

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE NOVEMBER 16, 2021 REGULAR BOARD MEETING**

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

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

**Members Absent: (none)**

**Legal Counsel:** Wm. Douglas Winters

**PUBLIC COMMENTS**

- **THREE MINUTES PER PERSON**
- **ALL COMMENTS MUST BE ADDRESSED TO THE CHAIR**
- **PUBLIC COMMENTS ARE ALSO WELCOME AS THE BOARD ADDRESSES EACH AGENDA ITEM**

Roderick Casey, Township Resident stated that seniors in Ypsilanti Township who are on fixed incomes, are having their rent raised and they can no longer afford to live there. He said he would like the Township to adopt a resolution similar to the one Ann Arbor has adopted to make it illegal to discriminate against a person because of the social-economic standing. He said people are getting kicked out because they are not rich. He said that is not the way to spend your last years after helping to build this country up.

Anna Weatherspoon, Township Resident stated she is here along with Mr. Casey regarding Huron Heights Apartments. She said they are raising rents and still not keeping the complex up. She said she is a single mom who works every day. She said it is hard when things in her apartment need to be repaired and they do not get fixed but they continue to raise the rent. Ms. Weatherspoon stated there are shootings and there is no security. She said they used to have security driving around the complex but that is gone. She said she feels for others in the complex who cannot pay their rent and are being evicted and have nowhere to go.

Mr. Jeff Castro, YCUA Director introduced the new Executive Director of YCUA, Mr. Luke Blackburn. Mr. Castro stated he was retiring in December and Mr. Blackburn will be taking over his position. He said Mr. Blackburn worked for YCUA for twenty years and then worked for Great Lakes Water Authority for five years and now will be the new Director of YCUA.

Mr. Blackburn stated he was happy to be back at YCUA and loved the team there. He said he looks forward to build upon the excellent reputation that YCUA has and help lead it into the future.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE NOVEMBER 16, 2021 REGULAR BOARD MEETING  
PAGE 2**

Alisha Dyer, Township Resident stated she knows that there will be a vote tonight regarding the rezoning for R&L. She is excited that this will provide new jobs but she said she would hope that people who have criminal records would be considered when filling some of the new positions.

Supervisor Stumbo stated that normally they do not respond to public comments but we follow up with the issues raised during the public comments. She said that she did want Ms. Weatherspoon to know that there is a process we can help with conditions with apartments in Ypsilanti Township. She said there is an Ordinance that if you are having issues with an apartment we can get an inspection on that through our Ordinance Department and have that taken care of.

**CONSENT AGENDA**

**A. MINUTES OF THE NOVEMBER 2, 2021 WORK SESSION AND REGULAR MEETING**

**B. STATEMENTS AND CHECKS**

- 1. STATEMENTS AND CHECKS FOR NOVEMBER 16, 2021 IN THE AMOUNT OF \$405,907.40**
- 2. CLARITY HEALTHCARE DEDUCTIBLE ACH FOR OCTOBER 2021 IN THE AMOUNT OF \$35,304.55**
- 3. CLARITY HEALTHCARE ADMIN FEE FOR OCTOBER 2021 IN THE AMOUNT OF \$1,245.12**

**C. TREASURER'S REPORT SEPTEMBER 2021**

**A motion was made by Treasurer Eldridge, supported by Trustee Wilson to Approve the Consent Agenda.**

**The motion carried unanimously.**

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

Attorney Winters stated that Fire Marshall Dan Kimball and Dave Bellers, Chief Building Official has spent a lot of time dealing with the former Willow Run High School which had been leased out by Ypsilanti Community Schools to a for-profit entity known as Play at the Cage. He said it was converted into a minor league baseball training facility. He said when it was inspected it was a shock that it had been leased without it being code compliant. He said it was not fire suppressed, numerous public safety issues, and no emergency generator. He said there was a Do Not Occupy posted on the property. He said these buildings are being leased out for 30-40 years without having zoning compliance submitted to the Township. He said that Dan Kimball and Dave Bellers are two of the best people in the State who do a great job by insuring that anyone that using our facilities are safe.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE NOVEMBER 16, 2021 REGULAR BOARD MEETING  
PAGE 3**

