources during a threat or actual occurrence of any emergency, disaster or serious threat to public health and safety.

VII. Arbitration of Disputes

Any controversy or claim arising out of or relating to this MOU, or the breach thereof by the parties, shall be resolved in the following manner:

- a. The party asserting noncompliance shall serve written notice to the other party or parties. The notice shall identify the specific provision alleged to have been violated and shall specify the factual and legal basis for the alleged noncompliance.
- b. In the event the controversy or claim is not resolved to the satisfaction of both parties within 90 days after service of the notice set forth in subsection a above, either party may request that controversy or claim be resolved through mediation or any other available legal proceedings.
- c. Nothing herein shall be construed to waive, limit or restrict any defense that is otherwise available to either party.

VIII. Indemnification

- a. All liability and/or loss or damage as a result of claims, demands, costs, or judgments arising out of activities that are the responsibility of the Township of Superior and/or the Superior Township Fire Department pursuant to the terms of this MOU shall be the responsibility of the Township of Superior if the liability, loss, or damage is caused by, or arises out of, the actions or failure to act on the part of the Township of Superior or its employees either directly or indirectly, provided that nothing herein shall be construed as a waiver of any governmental immunity available to the government body or unit of government or its employees by common law, statute, or court decision.
- a. All liability and/or loss or damage as a result of claims, demands, costs, or judgments arising out of activities that are the responsibility of a Regional Participating Partner, or its employees shall be the responsibility of the Regional Participating Partner if the liability, loss, or damage is caused by, or arises out of, the actions or failure to act on the part of the Regional Participating Partner or its employees either directly or indirectly, provided that nothing herein shall be construed as a waiver of any governmental immunity available to the Regional Participating Partner, or the employees of any of them as provided by common law, statute, or court decision.

IX. Insurance

Each party to this MOU shall bear the risk of its own actions as it would with normal, day-to-day operations and determine for itself what kinds and amounts of insurance it should carry.

X. Termination of the MOU

- a. This MOU shall terminate when all AFG Program obligations are completed and/or expired.
- b. A Regional Participating Partner may terminate its participation in this MOU any time prior to the Regional Participating Partners purchasing the Training and Equipment and with 30 days' written notice to the Township's Project Lead.

XI. Points of Contact

The Township will designate a Primary Lead, as well as identify Points of Contact for Training, Fiscal, and Documentation responsibilities. The Regional Participating Partners will designate a Primary Point of Contact, as well as identify Points of Contact for Training and Fiscal responsibilities. Points of Contact are set forth in the attached Exhibit A.

XII. Notice

Notice of termination or withdrawal from this MOU shall be made in writing and shall be served personally or by registered mail upon the Township of Superior's Project Lead. Termination or withdrawal shall not be effective until 30 days after the Township of Superior has received written notice. The termination or withdrawal from the MOU shall apply only to the Regional Participating Partner that has tendered the required notice; this MOU shall otherwise remain in full force and effect until all AFG Program obligations are completed and/or expired.

XIII. Choice of Law; Severability

This MOU will be governed and controlled in all respects by the laws of the State of Michigan, including interpretation, enforceability, validity and construction. Whenever possible, each provision of this MOU will be interpreted in a manner as to be effective and valid under applicable law. However, if any provision of this MOU or the application of any provision to any party or circumstance will be prohibited by or invalid under applicable law, that provision will be ineffective to the extent of the prohibition or invalidity without invalidating the remainder of the provisions of this MOU or the application of the provision to other parties and circumstances.

XIV. Authority to Enter into MOU; Execution by Counterpart

The persons executing this MOU on behalf of their respective entities hereby represent and warrant that they have the right, power, legal capacity, and appropriate authority to enter into this MOU on behalf of the entity for which they sign.

This MOU may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement.

XV. Extent of Agreement; Amendments

This MOU, together with any affixed exhibits or other documentation, constitutes the entire understanding between the Hosting Organization and the Regional Participating Partners with respect to the subject matter of the MOU and it supersedes, unless otherwise incorporated by reference herein, all prior representations, negotiations, agreements or understandings whether written or oral. No party has relied on any prior representations, of any kind or nature, in entering into this MOU. This MOU may be amended by written agreement by all parties if approved in accordance with grant contract terms and conditions. Notice of any amendments or revisions of the MOU must be made in writing to all parties by the requesting entity. Amendments shall only take effect upon acceptance and execution of an amended instrument by all parties.

**Township of Superior
(Hosting Organization)**

_____ Date: _____
Kenneth Schwartz, Township Supervisor

_____ Date: _____
Brian Thurston, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER

BY CITY OF ANN ARBOR

City of Ann Arbor, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of the City of Ann Arbor.

City of Ann Arbor

(Regional Participating Partner)

_____ Date: _____

Steven D. Powers, City Administrator

_____ Date: _____

Ellen Taylor, Fire Chief/Representative

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER

BY ANN ARBOR TOWNSHIP

Ann Arbor Township, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of Ann Arbor Township.

Ann Arbor Township

(Regional Participating Partner)

_____ Date: _____

Michael Moran, Township Supervisor

_____ Date: _____

Brian Thurston, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER
BY CITY OF CHELSEA

The City of Chelsea, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of the City of Chelsea.

**City of Chelsea/Chelsea Area Fire Department
(Regional Participating Partner)**

_____ Date: _____
John Hanifan, City Manager

_____ Date: _____
Jim Payeur, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER

BY DEXTER AREA FIRE AUTHORITY

Dexter Area Fire Authority, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of Dexter Area Fire Authority.

**Dexter Area Fire Authority
(Regional Participating Partner)**

_____ Date: _____

Jim Seta, Chairman

_____ Date: _____

Loren Yates, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER

BY MANCHESTER TOWNSHIP

Manchester Township, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of Manchester Township.

