

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE JUNE 17, 2014 WORK SESSION**

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

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

**Members Absent:** None

**Legal Counsel:** Wm. Douglas Winters

**DISCUSS COATING LARGE HYDRO TURBINE**

Michael Saranen, Hydro Station Operator presented his request to discuss preventative maintenance on the turbines, which are 82 years old, in order to extend their life into 2033. He introduced Randy Van Vorhees, representative of the Rumford Industrial Group.

Randy Van Voorhees, Technical Consultant for Belzona; a polymer technology that Rumford Industrial Group would provide for the turbines, tried, unsuccessfully, to show a video presenting the product.

Note: (While they were working on presenting the video)

Supervisor Stumbo requested to add under Other Business the setting of a Public Hearing date of July 15, 2014 for the Creation of a Special Assessment District regarding the installation of Neighborhood Security Cameras in West Willow, Sugar Brook and Lakeview Neighborhoods. The Board agreed to add this item to the Board Meeting Agenda.

Arloa Kaiser asked if the cost to the residents for the cameras would be \$17.00. Supervisor Stumbo provided a brief explanation regarding the difference in cost regarding broadband and wireless.

Supervisor Stumbo stated the basic purpose of the coating, in reference to the Hydro Turbine agenda item, was to preserve the life of the equipment and stop corrosion.

Mr. Van Voorhees stated the deterioration of the carbon steel due to corrosion and erosion could be stopped by using the Belzona coating. He explained the process in detail, and how it would increase the efficiency and extend the life of the equipment. He presented the price.

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Supervisor Stumbo asked why the warranty was only for one year.

Mr. VanVoorhees explained the one year warranty was for any defects, the material itself had a lifetime, limited warranty.

Treasurer Doe asked for the total price for the coating and Mr. Van Vorhees stated it was \$59,000, which was based on two coatings. Treasurer Doe then asked what it would cost to replace the turbines.

Michael Saranen stated it would cost anywhere from \$250,000 to \$750,000 to replace the turbines.

Treasurer Doe stated new turbines would last 80 years.

Discussion followed on the warranty, it was clarified, the turbines would not be warrantied and the coating had a lifetime warranty.

Mr. Van Voorhees further explained the process for coating the wicket gates, and said they would be unable to complete the process if there was no tolerance on the gates, but they would not know that until they actually looked inside. He stated the cost would be lower if they were unable to coat the wicket gates.

Jeff Allen, Residential Services Director, said Belzona was a single source supplier. He said he and Michael Saranen had met with a representative from Belzona a few weeks ago. He explained there were many variables regarding this repair. Mr. Allen said the wicket gate repair, which would stop the turbine, was taking place at this time and so it seemed an opportune time to address the coating process.

Michael Saranen explained the coating process really wouldn't be feasible at any other time because of the cost of removing all the gates. He said an inspection would be done during the repair of the wicket gates that could require additional repairs. He said, if that was the case, he would actually recommend the coating process be done to prevent any further damage rather than make it optional. Mr. Saranen said he had noticed a decrease in the efficiency of the turbines, stating a 5% loss in the last two years. He felt this action would protect the Township's investment, regain some efficiency from the equipment and meet the FERC Guidelines.

Supervisor Stumbo asked if Rumford was a single source supplier.

Mr. Saranen said he had checked another vendor, which also used the Belzona product and the price was about three times as much, since the other vendor had to outsource.

Attorney Winters and Michael Seranan discussed the DTE contracts that set a specific escrow account and this was the first year that the Township was not required to make a payment. Mr. Seranan said he believed the first payment back to the Township would be in 2021.

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Treasurer Doe asked for a couple of quotes, one for a new turbine and one for a new turbine with a coating on it.

Trustee Eldridge asked the vendor about the abatement of the glass product left on site.

Michael Saranan said that had been an item of much discussion and it had been determined DEQ would allow the product to be flushed through the system and no special permits were needed.

Trustee Eldridge asked if eight days were needed for the project.

Randy Van Voorhees agreed on eight days since, typically a day of setting up of equipment and the same when leaving was needed.

Discussion followed on overruns and coverage of loss.