Attorney Winters stated that we have spent two years trying to encourage the Washtenaw County Board and the YMCA to build a recreational facility for Eastern Washtenaw County residents. He said we have tried to bring equity to the eastern part of Washtenaw County. He said the UofM Poverty Solution Report provided validity to what all of us knew for years, that US-23 was an unofficial boundary line between Ann Arbor and Ypsilanti where they themselves acknowledged that privileged in Washtenaw County were divided by race and geography. He said as the County tries to seek input on how to best utilize the \$75 million dollars they received as part of the American Rescue Plan he would encourage this Board to demand Washtenaw County to live up to its' promise to have a recreational facility located on the eastside of Washtenaw County that would incorporate for our residents quality of life indicators that are addressed in the opportunity index. He said as we end 2021 with not having the feasibility study from the YMCA, without having a financial commitment made by the Washtenaw County Board of Commissioners he would encourage this Board to focus on what would be the most important item to demand of the County Board on where those \$75 million dollars should be spent. He said in order to help with the inequity in this county it would be to focus on helping the residents in the Eastern side which is Ypsilanti Township, Superior Township, Augusta Township, and the City of Ypsilanti.

**OLD BUSINESS**

- 1. 2<sup>ND</sup> READING OF RESOLUTION 2021-23, PROPOSED ORDINANCE 2021-497, AN ORDINANCE TO REZONE 1441 RUSSELL STREET, BEING PARCEL ID K-11-10-160-003, FROM ITS CURRENT RM-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) DISTRICT ZONING CLASSIFICATION WITH VOLUNTARY CONDITIONS IN WRITING BY THE APPLICANT (1<sup>ST</sup> READING HELD AT THE OCTOBER 19, 2021 REGULAR BOARD MEETING)**

Attorney Winters stated this is in proper form for the Board to act on but there was a condition imposed by the Planning Commission back in October, 2020 that R&L would make the necessary improvements to Emerick Street which is located in the City of Ypsilanti which they agreed to do. He said they notified the city that they will make the nearly \$80,000.00 improvement. He said currently R&L is waiting on the City to get their Attorneys to draft that agreement.

Clerk Jarrell Roe stated she spoke with the representative from R&L tonight about the hiring process regarding people reentering the community and they said they do allow for that contingent upon what specific job they are applying for and what their history was.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE NOVEMBER 16, 2021 REGULAR BOARD MEETING  
PAGE 4**

**A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve 2<sup>nd</sup> Reading of Resolution 2021-23, Proposed Ordinance 2021-497, an Ordinance to Rezone 1441 Russell Street, being Parcel ID K-11-10-160-003, from its Current RM-2 (Multi-Family Residential) District Zoning Classification to i-1 (light Industrial) District Zoning Classification with Voluntary Conditions in Writing by the Applicant (1<sup>st</sup> Reading Held at the October 19, 2021 Regular Board Meeting) (see attached).**

<b>Swanson.....Yes</b>	<b>Newman.....Yes</b>	<b>Peterson.....Yes</b>
<b>Jarrell Roe.....Yes</b>	<b>Stumbo.....Yes</b>	<b>Eldridge.....Yes</b>
<b>Wilson.....Yes</b>		

**The motion carried unanimously.**

**NEW BUSINESS**

**1. RESOLUTION 2021-28, APPROVING CONTRACT AND AUTHORIZING NOTICE FOR STATE STREET PUMP IMPROVEMENTS**

**A motion was made by Clerk Jarrell Roe, supported by Trustee Peterson Approve Resolution 2021-28, Approving Contract and Authorizing Notice for State Street Pump Improvements (see attached).**

Tom Colis, attorney for Miller Canfield explained the Resolution.

Clerk Jarrell Roe asked them to explain why the State Street Pump needed these improvements.

Jeff Castro, Director of YCUA explained that in May, 2019 we had a significant rain storm which caused about 60 basements back up in the West Willow area. He said after evaluating the entire area they realized they needed more capacity in the pump station and more capacity on the suction and the discharge site.

Supervisor Stumbo stated that they just passed the infrastructure bill and wondered if those funds would be available for this type of project.

Mr. Colis stated they were looking into that and if they become available some of these projects would qualify.

Supervisor Stumbo stated that we are just authorizing this and there is a 45 day period and that if other funds could be used then we will use those instead of spending Township dollars.

<b>Swanson.....Yes</b>	<b>Newman.....Yes</b>	<b>Peterson.....Yes</b>
<b>Jarrell Roe.....Yes</b>	<b>Stumbo.....Yes</b>	<b>Eldridge.....Yes</b>
<b>Wilson.....Yes</b>		

**The motion was carried unanimously.**

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE NOVEMBER 16, 2021 REGULAR BOARD MEETING  
PAGE 5**

**2. RESOLUTION 2021-29, APPROVING CONTRACT AND AUTHORIZING NOTICE FOR SNOW ROAD IMPROVEMENTS**

Jeff Castro, Director of YCUA stated that during the May, 2019 rain event there was a massive sanitary overflow into the Huron River. He said this will correct the problem so when there is a heavy rain this will not happen again.