Manchester Township
(Regional Participating Partner)

_____ **Date:** _____

Gene DeRossett, Township Supervisor

_____ **Date:** _____

Michael Riesterer, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER

BY CITY OF MILAN

The City of Milan, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of the City of Milan.

City of Milan / Milan Area Fire Department
(Regional Participating Partner)

_____ Date: _____

Jade Smith, City Administrator

_____ Date: _____

Bob Stevens, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER

BY NORTHFIELD TOWNSHIP

Northfield Township, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of Northfield Township.

Northfield Township
(Regional Participating Partner)

_____ **Date:** _____

Howard Fink, Township Manager

_____ **Date:** _____

William Wagner Jr., Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER

BY PITTSFIELD TOWNSHIP

Pittsfield Township, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of Pittsfield Township.

Pittsfield Township
(Regional Participating Partner)

_____ **Date:** _____

Mandy Grewal, Township Supervisor

_____ **Date:** _____

Sean Gleason, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER

BY SALEM TOWNSHIP

Salem Township, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of Salem Township.

Salem Township
(Regional Participating Partner)

_____ **Date:** _____

Gary Whittaker, Township Supervisor

_____ **Date:** _____

Jim Rachwal, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER
BY CITY OF SALINE

The City of Saline, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of the City of Saline.

City of Saline
(Regional Participating Partner)

_____ Date: _____
Todd Campbell, City Manager

_____ Date: _____
Craig Hoeft, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER

BY SCIO TOWNSHIP

Scio Township, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of Scio Township.

Scio Township
(Regional Participating Partner)

_____ **Date:** _____

Spaulding Clark, Township Supervisor

_____ **Date:** _____

Carl Ferch, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER

BY VAN BUREN TOWNSHIP

Van Buren Township, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of Van Buren Township.

Van Buren Township
(Regional Participating Partner)

_____ **Date:** _____

Linda Combs, Supervisor

_____ **Date:** _____

Dan Besson, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER
BY CITY OF YPSILANTI

The City of Ypsilanti, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of the City of Ypsilanti.

City of Ypsilanti
(Regional Participating Partner)

_____ Date: _____
Ralph A. Lange, City Manager

_____ Date: _____
Max Anthouard, Fire Chief

ACCEPTANCE AND AGREEMENT TO MEMORANDUM OF UNDERSTANDING AS A
REGIONAL PARTICIPATION PARTNER

BY YPSILANTI TOWNSHIP

Ypsilanti Township, a Michigan municipal corporation, hereby agrees to the foregoing MOU and obligations therein, on behalf of Ypsilanti Township.

Ypsilanti Township

(Regional Participating Partner)

_____ **Date:** _____

Brenda Stumbo, Supervisor

_____ **Date:** _____

Eric Copeland, Fire Chief

2014 Regional Grant MOU for Firefighter Safety and Survival / RIT

Exhibit A

Points of Contact

Agency	Title	Name	Phone Number	Email
Ann Arbor City	Primary	Ellen Taylor	810-523-1173	etaylor@a2gov.org
	Fiscal	Same	Same	Same
	Training	Craig Sidelinger	734-646-0556	csidelinger@a2gov.org
Ann Arbor Twp	Primary			
	Fiscal			
	Training			
Chelsea	Primary			
	Fiscal			
	Training			
Dexter	Primary			
	Fiscal			
	Training			
Mancshester	Primary			
	Fiscal			
	Training			
Milan	Primary			
	Fiscal			
	Training			
Northfield	Primary			
	Fiscal			
	Training			
Pittsfield	Primary			
	Fiscal			
	Training			
Salem	Primary			
	Fiscal			
	Training			
Saline	Primary			
	Fiscal			
	Training			
Scio	Primary			
	Fiscal			
	Training			

2014 Regional Grant MOU for Firefighter Safety and Survival / RIT

Exhibit A (Continued)

Points of Contact

Agency	Title	Name	Phone Number	Email
Van Buren	Primary			
	Fiscal			
	Training			
Ypsilanti City	Primary			
	Fiscal			
	Training			
Ypsilanti Twp	Primary			
	Fiscal			
	Training			

Department Cost Breakdown

RIT and FFSS

Classification	# of Positions	Wages	Training Cost	Truck Equipment	Personal Equipment	Total	Share Amount
Ann Arbor City	85	\$171,645.60	\$41,310.00	\$13,100.00	\$34,170.00	\$260,225.60	\$26,022.56
Ann Arbor Twp	14	\$28,271.04	\$6,804.00	\$13,100.00	\$5,628.00	\$53,803.04	\$5,380.30
Chelsea	15	\$30,290.40	\$7,290.00	\$13,100.00	\$6,030.00	\$56,710.40	\$5,671.04
Dexter	26	\$52,503.36	\$12,636.00	\$13,100.00	\$10,452.00	\$88,691.36	\$8,869.14
Mancshester	25	\$50,484.00	\$12,150.00	\$13,100.00	\$10,050.00	\$85,784.00	\$8,578.40
Milan	29	\$58,561.44	\$14,094.00	\$13,100.00	\$11,658.00	\$97,413.44	\$9,741.34
Northfield	23	\$46,445.28	\$11,178.00	\$13,100.00	\$9,246.00	\$79,969.28	\$7,996.93
Pittsfield	28	\$56,542.08	\$13,608.00	\$13,100.00	\$11,256.00	\$94,506.08	\$9,450.61
Salem	27	\$54,522.72	\$13,122.00	\$13,100.00	\$10,854.00	\$91,598.72	\$9,159.87
Saline	22	\$44,425.92	\$10,692.00	\$13,100.00	\$8,844.00	\$77,061.92	\$7,706.19
Scio	20	\$40,387.20	\$9,720.00	\$13,100.00	\$8,040.00	\$71,247.20	\$7,124.72
Superior	9	\$18,174.24	\$4,374.00	\$13,100.00	\$3,618.00	\$39,266.24	\$3,926.62
Van Buren	50	\$100,968.00	\$24,300.00	\$13,100.00	\$20,100.00	\$158,468.00	\$15,846.80
Ypsilanti City	20	\$40,387.20	\$9,720.00	\$13,100.00	\$8,040.00	\$71,247.20	\$7,124.72
Ypsilanti Twp	27	\$54,522.72	\$13,122.00	\$13,100.00	\$10,854.00	\$91,598.72	\$9,159.87
Total	420	\$848,131.20	\$204,120.00	\$196,500.00	\$168,840.00	\$1,417,591.20	\$141,759.12