Discussion followed on the time frame of the repair on the wicket gate beginning on July 14 and the extension if the coating would be approved at the July 15, 2014 Board Meeting.

**DISCUSS WASHTENAW URBAN COUNTY COOPERATIVE AGREEMENT  
EXTENSION**

Supervisor Stumbo explained the Township was currently in Urban County and she explained the agreement to participate was automatically renewed unless the Board chose not to. The Board's pleasure was to extend the agreement.

Arloa Kaiser asked if there was a cost involved with participating in Urban County and Supervisor Stumbo explained it only involved receiving grants.

Supervisor Stumbo provided an update on the renaming of the Golf Course after Leon Jackson and explained he would be at the Board Meeting later this evening, but he had no idea that the renaming was taking place. She thanked Stan Eldridge for his leadership regarding the Golf Course and the efforts of the staff and the Greens Commission coming together.

**REVIEW AGENDA**

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

**Consent Agenda**

No discussion

### **Township Properties**

Clerk Lovejoy Roe briefly discussed the need to address the sale of Township owned lots to residents that live next door to those lots. She explained that the Board's approval was needed to begin the process of sending a letter to inquire if residents were interested. If interested, the Township would have the lots surveyed.

Supervisor Stumbo explained the Township had many lots that had reverted back to the community from tax conversions and tax foreclosures. The Township was now responsible for the maintenance and up keep on those lots, which could get expensive and we really don't have the staff for such an undertaking. She said many of the lots are unbuildable and attract nuisance complaints, especially in the Holmes Road area. She requested the Board begin the process for the sale of these lots.

Clerk Lovejoy Roe suggested selling the lots for the survey costs but that would have to be brought back to the Board. Clerk Lovejoy Roe stated once they were purchased there would be taxable income received from the lots.

The Board agreed to send a letter to residents inquiring as to their interest in purchasing lots that were located next to their property.

### **Supervisor Report**

No discussion

### **Clerk Report**

No discussion

### **Treasurer Report**

Treasurer Doe reported they had done 81 licenses at the Dog Clinic held June 14, 2014. He explained the Treasurer's Department was waiting on the Humane Society's report regarding the number of rabies shots and vaccinations given. He thanked the Sheriff's Department for their help.

### **Trustee Report**

No discussion

### **Attorney Report**

#### **A. General Legal Update**

#### **Padlock Statute**

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Attorney Winters stated he had sent letters to the Board, via email, regarding the efforts of the Board and the guidance of GCSI Consultant Kirk Profit to have the Michigan Legislature amend the padlock statute that would grant legal standing to Township, City and Village Attorneys to initiate the appropriate public nuisance lawsuits. He said this would be especially helpful whenever it involved houses that were known to be selling drugs, since they could be padlocked for a full year. He reported that he and OCS Director Mike Radzik had appeared before the Senate Judiciary Committee on June 3, 2014 when Senate Bill 969 was passed unanimously. Mr. Winters said it would now go to the Michigan House for consideration this fall. He said the only people that would be negatively affected by this ruling would be drug dealers or persons who allow their tenants to operate as such. He reported the Sheriff's Department was helping to identify those properties. He said these efforts would be another tool to help stabilize our neighborhoods.

**Clark East Towers**

Attorney Winters stated he and Attorney Stanley continued to work on a Municipal Services Agreement for Clark East Towers. Mr. Winters explained he still needed clarification on the number of security cameras HUD would approve. He said the Township's continued diligence and NCR's commitment was making a difference in the quality of life at Clark East Towers.

**Habitat for Humanity's Property Auction**

Attorney Winters expressed his appreciation to the Township staff that had provided his office everything needed to get the Resolution needed for this agenda item in place. He provided a brief explanation of the benefits of this action in the furtherance of neighborhood stabilization.

Clerk Lovejoy Roe thanked Attorney Winters and Mike Radzik for their work on the Padlock Statute. She stressed the importance of having such a tool to better our community.

Supervisor Stumbo asked for clarification on the legal standing at this point in time regarding the padlock statute.