Supervisor Stumbo stated her concerns with the cost.

Mr. Castro explained why it would not increase the Townships' rates plus other contract communities will be paying a portion. He said the resolution for the primary switchgear approximately 70% of the cost will be paid by contract communities.

Supervisor Stumbo stated she does want to try and get the funding for these projects.

**A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve Resolution 2021-29, Approving Contract with Authorizing Notice for Snow Road Improvements (see attached).**

Swanson.....Yes	Newman.....Yes	Peterson.....Yes
Jarrell Roe.....Yes	Stumbo.....Yes	Eldridge.....Yes
Wilson.....Yes		

**The motion was approved unanimously.**

**3. RESOLUTION 2021-30, APPROVING CONTRACT AND AUTHORIZING NOTICE FOR PRIMARY SWITCHGEAR**

Jeff Castro, YCUA Director explained the Resolution for primary switchgear and reminded the board that 70% of the cost will be paid by contract communities.

**A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve the Resolution 2021-30, Approving Contract and Authorizing Notice for Primary Switchgear (see attached).**

Swanson.....Yes	Newman.....Yes	Peterson.....Yes
Jarrell Roe.....Yes	Stumbo.....Yes	Eldridge.....Yes
Wilson.....Yes		

**The motion was approved unanimously.**

Supervisor Stumbo thanked Jeff Castro for all his work with YCUA in Ypsilanti Township and expressed how much he would be missed.

Mr. Castro stated he appreciated that and said it had been an honor to be the Director of YCUA for the past 10 years and to work for 37 years with YCUA.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE NOVEMBER 16, 2021 REGULAR BOARD MEETING  
PAGE 6**

**4. REQUEST APPROVAL OF PROPOSAL FROM GROUNDWORKS FOR OUTDOOR WIRELESS INTERNET IN THE AMOUNT OF \$3,610.00 BUDGETED IN LINE ITEM #235-136-947-038 TO BE PAID FOR BY THE CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING GRANT (CESF)**

Magistrate Nelson stated this was to extend high speed wireless internet into the parking lot of 14B Court so people can sit in the privacy of their vehicle while doing court business since they are still conducting court hearings remotely. He said this entire project is paid fully through a Grant.

**A motion was made by Clerk Jarrell Roe, supported by Treasurer Peterson to Approve the Proposal From Groundworks for Outdoor Wireless Internet in the Amount of \$3,610.00 Budgeted in Line Item #235-136-947-038 to be Paid for by the Coronavirus Emergency Supplemental Funding Grant (CESF).**

The motion was approved unanimously.

**5. REQUEST TO APPROVE ADOPTING THE ANNUAL EXEMPTION OPTION AS SET FORTH IN 2011 PUBLIC ACT 152, THE PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT**

**A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve Adopting the Annual Exemption Option as Set Forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act.**

The motion was approved unanimously.

**6. BUDGET AMENDMENT #14**

**A motion was made by Clerk Jarrell Roe, supported by Trustee Peterson to Approve Budget Amendment #14 (See Attached).**

The motion was approved unanimously.

**AUTHORIZATION AND BIDS**

**1. REQUEST TO SEEK PROPOSALS FOR AN IRRIGATION SYSTEM RENOVATION INCLUDING DESIGN AND CONSTRUCTION SERVICES AT GREEN OAKS GOLF COURSE**

**A motion was made by Clerk Jarrell Roe, supported by Trustee Peterson to Approve the Request to Seek Proposals for an Irrigation System Renovation Including Design and Construction Services at Green Oaks Golf Course.**

The motion was approved unanimously.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE NOVEMBER 16, 2021 REGULAR BOARD MEETING  
PAGE 7**

**A motion was made by Trustee Wilson, supported by Trustee Peterson to Adjourn.**

**Motion carried unanimously.**

**The meeting was adjourned at approximately 8:24PM.**

**Respectfully Submitted,**

**Brenda L. Stumbo, Supervisor  
Charter Township of Ypsilanti**

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

**CHARTER TOWNSHIP OF YPSILANTI**

**RESOLUTION 2021-23  
In Reference to Ordinance 2021-497**

**Rezoning of 1441 RUSSELL STREET (K -11-10-160-003)**

**Whereas**, at its regularly scheduled meeting held October 27, 2020, the Charter Township of Ypsilanti (Township) Planning Commission (Commission) recommended that the Township Board approve a voluntary conditional rezoning request pursuant to MCL125.3405 for a certain parcel of property comprising 8.24 acres, commonly identified as 1441 Russell Street, Parcel ID K -11-10-160-003, from the RM-2 (Multiple-Family Residential) zoning district to the I-1 (Light Industrial) zoning district with voluntary conditions in writing by the Applicant.