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, HR Department
Mike Radzik, OCS Director

DATE: December 10, 2014

RE: **Request authorization to create an additional Ordinance Enforcement Assistant position for the Office of Community Standards and to seek approval to waive external posting and to fill the position internally.**

As part of the 2015 budget process, the need for an additional full-time Ordinance Enforcement Assistant within the OCS Department has been discussed. This additional position would allow the department to sustain the current level of inspection services and to move ahead with plans for apartment housing inspection to begin in 2015.

For the past 8 months, Kevin Fulkert has been fulfilling the duties of this position per an agreement with the TEAMSTER Bargaining Unit. During this time, Kevin has demonstrated a high level of professionalism and has exceeded the expectations of the department. To meet the immediate needs of the department and to move forward without delay, we would like to recommend that the posting requirements be waived a full-time employment offer be extended to Kevin with an effective date of January 5, 2015. The starting wage of \$18.27 per hour was included within the 2015 budget.

The TEAMSTER Bargaining Unit has agreed to waive posting requirement upon the Township Boards approval. At this time, I would like to formally request authorization from the Township Board to move forward with making an employment offer to Kevin Fulkert.

Your consideration in this matter is appreciated. Should you have any additional questions, please feel free to contact me or OCS Director, Mike Radzik.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

To: Karen Wallin, Human Resources
From: Mike Radzik, OCS Director
Re: Create New Ordinance Enforcement Assistant Position
Date: December 10, 2014
Copy to: Brenda Stumbo, Supervisor

There has been much discussion about long term neighborhood stabilization as it relates to housing inspections services provided by the Office of Community Standards. We have provided rental housing inspection services in single family neighborhoods since 2008 and now have engaged in vacant housing inspections since April, 2014. We plan to engage in the inspection of multi-family rental units beginning in 2015.

As part of the 2015 budget process, we identified a need to add one full-time Ordinance Enforcement Assistant position in order to sustain our current level of inspection services and begin to accommodate apartment housing inspection services next year. The 2015 budget was recently adopted and includes funding to support this position. The current funding for two full-time seasonal inspectors has been eliminated for next year contingent upon creating and filling this new position, which will be necessary effective in January.

Kevin Fulkert was hired as a full-time seasonal Ordinance Enforcement Assistant (OEA) on May 5, 2014 and has been performing both rental and vacant housing inspection services for the past eight months. He has also been cross trained in general ordinance enforcement. The Township has invested in training and outfitting Kevin and his work performance has exceeded expectations. To be efficient and to save start-up costs associated with hiring a new employee, I would like to offer Kevin this position upon approval of the Board of Trustees. The position was budgeted at the starting OEA rate of \$18.27/hr with the standard Teamster benefits package. Our local Teamster leadership has twice agreed to extend the end date of Kevin's current seasonal position and have also agreed to waive any posting requirements in order to facilitate this request.

Please assist me in presenting this request to the Board of Trustees. If approved, the position would be filled effective January 5, 2015.

Thank you!

CHARTER TOWNSHIP OF YPSILANTI
2015 Board and Commissions Appointments and Re-Appointments

Resolution No. 2014-35

REAPPOINTMENTS

<u>Board of Review</u>	<u>Term</u>	<u>Expiration Date</u>
Gunia, Ron	2 Years	12/31/2016
Lathion, Marsha	2 Years	12/31/2016
Patton, Ruby (Alternate)	2 Years	12/31/2016
Weathers, E.L.	2 Years	12/31/2016
<u>Building Authority</u>	<u>Term</u>	<u>Expiration Date</u>
VanSlambrouck, Sally	6 Years	12/31/2020
<u>Construction Board of Appeals</u>	<u>Term</u>	<u>Expiration Date</u>
Cook, Roger	2 Years	12/31/2016
Foley, Jesse	2 Years	12/31/2016
McComb, Alan	2 Years	12/31/2016
<u>Planning Commission</u>	<u>Term</u>	<u>Expiration Date</u>
Richie, Sally	3 Years	12/31/2017
<u>Ypsilanti Community Utilities Authority</u>	<u>Term</u>	<u>Expiration Date</u>
Stumbo, Brenda	3 Years	12/31/2017

APPOINTMENTS

<u>Civil Service Commission</u>	<u>Term</u>	<u>Expiration Date</u>
Robinson, Hazelet	6 Years	12/31/2020
<u>Planning Commission</u>	<u>Term</u>	<u>Expiration Date</u>
Sinkule, Bill	3 Years	12/31/2017
<u>Weed Commissioner</u>	<u>Term</u>	<u>Expiration Date</u>
Elling, Bill	2 Years	12/31/2016
<u>Zoning Board of Appeals</u>	<u>Term</u>	<u>Expiration Date</u>
Eldridge, Stan	3 Years	12/31/2015
(to fill vacancy created by resignation of Brenda Brewington)		
Jones, Brandon (alternate, to fill vacancy)	3 Years	12/31/2017

Charter Township of Ypsilanti

Resolution No. 2014-36

Professional Service Fees For Township, Attorney, Planner, Engineer and Fire Department

WHEREAS, the Charter Township of Ypsilanti has previously adopted Professional Fees for Engineers, Planner and Attorney, which schedule is from time to time amended; and

WHEREAS, the Charter Township of Ypsilanti wishes to amend Resolution No. 2006-06, Professional Fees for Engineers, Planner and Attorney and incorporate all hourly rates; and

WHEREAS, the attached Township , Attorney, Planner, Engineer and Fire Department fee incorporate all of these changes.