Attorney Winters said the Washtenaw County Prosecutor did have legal standing to look into a case now. He said Mr. Mackie supported this action and was looking into the possibility of appointing the Township's Attorney's Office to be a special assistant in this matter.

Supervisor Stumbo expressed her support for the statute.

**NEW BUSINESS**

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**1. BUDGET AMENDMENT #7**

Clerk Lovejoy Roe read the amendment into the record with the following comments:

Clerk Lovejoy Roe explained the relocation of the streetlights on Elder and Firwood Streets was due to resident complaints that the new lights installed were all on one side of the street.

Supervisor Stumbo briefly explained they were sealing the cracks in the roads as a maintenance measure in order to prevent deterioration of the roads. She listed the areas that would be sealed and the ones that would have mill and overlay treatments.

Supervisor Stumbo stated the Township was fortunate to have Carl Girbach, who had worked for the Road Commission in the past, and was instrumental in helping with this pilot project.

She said this action would be very helpful in alleviating the problems residents had been having regarding falling trees.

Clerk Lovejoy Roe explained the \$93,174 from the General Operations Fund was for the installation of 21 cameras and a server for the Lakeveiw, Sugar Brook, Thurston, West Willow and Harris Road Park areas.

Supervisor Stumbo explained the Capital Purchase of the cameras and server would be with Township General Fund dollars and the long-term O & M (Operation and Maintenance) will be through a Special Assessment.

Clerk Lovejoy Roe continued to read the items included in the amendment.

**2. REQUEST TO APPROVE DTE AGREEMENT FOR RELOCATION OF EIGHT (8) STREETLIGHTS ON ELDER AND FIRWOOD STREETS IN THE AMOUNT OF \$36,792.98, BUDGETED IN LINE ITEM #101.956.000.926.050**

Supervisor Stumbo explained DTE had installed the streetlights all on the same side, which they had never done in the Township with a new installation and the residents did not like it.

**3. REQUEST OF KAREN WALLIN, HR DEPARTMENT TO FORMALLY ACCEPT THE RESIGNATION OF DAN ROBERTS, GREEN OAKS GOLF COURSE AND TO AUTHORIZE HUMAN RESOURCE TO WORK WITH TREASURER DOE AND TRUSTEE ELDRIDGE TO PREPARE A JOB DESCRIPTION THAT WILL BE BROUGHT BACK TO THE BOARD**

No discussion

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**4. REQUEST TO APPROVE WASHTENAW COUNTY ROAD COMMISSION  
SECOND AGREEMENT IN THE AMOUNT OF \$601,293.90, BUDGETED IN LINE  
ITEM #101.446.000.818.022**

Supervisor Stumbo explained the streets selected under the agreement were provided by the Road Commission.

**5. REQUEST TO APPROVE WASHTENAW COUNTY ROAD COMMISSION THIRD  
AGREEMENT, LOCAL SUBDIVISION ROAD TREE REMOVAL PILOT PROJECT  
IN THE AMOUNT OF \$20,000.00, BUDGETED IN LINE ITEM  
#101.446.000.818.022**

No discussion.

**6. REQUEST TO RENAME GREEN OAKS PRO SHOP TO LEON JACKSON PRO  
SHOP IN COMMEMORATION OF HIS 41 YEARS AS THE YPSILANTI  
TOWNSHIP GREEN OAKS GOLF COURSE PRO**

No discussion.

**7. REQUEST AUTHORIZATION FOR HEALTHCARE PAYOUT TO MIKE RADZIK  
AS PROVIDED TO EMPLOYEES AND RETIREES THAT ELECT NOT TO  
RECEIVE HEALTHCARE COVERAGE FROM THE TOWNSHIP IN THE AMOUNT  
OF \$3,000, BUDGETED IN LINE ITEM #266.301.000.708.010**

No discussion.

**8. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE WASHTENAW  
COUNTY POLICE SERVICE CONTRACT AMENDMENT EXTENDING THE  
CONTRACT THROUGH DECEMBER 31, 2017 WITH A 1% INCREASE FOR 2016-  
17 AND TO AUTHORIZE SIGNING OF THE AMENDMENT**

Supervisor Stumbo stated this was a good contract for the Township and the County.