**Whereas**, the entire development includes three (3) parcels. Parcels K -11-10-280-019 and K -11-10-160-002 are zoned I-1, General Industrial. Parcel K-11-10-160-003 is zoned RM-2. The Developer desires to conditionally rezone parcel K-11-10-160-003 of the Property from RM-2, Multiple Family Residential to I-1, Light Industrial. The purpose of the rezoning is to develop the Property for the primary purpose of expanding the existing use of the property as a freight terminal.

**Whereas**, proposed Ordinance No. 2021-497 rezones 1441 Russel Street, Parcel ID K-11-10-160-003, from RM-2 District to I-1 District zoning classification with voluntary conditions of: *The Site will be developed as illustrated on the preliminary site plan drawings (dated 9-29-20), specifically:*

- 1. The existing parcel formally zoned RM-2 will not contain any buildings or driveways.*
- 2. Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.*
- 3. A minimum pavement setback of 80' is provided on the south side of the property (20' minimum by ordinance)*
- 4. A variable width buffer of existing woods will remain as depicted on the preliminary site plans.*
- 5. 30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.*
- 6. Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.*

**Whereas**, the Township Board of Trustees agrees that the rezoning is appropriate.

**Now Therefore, Be it Resolved** that the Charter Township of Ypsilanti hereby adopts and incorporates by reference Ordinance No. 2021-497 attached hereto, by reference, in its entirety.

I, Heather Jarrell 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. 2021-23 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on November 16, 2021.



Heather Jarrell Roe, Clerk  
Charter Township of Ypsilanti



**Charter Township of Ypsilanti  
ORDINANCE 2021-497**

**An Ordinance Amending Ordinance 2021-497 Township Zoning Ordinance, So As To Rezone 1441  
Russell Street, being Parcel ID K-11-10-160-003, From Its Current RM-2 (Multi-Family  
Residential) District Zoning Classification to I-1 (Light Industrial) District Zoning Classification  
with voluntary conditions in writing by the Applicant**

The Charter Township of Ypsilanti hereby ordains that Ordinance No. 74, adopted May 18, 1994, shall be amended as follows:

Real Property consisting of 8.24 acres of land located at 1441 Russell Street, also known as Parcel ID K-11-10-160-003, and more particularly described as follows:

See attached legal description labeled "Attachment A" shall be rezoned from its current RM-2 (Multi-Family Residential) District zoning classification to the I-1 (Light Industrial) District zoning classification with voluntary conditions of:

*The Site will be developed as illustrated on the preliminary site plan drawings (dated 9-29-20), specifically:*

1. *The existing parcel formally zoned RM-2 will not contain any buildings or driveways.*
2. *Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.*
3. *A minimum pavement setback of 80' is provided on the south side of the property (20' minimum by ordinance)*
4. *A variable width buffer of existing woods will remain as depicted on the preliminary site plans.*
5. *30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.*
6. *Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.*

The Zoning Map, as incorporated by reference, in the Charter Township of Ypsilanti Zoning Ordinance is hereby amended by the rezoning of the afore-described parcel of property from its RM-2 District zoning classification to the I-1 District zoning classification.

**Severability**

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

**Publication**

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

**Effective Date**

This Ordinance shall become effective upon:

- 1) Recording of a Deed Restriction, approved by the Ypsilanti Township Attorney for Parcel ID K-11-10-160-003, setting forth voluntary conditions in writing by the Applicant; and
- 2) Recording of a Conditional Rezoning Agreement, approved by the Ypsilanti Township Attorney for Parcel ID K-11-10-160-003; and
- 3) Publication of this ordinance in a newspaper of general circulation as required by law.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2021-497 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on November 16, 2021 after first being introduced at a Regular Meeting held on October 19, 2021. The motion to approve was made by member Jarrell Roe and seconded by Eldridge YES: Stumbo, Jarrell Roe, Eldridge, Newman, Swanson, Peterson and Wilson ABSENT: None NO: None ABSTAIN: None.