NOW THEREFORE BE IT RESOLVED that the Charter Township of Ypsilanti specifically adopts and incorporates by reference, the attached Professional Service Fees for Township, Attorney, Planner, Engineer and Fire Department in its entirety as amended.

BE IT FURTHER RESOLVED, that any previous Professional Service Fees not in conformity with those contained in the attached schedule shall be repealed.

BE IT FURTHER RESOLVED, that the Professional Service Fees for Township, Attorney, Planner, Engineer and Fire Department shall become effective on January 1, 2015.

**OFFICE OF COMMUNITY STANDARDS
SITE PLAN REVIEW FEES 2015**

	Township	Planner	Engineer	Fire
Addressing				
Single Address		\$50/per lot (1 or 2 addresses)		
Residential Development		\$25/per lot (3 or more addresses)		
Re-Addressing Development		\$150 +\$25/per lot + \$200 (Fire Dept) + \$125 (Assessing)		
Complaints				
	\$50/per inspector			
Condominium				
Preliminary Site Plan	\$600 + \$1/unit	\$400 + \$3.20/unit	\$540 + \$50/ac	\$75
Final Site Plan	\$400	\$270 + \$1.60/unit	\$540 + \$50/ac (residential) \$540 + \$50/2,000sft (non-residential)	\$75
Add Private Road Review (if needed)	Cost of construction x.005		Cost of construction x .010	
Detailed Engineering Review ***				
		ENGINEER		
Includes 2 Reviews landscaping, building, signs, electrical, landscaping, building, electrical or signs.	.005 X Construction Cost estimate for: Water, Sanitary, Storm, retention/detention basins, grading, earth balanceand paving.(This fee is for a total of three reviews)(\$500 min. fee)	<\$50,000 x 4.0% Minimum \$1,750 Maximum \$2,000 \$50,000 - \$100,000 x 3.0% Minimum \$2,000 Maximum \$ 3,000 \$100,000-500,000 x 1.75% Minimum \$3,000 Maximum \$8,750 \$500,001 - \$1,000,000 x 1.35% Minimum \$9,000 Maximum \$13,500 \$1,000,001-2,000,000 x1.20% Minimum \$15,000 Maximum \$24,000 >\$2,000,000 x 1.0% Minimum of \$24,000		\$75
A mandatory meeting shall be scheduled after the 2nd review (if not approved) before submittal of 3rd review.				
Additional reviews beyond 2	50% of original fee each add. review	Escrow Deposit to be deposited in an amount determined by OCS/OHM		
Development Agreement				
	\$200/hour (Atty Fees)	Hourly	Hourly	
Developer/Pre-Application Meeting				
	\$150	\$125	\$300	\$75
Division of Land Review				
	\$25/lot			
Earth Balancing & Excavation				
	\$300 + \$20/acre	Hourly	Hourly (\$500 escrow minimum)	
Future Land Use Plan Amendment				
	\$1,500	Hourly	Hourly	
Junkyard License Renewal				
Junk Yard Inspections	\$125			
Junk Yard Re-Inspections	\$50/per inspector x 3 (\$135)			
	\$50/per inspector x 3 (\$135)			
Liquor Inspections				
	\$50/per inspector x 3 (\$135)			
Liquor Re-Inspections				
	\$50/per inspector			

	Township	Planner	Engineer	Fire
Mobile Home Park	\$250 + \$2/unit	\$550 + \$5.50/unit	\$500 + \$40/ac	\$75
Multiple Family Residential	\$350 + \$1/unit	\$395 + \$3.20/unit	\$540 + \$50/ac	\$75
Nonresidential Site Plan	\$300 + \$20/acre	\$480 + \$54/acre	\$540 + \$50/2,000 sq ft of bldg	\$75
Parking Lot Review	\$200	\$135	\$500 + \$50/ac	
Planned Development				
Stage I - Residential	\$750 + \$1.00/unit	\$540 + \$2.70/unit	\$540 + \$50/ac	\$75
- Non-Residential	\$450 + \$20/acre	\$540 + \$32/acre	\$540 + \$50/ac	\$75
Stage II - Residential	\$750 + \$2/unit	\$540 + \$2.70/unit	\$540 + \$50/ac	\$75
- Non-Residential	\$450 + \$20/acre	\$540 + \$54/acre	\$540 + \$50/ac	\$75
Pre-construction Meeting	\$150	\$125	Hourly	\$75
Private Road Review * \$1,000 min.	Cost of Construction x .005		See Detailed Eng Review above or \$1,750 min. Additional \$280/each unit over 4	\$75
	\$1,000 minimum			
Private Road Inspection Deposit	\$1,000 deposit			
Public or Quasi Public Site Plan	\$175 + \$20/acre	\$350 + \$40/acre	\$540 + \$50/ac	\$75
Right-of Way Permit/Review				
	Overall Cost			
Total Cost installed	Minimum		Maximum	
\$0 - \$9,999	\$330 + 2.0% of each \$1,000 over \$10,000		\$500	
\$10,000 - \$49,999	\$440 + 1.5% of each \$1,000 over \$10,000		\$1,050	
\$50,000 - \$99,999	\$1,150 + 0.75% each 1,000 over \$50,000		\$1,550	
\$100,000 - \$299,999	\$1,650 + 0.5% each 1,000 over \$100,000		\$2,600	
\$300,000 - \$ up	\$2,750 + 0.25% each 1,000 over \$300,000			
Rezoning - No PD involved	\$750	\$540 + \$16 per acre	Hourly if necessary	
Site Inspections - To be invoiced to the inspection escrow deposit				
Landscape	\$150/per inspection			
Bike Path/Sidewalk	\$150/per inspection			
Open Space	\$150/per inspection			
Sketch Plan Review				
Review	\$150	\$135	Hourly (\$1,000 escrow minimum)	\$75
Each Revision	\$100	\$50	Hourly (\$500 escrow minimum)	\$50
Administrative Review	\$100			