**9. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE POLICE  
SERVICES AMENDMENT TO THE LETTER OF UNDERSTANDING  
ADDRESSING RESPONSE TO I-94 EXPRESSWAY CALLS**

Supervisor Stumbo explained the State Police would be the first responders on I-94 in Ypsilanti Township. She reported the Fire Department requested the Amendment to allow the Washtenaw County Sheriff's Department to assist Township Firefighters when needed.

Mike Radzik, OCS Department explained that he, Lt. Anuszkiewicz and Chief Copeland had several discussions during the past winter on issues regarding the unavailability of the State Police that resulted in hampering the Fire Department to effectively handle accident sites on the expressway.

**10. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO AUTHORIZE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR PROPERTIES LOCATED AT 1070 HAWTHORNE AND 6008 S. MIAMI, BUDGETED IN LINE ITEM #101.950.000.801.023**

**1070 Hawthorne**

Mike Radzik explained 1070 Hawthorne came to the Township's attention through neighbors. He stated that in the process of securing the house and garage, the Township requested the contractor to clean the yard and put it inside the garage before boarding it up. He explained that under the current Vacant Property Ordinance this cost could now be passed onto the bank that owns the property and if not paid, it would be placed on the tax rolls.

**6008 S. Miami**

Mr. Radzik stated this home was owner occupied by a resident, Mr. Fortin, who owned another home on TuttleHill and one in North Carolina. He reported the home was noticed by neighbors as being overgrown with vegetation and standing open, after they had seen several teenagers run from the home. The Sheriff's Department responded and then contacted the Township. Mr. Radzik reported Bill Elling had contacted the home owner who was out of state. The owner consented to an inspection of the premises, which resulted in condemnation and he was requested to register the home as a vacant property. Mr. Radzik explained the request for legal action was before the Board since the owner had not complied.

Clerk Lovejoy Roe asked if Habitat might be interested in the Miami property.

Mr. Radzik explained OCS had put Mr. Fortin in communication with Habitat in an attempt for resolution of this matter. He said Habitat was very interested but Mr. Fortin wanted half of the profit and Habitat was unable to enter into a sales agreement.

**11. RESOLUTION NO. 2014-14, PURCHASE TAX FORECLOSED PROPERTIES FROM THE WASHTENAW COUNTY TREASURER LIST UNDER RIGHT OF FIRST REFUSAL, BUDGETED IN LINE ITEM #101.950.000.969.011**

Attorney Winters briefly reported on this opportunity for the Township to purchase these foreclosed properties to be auctioned by Washtenaw County Treasurer and in turn, sold to Habitat for Humanity. He explained a letter had come from the County Treasurer advising payment for these properties must be made by July 3, 2014.



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Mr. Winters briefly reported on the positive effects this program. He stated Habitat for Humanity's presence had much influence in the stabilization of many areas in our community. He also mentioned the interest Habitat was showing in vacant lots, for the future, when Habitat would need to build new homes because the value of homes had increased so much they would be unable to buy existing homes.

Attorney Winters reported the Township had worked out a deal with Habitat regarding 2300 Holmes Road, which currently had a commercial building that was in very poor condition. He said the Township would acquire the property, demolish the building and Habitat would purchase the lot for the minimum bid and build a home.

He praised the efforts of Habitat, in partnership with the Township, for their part in the stabilization of neighborhoods and increasing property values.

Trustee Mike Martin offered his support for this program and applauded Habitat. He reported the house on Parkwood, which was two blocks from his home, was bought by Habitat for \$8,000 and they were selling it for \$116,000.

Clerk Lovejoy Roe reported she had called the Washtenaw County Treasurer some time in May for the list of properties to be auctioned and was told it would be two weeks before it would become available. She said there was an article in annarbor.com the very next day which advertised Open Houses in the City of Ypsilanti. The Clerk said she didn't understand why the County Treasurer would not acknowledge Habitat's proven track record. She thanked everyone for the work they had done to make this happen.