Heather Jarrell Roe, Clerk

Charter Township of Ypsilanti

"ATTACHMENT A"

**LEGAL DESCRIPTIONS:**

Tax Parcel Descriptions

43 EMERICK ST

Parcel Number: K -11-10-280-019

COM AT CENT OF SEC 10, TH N 87-15-30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3-4-0 W 331.02 FT FOR PL OF BEG, TH N 87-37-0 W 775.69 FT, TH N 3-39-59 W 261.96 FT, TH N 86-19-31 E 258.03 FT, TH N 3-40-29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE OF 19-51-9 AND A CHORD BEARING N 82-48-47 E 1719 FT, TH S 17-7-10 E 504.86 FT, TH S 71-53-0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20-30-0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/- AC T3S R7E WASHTENAW COUNTY MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST

Parcel Number: K -11-10-160-002

COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02-51-W 1223.37 FT TO P.O.B., TH S02-51E 1223.37 FT, TH N87-32-00W 879.15 FT, TH N02-47-00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87-07-54W 604.19 FT TH N03-04-00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVE LEFT, RADIUS 2765.0 FT, CHORD N82-08-00E 984.04 FT, TH N71-53-00E 341.56 FT, TH N17-07-10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72-38-58E 303.31 FT TO POB. SEC 10, T3S-R7E, 14.78 AC

1441 RUSSELL ST

Parcel Number: K -11-10-160-003

COM AT CENT OF SEC, TH S87-32-00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02-51-00W 1223.37 FT, TH N69-58-00E 115.66 FT IN S LINE OF RAILROAD TH N69-27-00E 239.23 FT, TH S02-51-00E 1362 FT, TH N87-16-00W 23.48 FT, TH N87-32-00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S-R7E. 8.15 AC.

**Combined/Overall Parcel Description:**

An area of land being located in the North 1/2 Section 10, Town 03 South - Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 88 degrees 03 minutes 40 seconds East, 102.81 feet to the point of beginning of this description; thence North 03 degrees 19 minutes 25 seconds West, 334.87 feet; thence 605.35 feet along the arc of a 2831.00-foot radius curve to the right which has a central angle of 12 degrees 15 minutes 05 seconds and a chord which bears South 85 degrees 44 minutes 06 seconds West, 604.20 feet; thence North 03 degrees 36 minutes 59 seconds West, 66.31 feet; thence North 88 degrees 00 minutes 29 seconds West, 783.27 feet; thence North 04 degrees 08 minutes 29 seconds West, 259.17 feet; thence North 85 degrees 51 minutes 31 seconds East, 258.00 feet; thence North 04 degrees 08 minutes 29 seconds West, 200.00 feet to the south line of the railroad right-of-way; thence 2057.70 feet along the arc of a 4962.68-foot radius curve to the left which has a central angle of 23 degrees 45 minutes 25 seconds and a chord which bears North 80 degrees 29 minutes 54 seconds East, 2043.00 feet; thence North 68 degrees 34 minutes 20 seconds East, 331.64 feet; thence South 03 degrees 21 minutes 49 seconds East, 787.65 feet; thence South 86 degrees 47 minutes 21 seconds West, 153.08 feet; thence South 10 degrees 10 minutes 05 seconds East, 248.31 feet; thence South 05 degrees 21 minutes 55 seconds West, 205.12 feet; thence South 01 degrees 59 minutes 55 seconds West, 110.00 feet; thence North 88 degrees 03 minutes 40 seconds West, 1053.73 feet returning to the point of beginning.

# Charter Township of Ypsilanti

## RESOLUTION 2021-28

### APPROVING CONTRACT AND AUTHORIZING NOTICE (State Street Pump Station Improvements)

Minutes of a regular meeting of the Township Board (the “Governing Body”) of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan (the “Local Unit”), held on the 16th day of November, 2021, at 7:00 o’clock p.m., prevailing Eastern Time.