	Township	In House Bldg Dept.	Engineer/OHM	Fire
Soil Erosion Review				
a) less than 2 ac.	\$50	\$400	\$450	
b) 2 ac - less than 10 ac	\$100	\$400 + \$55/acre over 2	\$450 + \$45/acres over 2	
c) 10 ac - less than 40	\$100	\$800 + \$40/acre over 10	\$875 + \$45/acres over 10	
d) 40 ac - less than 100	\$100	\$2,000 + \$20/acre over 40	\$2,000 + \$20/acres over 40	
e) 100 ac and up	\$100	\$3,000 + \$15/acre over 100	\$3,000 + \$15/acres over 100	
Soil Erosion Inspection Deposit				
	Unused amount will be refunded	Inspections = \$85/hr		
a) less than 2 ac.	\$1,000		\$1,000	
b) 2 ac - less than 30 ac	\$1,000		\$1,000 + \$30/acre	
c) 30 ac - less than 40	\$1000 + \$25/acre		\$1,000 + \$25/acre	
d) 40 ac - less than 100	\$1,200 + \$20 ac		\$1,200 + \$20/acre	
e) 100 ac and up	\$2,500 + \$15/ac		\$2,500 + \$15/acre	
Special Conditional Use-				
	\$300	\$380 per use + plan review fees	Hourly (\$500 minimum)	
Fee in addition to site plan review & sketch plan review		(If planner review is needed)		
Structural Engineering Review				
			Hourly (\$1000 minimum)	
Subdivision or Site Condominium				
1. Tentative Prelim. Plat / Prelim. Plan	\$600 + \$1/unit	\$400 + \$3.20/unit	\$540 + \$50/acre per review	\$75
Revised TPP/ Prelim Plan	\$300 + \$1/unit	Hourly	\$540 + \$50/acre per review	\$75
2. Final Preliminary Plat / Final Plan	\$600 + \$1/unit	\$270 + \$1.60/unit	\$540 + \$50/acre per review	\$75
3. Final Plat - Suidivision only	\$200 + \$1/unit	\$190 + \$1.60/unit	\$540 + \$50/acre per review	\$75
Wetlands				
	\$100 + hourly	Hourly	Hourly (\$1000 minimum)	
Woodlands				
	\$100 + hourly	Hourly	Hourly (\$1000 minimum)	
Zoning Board of Appeals				
	Residential \$100			
	Non Residential \$250			
Any administrative review				
	\$100	Hourly	Hourly (\$1,000 minimum)	
Hourly Rates				
	OCS Director: \$110/hr		See Appendix 'A'	
	Building Director \$95/hr			
	Planning Director: \$90/hr			
	Engineering Services: See appendix A			
Traffic Engineering Reviews				
			Hourly (\$1,000 minimum)	

Notes

Fees shall be paid prior to processing applications and/or permits.

Outstanding fees, bills, and deposits shall be paid prior to advancing project in the development review process.

Site Plan Review fees paid are for one (1) review by Township, Planning, Engineering and Fire unless otherwise noted.

A **mandatory** meeting will be scheduled following the 2nd DE/SEC review to review design specifics. OHM, Twp, Developer & their Engineer must be in attendance

Appendix 'A' - Engineering Hourly Rates

Staff Type	Hourly Rate (\$)
Professional Engineer IV/Architect IV	\$155.00
Professional Engineer III/Architect III	\$135.00
Professional Engineer II/Architect II	\$125.00
Professional Engineer I/Architect I	\$112.00
Graduate Engineer III	\$115.00
Graduate Engineer II	\$108.00
Graduate Engineer I	\$100.00
Graduate Architect III/Landscape Architect III	\$108.00
Graduate Architect II/Landscape Architect II	\$88.00
Graduate Architect I/Landscape Architect I	\$78.00
Technician IV	\$110.00
Technician III	\$100.00
Technician II	\$87.00
Technician I	\$66.00
Engineering/Architect Aide	\$52.00
Professional Surveyor III	\$140.00
Professional Surveyor II	\$125.00
Professional Surveyor I	\$110.00
Graduate Surveyor	\$100.00
Surveyor III	\$97.00
Surveyor II	\$90.00
Surveyor I	\$70.00
Surveyor Aide	\$52.00
Planner IV	\$135.00
Planner III	\$120.00
Planner II	\$100.00
Planner I	\$70.00
Planner Aide	\$52.00
Graphic Designer	\$100.00
Data Base Developer	\$175.00
IT Technician III	\$160.00
IT Technician II	\$140.00
IT Technician I	\$85.00
Administrative Support	\$55.00
Clerical Aide	\$45.00
Principal	\$180.00
Senior Associate	\$170.00
Associate	\$160.00
3-Man Survey Crew w/equipment (per hour)	\$230.00
2-Man Survey Crew w/equipment (per hour)	\$200.00
1-Man Survey Crew w/equipment (per hour)	\$160.00