**OTHER BUSINESS**

- 1. SET PUBLIC HEARING DATE OF JULY 15, 2014 TO DISCUSS CREATION OF SPECIAL ASSESSMENT DISTRICT FOR CAMERAS IN SUGARBROOK, LAKEVIEW AND WEST WILLOW**

Supervisor Stumbo reported Washtenaw County had applied for a two million dollar grant for the planning and development of the 300 acres located at the former GM Powertrain facility property to be used by RACER Trust for the Connected Vehicle research. She stated the Federal Government had notified SPARK they needed a letter of commitment from the Township for \$25,000. She explained she would need authorization from the Board to write such a letter. The Board authorized Supervisor Stumbo to write the commitment letter to come back to the Board and to add this to the Agenda under Other Business.

**AUTHORIZATIONS AND BIDS**

- 1. REQUEST TO APPROVE QUOTE FROM GRAPHIC SCIENCES (APPROVED VENDOR FROM STATE OF MICHIGAN BID LIST) TO DIGITALIZE**

**VITAL/PERMANENT YPSILANTI TOWNSHIP RECORDS IN THE AMOUNT OF  
\$3,777.58, BUDGETED IN LINE ITEM #101.956.000.801.000**

No discussion

**2. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO ACCEPT THE BID FROM  
CONTI CORPORATION FOR THE INSTALLATION OF NEIGHBORHOOD  
SECURITY CAMERAS IN THE AMOUNT OF \$93,174, BUDGETED IN LINE ITEM  
#101.970.000.972.000**

Jeff Allen, RSD Director provided a brief overview of the project. He said two proposals had been received, one from Camtronics, the company currently being used in West Willow and Conti Corporation, the company the Township just signed to do in-house cameras. He explained Travis McDugald, IT Manager had spent a lot of time with Comcast regarding the cameras as well.

Supervisor Stumbo stated Lt. Jim Anuszkiewicz was present and supported the purchase of the cameras and working with cable as opposed to wireless because of the band width and the ability to store data.

Supervisor Stumbo explained this would be a two-step process, if the Board approved this item. She said the first step would be to authorize Conti Corporation as the provider of the cameras and the second step would be to set a public hearing date to authorize the long-term O & M (Operation & Maintenance) costs of Comcast cable. Supervisor Stumbo stated Conti Corporation was the lowest bidder and provided a better quality picture.

Jeff Allen stated the pilot program in West Willow had provided us with a lot of information.

William Atwell, manager of Conti Corporation Security Division stated the quality of the cameras they were proposing were double the resolution of the cameras currently installed and included adaptive infrared technology, which provided much better night time capabilities.

Mr. Atwell provided an explanation regarding a price reduction in switching from 4G over to Comcast Cable; that would be utilized to provide for the increased cost for cooling for the cable modems, resulting in no increase in pricing.

Trustee Scott Martin asked what the Township would do with the equipment used in the pilot program.

Jeff Allen said there was no specific plan at this time but it could be utilized in a lower traffic area.

Mr. Atwell said Conti Corporation would be willing to identify what it would take to make that equipment able to be utilized.

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Discussion followed on adjustments to the cost of server maintenance and camera maintenance and the difference for the Camtronics cameras.

Supervisor Stumbo asked how quickly the equipment could be installed.

Mr. Atwell stated it typically took 5 to 10 business days to receive the equipment, program it, and check for shipping damage. He said they could possibly install within 30 days after receipt of the equipment.

**3. REQUEST OF RON FULTON, BUILDING DIRECTOR TO SEEK SEALED BIDS  
FOR THE FORMER STATE POLICE POST RENOVATION PROJECT**

Ron Fulton, Building Director stated it had been a privilege to work on the preparation of this facility for our police department. He explained after review, there had been some modest modifications to clarify for the contractors bidding on the project. He stated that rather than bid it to general contractors, alone, who would add 25% markup to sub-contractor prices; the Township would also bid it to subcontractors and put a package together. He said this would put general contractors on notice that they might not get the bid if their markups were exorbitant. He listed several different places the bid list would be sent. He said the facility was slated to open sometime in October.

Trustee Eldridge asked for clarification regarding the changes that were made to which Mr. Fulton explained the changes that had been made.

**ADJOURNMENT**

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

Respectfully submitted,  
Karen Lovejoy Roe, Clerk