PRESENT: Members: Stumbo, Jarrell Roe, Eldridge, Wilson, Peterson, Newman and Swanson

ABSENT: Members: None

The following preamble and resolutions were offered by Member Jarrell Roe and supported by Member Peterson:

WHEREAS, it is necessary to acquire and construct certain improvements to the wastewater system, consisting of the acquisition, construction and installation of improvements to the State Street pump station in the Local Unit, including replacement and extension of force main further from the facility, together with all necessary appurtenances and attachments thereto, to serve the Local Unit (the “Improvements”); and

WHEREAS, an SRF Contract (the “Contract”) has been prepared between the Local Unit and the Ypsilanti Community Utilities Authority (the “Authority”) whereby the Authority will issue its bonds (the “Bonds”) on behalf of the Local Unit to provide for the financing of the Local Unit’s share of the cost of the acquisition, construction and installation of the Improvements; and

WHEREAS, this Governing Body has carefully reviewed the Contract and finds that it provides the best means for accomplishing the acquisition and construction of the Improvements and for providing the needed services.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Approval of Contract; Effectiveness. The Contract is hereby approved and the Supervisor and the Clerk of the Local Unit are hereby authorized and directed to execute and deliver the Contract for and on behalf of the Local Unit; provided, however, that the Contract shall not become effective until the expiration of forty-five (45) days after the publication of the attached notice as a display advertisement of at least ¼ page in size in the *Washtenaw Legal News*, a newspaper of general circulation within the Local Unit, which manner of publication is deemed by the Governing Body to be the most effective manner of informing the taxpayers and electors of the Local Unit of the details of the proposed Contract and the rights of referendum thereunder.

2. Publication of Notice. The Clerk is directed to publish the attached notice in the newspaper above designated as soon as possible after the adoption hereof.

3. Rescission. All resolutions and parts of resolutions in conflict with this resolution are hereby repealed.

AYES: Members: Stumbo, Jarrell Roe, Eldridge, Wilson, Peterson, Newman and Swanson



NOTICE OF INTENT TO EXECUTE  
TAX-SUPPORTED CONTRACT AND OF RIGHT TO  
PETITION FOR REFERENDUM THEREON

TO THE TAXPAYERS AND ELECTORS OF  
THE CHARTER TOWNSHIP OF YPSILANTI,  
WASHTENAW COUNTY, MICHIGAN:

PLEASE TAKE NOTICE, the Charter Township of Ypsilanti (the “Local Unit”) has approved by resolution the execution of a contract (the “Contract”) with the Ypsilanti Community Utilities Authority (the “Authority”) pursuant to Act No. 233, Public Acts of Michigan, 1955, as amended, which Contract provides, among other things, that the Authority will acquire and construct certain wastewater system improvements, consisting of the acquisition, construction and installation of improvements to the State Street pump station in the Local Unit, including replacement and extension of force main further from the facility, together with all necessary appurtenances and attachments thereto, to serve the Local Unit (the “Improvements”), and will issue its bonds in the principal amount not to exceed \$3,600,000 to finance the cost of the acquisition and construction of such Improvements for the Local Unit AND THE LOCAL UNIT WILL PAY TO THE AUTHORITY PURSUANT TO THE CONTRACT THE SUMS NECESSARY TO RETIRE THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

LOCAL UNIT’S CONTRACT OBLIGATIONS

It is presently contemplated that the bonds will be issued in the principal amount of not to exceed \$3,600,000, will mature serially over a period of not to exceed twenty-five (25) years from the date of issuance of the bonds, and will bear interest at the rate or rates to be determined at the time of sale to the Michigan Finance Authority but in no event to exceed two percent (2.0%) per annum on the balance of the bonds from time to time remaining unpaid. The Contract includes the Local Unit’s pledge of its limited tax full faith and credit for the prompt and timely payment of the Local Unit’s obligations as expressed in the Contract. THE LOCAL UNIT WILL BE REQUIRED TO LEVY AD VALOREM TAXES WITHIN APPLICABLE CONSTITUTIONAL AND STATUTORY TAX LIMITATIONS ON ALL TAXABLE PROPERTY WITHIN THE LOCAL UNIT TO THE EXTENT NECESSARY TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS IF OTHER FUNDS FOR THAT PURPOSE ARE NOT AVAILABLE. IT IS THE PRESENT INTENT OF THE LOCAL UNIT TO USE THE REVENUES FROM THE TOWNSHIP DIVISION OF THE AUTHORITY’S SYSTEM TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS.

RIGHT OF REFERENDUM

The Contract will become effective and binding upon the Local Unit without vote of the electors as permitted by law unless a petition requesting an election on the question of the Local Unit entering into the Contract, signed by not less than 10% of the registered electors of the Local Unit, is filed with the Township Clerk within forty-five (45) days after publication of this notice. If such petition is filed, the Contract cannot become effective without an approving vote of a majority of electors of the Local Unit qualified to vote and voting on the question. The Contract is on file at the office of the Township Clerk.