**CHARTER TOWNSHIP OF YPSILANTI
WASHTENAW COUNTY MICHIGAN**

RESOLUTION NO. 2014-37

**FEE SCHEDULE AND VALUATION DATA FOR BUILDING, ELECTRICAL,
PLUMBING, MECHANICAL, SIGN AND BIKE PATH PERMITS**

WHEREAS, Section 6 and 22 of Act 230 of the Public Acts of 1972, being the State Construction Code Act of 1972 provides for the establishment and collection of fees; and

WHEREAS, Article II of the Buildings and Building Regulations Code of the Charter Township of Ypsilanti assures responsibility for the administration and enforcement within the township of the State Construction Code Act of 1972 as amended, and the building, plumbing, mechanical, and electrical codes promulgated thereunder, as amended; and

WHEREAS, the Township Board has established other permits to be administered by the Building Department and establishes fees for said permits; and

WHEREAS, the Township Board last reviewed all Building Department permit fees on December 20, 2005.

NOW, THEREFORE, BE IT RESOLVED that the attached said fees, valuation data and inspection policy are hereby established.

BE IT FURTHER RESOLVED that all previous resolutions regarding fees or valuation data for building, electrical, plumbing, mechanical, sign or bike path permit fees are hereby revoked.

BE IT FURTHER RESOLVED that Resolution 2014-37 shall become effective January 1, 2015.

FEE SCHEDULE AND VALUATION DATA FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SIGN AND BIKE PATH PERMITS

1.0 Electrical Permit Fee Schedule

- 1.1 The minimum fee for any electrical permit is \$50.00.
- 1.2 Contractor registration fee shall be \$15.00
- 1.3 Permits for new construction shall be for a minimum number of inspections required in Section 6.
- 1.4 An administrative fee equal to the amount of 2 times the permit fee shall be assessed if a permit was not obtained prior to the commencement of work.
- 1.5 All re-inspection fees shall be \$50.
- 1.6 Fire alarm plan review and test shall be \$100.
- 1.7 Fire alarms up to 10 devices shall be \$50.
- 1.8 Fire alarms 11 to 20 devices shall be \$100.
- 1.9 Fire alarms over 20 devices shall be \$50.

2.0 Mechanical Permit Fee Schedule

- 2.1 The minimum fee for any mechanical permit is \$50.00.
- 2.2 Contractor registration fee shall be \$15.00
- 2.3 Permits for new construction shall be for a minimum number of inspections required in Section 6.
- 2.4 An administrative fee equal to the amount of 2 times the permit fee shall be assessed if a permit was not obtained prior to the commencement of work.
- 2.5 All re-inspection fees shall be \$50.
- 2.6 Fire sprinkler plan review shall be \$300.
- 2.7 Fire sprinkler limited area plan review, (less than 20 heads), shall be \$100.
- 2.8 Fire sprinkler system for greater than 20 heads shall be \$.75/head
- 2.9 Fire sprinkler hydrostat test shall be \$100.
- 2.10 Kitchen hood system plan review and puff test shall be \$125.
- 2.11 Paint booth plan review and test shall be \$125.

3.0 Plumbing Permit Fee Schedule

- 3.1 The minimum fee for any plumbing permit is \$50.00.
- 3.2 Contractor registration fee shall be \$15.00
- 3.3 Permits for new construction shall be for a minimum number of inspections required in Section 6.
- 3.4 An administrative fee equal to the amount of 2 times the permit fee shall be assessed if a permit was not obtained prior to the commencement of work.
- 3.5 All re-inspection fees shall be \$50.

4.0 Building Permit Fee Schedule

- 4.1 The minimum fee for any permit shall be \$50.00.
- 4.2 Contractor registration fee shall be \$15.00
- 4.3 Inspections for new construction shall be as required in Section 6.
- 4.4 An administrative fee equal to the amount of up to 2 times the permit fee shall be assessed if a permit was not obtained prior to the commencement of work.
- 4.5 All re-inspection fees shall be \$50.
- 4.6 Fee Schedule
Based on improvement costs as follows:

\$501 to \$1,000 = \$50

\$1,001 to \$10,000 = \$50 plus \$7 for each \$1,000 or part thereof over \$1,000

\$10,001 to \$100,000 = \$120 plus \$7 for each \$1,000 or part thereof over \$10,000

\$100,001 to \$500,000 = \$750 plus \$7 for each \$1,000 or part thereof over \$100,000

\$500,001 and above - \$2,750 plus \$7 for each \$1,000 or part thereof over \$500,000

Improvement cost shall be determined by applying the following building valuation data:

The most recent International Code Council's Building Valuation Data

<http://www.iccsafe.org/cs/Documents/BVD/BVD-0814.pdf>

Exceptions:

Deck valuation costs per square foot shall be \$20.

Basement finish valuation costs per square foot shall be \$30.

Roofing valuation costs per square, (100 square feet), shall be \$200.

Siding valuation costs per square, (100 square feet), shall be \$200.

All other items not provided for in the BVD shall bear reasonable costs to actual value, (not material costs), and are subject to the review and possible adjustment of the Building Official.

4.7	Plan Reviews:	New Single Family Residential	\$50
		All other residential projects	\$25
		Multi-Family, Commercial, Industrial	\$300 or 25% of building permit fee, whichever is greater.