This notice is given pursuant to the requirements of Section 8 of Act No. 233, Public Acts of Michigan, 1955, as amended. Further information concerning the details of the Contract and the matters set out in this notice may be secured from the Township Clerk’s office.

Heather Jarrell Roe  
Clerk  
Charter Township of Ypsilanti

38341877.1/099369.00045

Charter Township of Ypsilanti

RESOLUTION 2021-29

RESOLUTION APPROVING CONTRACT  
AND AUTHORIZING NOTICE  
(Snow Road Improvements)

---

Minutes of a regular meeting of the Township Board (the “Governing Body”) of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan (the “Township”), held on the 16th day of November, 2021, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members: Stumbo, Jarrell Roe, Eldridge, Wilson, Peterson, Newman and Swanson

ABSENT: Members: None

The following preamble and resolutions were offered by Member Jarrell Roe and supported by Member Eldridge:

WHEREAS, it is necessary to acquire and construct certain wastewater system improvements, consisting of the acquisition, construction and installation of improvements to the Snow Road sanitary sewer main in the Township, including installation of a new sanitary sewer parallel to the existing pipe, together with all necessary appurtenances and attachments thereto, to serve the Township (the “Improvements”); and

WHEREAS, a Contract has been prepared between the Township and the Ypsilanti Community Utilities Authority (the “Authority”) whereby the Authority will issue its bonds (the “Bonds”) on behalf of the Township to provide for the financing of the Township’s share of the cost of the acquisition, construction and installation of the Improvements; and

WHEREAS, this Governing Body has carefully reviewed the Contract and finds that it provides the best means for accomplishing the acquisition and construction of the Improvements and for providing the needed services;

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Approval of Contract; Effectiveness. The Contract is hereby approved and the Supervisor and the Township Clerk of the Township are hereby authorized and directed to execute and deliver the Contract for and on behalf of the Township; provided, however, that the Contract shall not become effective until the expiration of forty-five (45) days after the publication of the attached notice as a display advertisement of at least ¼ page in size in the **Washtenaw Legal News**, a newspaper of general circulation within the Township, which manner of publication is deemed by the Governing Body to be the most effective manner of informing the taxpayers and electors of the Township of the details of the proposed Contract and the rights of referendum thereunder.

2. Publication of Notice. The Clerk is directed to publish the attached notice in the newspaper above designated as soon as possible after the adoption hereof.

3. Reimbursement Declarations. The Township makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

- (a) As of the date hereof, the Township reasonably expects to reimburse itself for the expenditures described in (b) below with proceeds of debt to be incurred by the Township.
- (b) The expenditures described in this paragraph (b) are for the costs of acquiring and constructing the Improvements which were or will be paid subsequent to sixty (60) days prior to the date hereof.

- (c) The maximum principal amount of debt expected to be issued for the Improvements, including issuance costs, shall not exceed \$6,900,000.

4. Rescission. All resolutions and parts of resolutions in conflict with this resolution are hereby repealed.

AYES: Members: Stumbo, Jarrell Roe, Eldridge, Wilson, Peterson, Newman and Swanson

NAYS: Members: None

RESOLUTION DECLARED ADOPTED.



---

Heather Jarrell Roe, Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, at a regular meeting held on November 16, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



---

Heather Jarrell Roe, Township Clerk

NOTICE OF INTENT TO EXECUTE  
TAX-SUPPORTED CONTRACT AND OF RIGHT TO  
PETITION FOR REFERENDUM THEREON

TO THE TAXPAYERS AND ELECTORS OF  
THE CHARTER TOWNSHIP OF YPSILANTI,  
WASHTENAW COUNTY, MICHIGAN:

PLEASE TAKE NOTICE, the Charter Township of Ypsilanti (the “Township”) has approved by resolution the execution of a contract (the “Contract”) with the Ypsilanti Community Utilities Authority (the “Authority”) pursuant to Act No. 233, Public Acts of Michigan, 1955, as amended, which Contract provides, among other things, that the Authority will acquire and construct certain wastewater system improvements, consisting of the acquisition, construction and installation of improvements to the Snow Road sanitary sewer main in the Township, including installation of a new sanitary sewer parallel to the existing pipe, together with all necessary appurtenances and attachments thereto, to serve the Township and will issue its bonds in the principal amount of not to exceed \$6,900,000 to finance the cost of such improvements for the Township AND THE TOWNSHIP WILL PAY TO THE AUTHORITY PURSUANT TO THE CONTRACT THE SUMS NECESSARY TO RETIRE THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