4.8 Certificates of Occupancy

4.8.1	One and Two-family Residential	\$25.00
4.8.2	Multi-family, Commercial, Industrial	
	\$0.00 to \$10,000	\$50.00
	\$10,001 to \$100,000	\$100.00
	\$100,001 to \$200,000	\$250.00
	\$200,001 and above	\$500.00

4.9 Other

- Zoning Permit shall be \$35.00 minimum (Signs face change, fences, driveways, and sheds over 100 s.f.)
- Code Inspections shall be a minimum of \$50.00 per inspection per trade.

4.10 An administrative fee equal to the amount of the permit fee shall be assessed if a permit was not obtained prior to the commencement of work.

5.0 Bike Path Permits

5.1 The bike path permit is a one-time charge, at the time of issuing building permits for new construction of homes, multi-family, commercial, and industrial buildings.

5.2 These permit fees shall be used to pay for the costs of installing, constructing, and maintaining the bike paths throughout the Township.

5.3 Fee Schedule as follows:

- \$501.00 to \$10,000 = \$35.00
- \$10,001 to \$50,000 = \$30.00 + \$5.00 for each \$1,000, or part thereof, over \$10,000
- \$50,001 to \$100,000 = \$50.00 + \$3.50 for each \$1,000, or part thereof, over \$50,000.00
- \$100,001 and above = \$67.50 + \$1.00 for each \$1,000, or part thereof over \$100,000.

6.0 Inspections

6.1 Electrical: Single-Family Residential

Temporary Service, Rough Insp., Final Insp., and Permanent Service shall be required.

A permanent/auxiliary generator will require a final inspection.

6.2 Electrical: Multi-Family, Commercial, and Industrial

For a multiple-family structure or multi-tenant commercial or industrial buildings, a rough and final inspection shall be required for each designed unit in such a structure.

For all other buildings of this class, inspections shall be required for each visit required from the electrical inspector. The inspector shall estimate the number of visits required.

A separate inspection shall be required for a temporary service and final service.

6.3 Mechanical: Single-Family Residential

Rough mechanical inspection, underground mechanical, final mechanical inspection and gas line, (if applicable), shall be required for each heating system. Gas line pressure test shall also be required. A rough fireplace and final fireplace shall be required for each heating system. A separate inspection shall be required for each cooling system. A heating or cooling unit without a distribution system shall require one inspection. A mobile home shall require one inspection.

A permanent/auxiliary generator will require a final inspection.

6.4 Mechanical: Multiple-Family, Commercial, and Industrial

Each heating and/or cooling unit shall require one inspection. Each heating and/or cooling unit with a distribution system shall require an additional inspection provided, however, that a combined distribution system shall only require one inspection. Where an underground inspection is required, an additional inspection shall be charged per building.

A fireplace in a multiple-family building shall also require a rough fireplace and final fireplace inspection.

Refrigeration units of one horsepower or greater shall require one inspection per unit plus one inspection for each distribution system.

6.5 Plumbing: Single-Family Residential

A water and sewer service, sump line, rough plumbing and final plumbing shall be required. An additional inspection is required for underground plumbing.

6.6 Plumbing: Multiple-Family, Commercial, and Industrial

Each unit in a multiple-family structure or in a multi-tenant structure shall require a rough and final inspection. An additional inspection for underground plumbing shall be required for each unit in a strip center. A multiple-family structure or multi-tenant building shall require an additional inspection for underground plumbing at the rate of one inspection per building/unit. An additional inspection shall be required for water and sewer service.

All other commercial and industrial buildings shall be charged at a rate of one inspection for each visit required from the plumbing inspector. The inspector shall estimate the number of visits required.

6.7 Building: All Construction

Building inspections shall follow the schedule below to the extent applicable:

- a) Basement Footing (setback per zoning req.) = before footing is poured
- b) Backfill = before foundation wall is backfilled and before the slab floors are poured with sill plates in place and anchor bolts.
- c) Garage Footing = before footing is poured.
- d) Garage slab = prior to the pouring of concrete slab with sub base and forms installed.
- e) Basement Slab = prior to pouring of concrete slab with sub base and vapor barrier in place and provisions for a passive radon system have been installed.
- f) Rough = before any framing is covered and after rough electrical, plumbing, and mechanical inspections have been approved, and any masonry flashing has been installed.
- g) Insulation = prior to covering insulation.
- h) Drywall = before drywall is taped.
- i) Fireplace = Masonry - when damper and first flue liner are in place.
- j) Porch slab - prior to pouring concrete slab with forms installed.
- k) Final = after final electrical, mechanical, and plumbing have been approved.
- l) Lot Grade = verifying lot grade per grade certificate and master grading plan if within larger development and prior to lot stabilization.
- m) Final Certificate of Occupancy = after all inspections are approved and prior to occupancy. May take approximately 5 business days to process.
- n) Lot stabilization = after lot grade is approved to insure disturbed ground is stabilized to prevent soil erosion.

Square Foot Construction Costs ^{a, b, c, d}

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.76	219.31	213.96	205.01	192.75	187.20	198.12	176.19	169.52
A-1 Assembly, theaters, without stage	207.79	200.35	194.99	186.04	173.88	168.33	179.15	157.32	150.65
A-2 Assembly, nightclubs	176.13	171.14	166.41	159.90	150.48	146.32	154.26	136.32	131.68
A-2 Assembly, restaurants, bars, banquet halls	175.13	170.14	164.41	158.90	148.48	145.32	153.26	134.32	130.68
A-3 Assembly, churches	209.84	202.40	197.04	188.09	176.18	170.63	181.20	159.62	152.95
A-3 Assembly, general, community halls, libraries, museums	175.12	167.68	161.32	153.37	140.31	135.76	146.48	123.75	118.08
A-4 Assembly, arenas	206.79	199.35	192.99	185.04	171.88	167.33	178.15	155.32	149.65
B Business	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
E Educational	193.98	187.30	181.81	173.58	161.65	153.10	167.59	141.27	136.67
F-1 Factory and industrial, moderate hazard	107.90	102.96	96.85	93.24	83.53	79.76	89.27	68.81	64.80
F-2 Factory and industrial, low hazard	106.90	101.96	96.85	92.24	83.53	78.76	88.27	68.81	63.80
H-1 High Hazard, explosives	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	N.P.
H234 High Hazard	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	58.10
H-5 HPM	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
I-1 Institutional, supervised environment	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
I-2 Institutional, hospitals	305.47	298.82	293.02	284.67	269.47	N.P.	278.34	251.59	N.P.
I-2 Institutional, nursing homes	211.47	204.82	199.02	190.67	177.47	N.P.	184.34	159.59	N.P.
I-3 Institutional, restrained	206.32	199.67	193.87	185.52	172.82	166.33	179.19	154.94	147.27
I-4 Institutional, day care facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
M Mercantile	131.29	126.30	120.57	115.06	105.29	102.13	109.42	91.13	87.49
R-1 Residential, hotels	180.89	174.58	169.54	162.40	149.39	145.50	162.08	134.22	129.61
R-2 Residential, multiple family	151.70	145.39	140.35	133.21	120.92	117.03	132.89	105.75	101.14
R-3 Residential, one- and two-family	143.18	139.24	135.76	132.27	127.10	123.91	129.53	118.85	111.36
R-4 Residential, care/assisted living facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
S-1 Storage, moderate hazard	100.01	95.07	88.96	85.35	75.83	72.07	81.38	61.11	57.10
S-2 Storage, low hazard	99.01	94.07	88.96	84.35	75.83	71.07	80.38	61.11	56.10
U Utility, miscellaneous	76.35	71.93	67.45	64.00	57.56	53.75	61.01	45.05	42.90

- a. Private Garages use Utility, miscellaneous
b. Unfinished basements (all use group) = \$15.00 per sq. ft.
c. For shell only buildings deduct 20 percent
d. N.P. = not permitted

OTHER BUSINESS

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

**Recreation Department/
Community Center**

2025 East Clark Road
Ypsilanti, MI 48198
Phone: (734) 544-3807
Fax: (734) 544-3888
50 & Beyond: (734) 544-3838
www.ytown.org

Memorandum

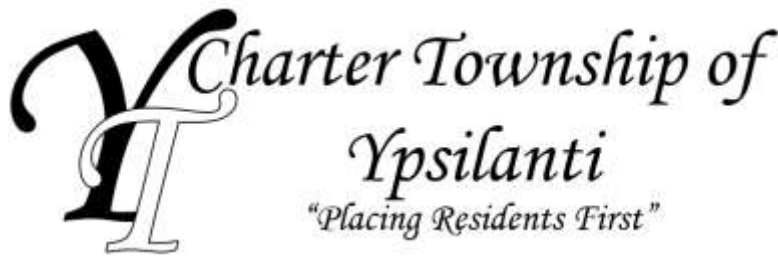
TO: Ypsilanti Township Board of Trustees
FROM: Angie Verges, Recreation Services Manager
DATE: December 8, 2014
RE: Approval to seek sealed bids for printing of the Discover Ypsilanti Township Guide, Annual Park and Boat Stickers and Daily Park & Boat Passes

We are asking for Board authorization to seek sealed bids for the Recreation Department's printing needs for 2015. The bids would cover the printing of the Discover Ypsilanti Township Guide, Annual Park and Boat Stickers and Daily Park & Boat Passes.

Funding for the Discover Ypsilanti Township Guide has been budgeted in account number 230-751-000-880-000. Funding for the Annual Park and Boat Stickers and Daily Boat Passes has been budgeted in account number 230-751-000-757-775.

Please place this item on the December 16, 2014 Township Board meeting agenda for review/approval. I will be available at the board meeting to answer any questions.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
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MIKE MARTIN
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**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: Nancy Wyrbkowski, Deputy Clerk
From: Joe Lawson, Planning Director
Date: December 8, 2014
Re: Request to seek proposals for a market study relating to the Township owned "Seaver Farm" property.

As the Board may recall, in February 2005, the Township purchased approximately 163 acres of vacant land located on the west side of Huron Street commonly known as the "Seaver Farm" property. As part of the overall plan for the property, the Township sold approximately 36 acres of the property to Bosal International for the construction of their existing manufacturing facility.

Shortly after the sale of the 36 acre property to Bosal, the local and national economy took a turn for the worse which hindered the sale of the remaining buildable acreage along Huron Street without the Township taking a substantial financial loss. Since that time, the Township made the conscious decision to hold off on actively marketing or selling the buildable 37 acres fronting on Huron Street until such time that the market rebounded to the point that made the sale of the property financially viable for the Township.

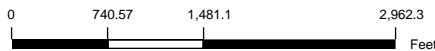
As the market continues to rebound, it is my opinion that the time is ripe to consider the future development potential for the property in conjunction with the recently updated master plan. The need for the requested study has become very apparent upon the completion of the design charrette and market study recently conducted in relation to the Re-Imagine Washtenaw project. That particular study will show, when published that Washtenaw County, particularly our area, is well primed for development and redevelopment. That being said, I am requesting authorization to seek proposals for an overall market study and design concept relating to the Seaver Farm property.

Once RFPs have been received and reviewed by our development team, a recommendation will be brought back to the Board for further review and consideration.

If you should have any questions, please feel free to contact me at your convenience.



Seaver Farm Property



1: 17,774

12/8/2014



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 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.