TOWNSHIP’S CONTRACT OBLIGATIONS

It is presently contemplated that said bonds will be in the principal amount of not to exceed \$6,900,000, will mature serially over a period of not to exceed twenty-five (25) years, and will bear interest at the rate or rates to be determined at the time of sale but in no event to exceed the maximum rate of interest per annum permitted by law on the balance of the bonds from time to time remaining unpaid. The Contract includes the Township’s pledge of its limited tax full faith and credit for the prompt and timely payment of the Township’s obligations as expressed in the Contract. THE TOWNSHIP WILL BE REQUIRED TO LEVY AD VALOREM TAXES WITHIN APPLICABLE CONSTITUTIONAL AND STATUTORY TAX LIMITATIONS ON ALL TAXABLE PROPERTY WITHIN THE TOWNSHIP TO THE EXTENT NECESSARY TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS IF OTHER FUNDS FOR THAT PURPOSE ARE NOT AVAILABLE. IT IS THE PRESENT INTENT OF THE TOWNSHIP TO USE THE REVENUES FROM THE TOWNSHIP DIVISION OF THE AUTHORITY’S SYSTEM TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS.

RIGHT OF REFERENDUM

The Contract will become effective and binding upon the Township without vote of the electors as permitted by law unless a petition requesting an election on the question of the Township entering into the Contract, signed by not less than 10% of the registered electors of the Township, is filed with the Township Clerk within forty-five (45) days after publication of this notice. If such petition is filed, the Contract cannot become effective without an approving vote of a majority of electors of the Township qualified to vote and voting on the question. The Contract is on file at the office of the Township Clerk.

This notice is given pursuant to the requirements of Section 8 of Act No. 233, Public Acts of Michigan, 1955, as amended. Further information concerning the details of the Contract and the matters set out in this notice may be secured from the Township Clerk’s office.

Heather Jarrell Roe  
Clerk, Charter Township of Ypsilanti

38342650.1/099369.00045



Charter Township of Ypsilanti

RESOLUTION 2021-30

RESOLUTION APPROVING CONTRACT  
AND AUTHORIZING NOTICE  
(Primary Switchgear)

Minutes of a regular meeting of the Township Board (the “Governing Body”) of the Township of Ypsilanti, County of Washtenaw, State of Michigan (the “Township”), held on the 16th day of November, 2021, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members: Stumbo, Jarrell Roe, Eldridge, Wilson, Peterson, Newman and Swanson

ABSENT: Members: None

The following preamble and resolutions were offered by Member Jarrell Roe and supported by Member Eldridge:

WHEREAS, it is necessary to acquire and construct certain improvements to the wastewater treatment plant, consisting of replacement of the primary switchgear for the electrical supply to the plant, together with all necessary appurtenances and attachments thereto (the “Project”), to serve the Township and the City of Ypsilanti (the “City”); and

WHEREAS, a contract (the “Contract”) has been prepared among the Township, the City and the Ypsilanti Community Utilities Authority (the “Authority”) whereby the Authority will issue its bonds (the “Bonds”) on behalf of the Township and the City to provide for the financing of costs of the Project; and

WHEREAS, this Governing Body has carefully reviewed the Contract and finds that it provides the best means for accomplishing the Project and for providing the needed services.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Contract is hereby approved and the Supervisor and the Clerk of the Township are hereby authorized and directed to execute and deliver the Contract for and on behalf of the Township; provided, however, that Contract shall not become effective until the expiration of forty-five (45) days after the publication of the attached notice as a display advertisement of at least ¼ page in size in the *Washtenaw Legal News*, a newspaper of general circulation within the Township, which manner of publication is deemed by the Governing Body to be the most effective manner of informing the taxpayers and electors of the Township of the details of the proposed Contract and the rights of referendum thereunder.

2. The Township Clerk is directed to publish the attached notice in the newspaper above designated as soon as possible after the adoption hereof.

3. All resolutions and parts of resolutions in conflict with this resolution be, and the same hereby are repealed.

AYES: Members: Stumbo, Jarrell Roe, Eldridge, Wilson, Peterson, Newman and Swanson

NAYS: Members: None

RESOLUTION DECLARED ADOPTED.



\_\_\_\_\_  
Heather Jarrell Roe, Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, at a regular meeting held on November 16, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



\_\_\_\_\_  
Heather Jarrell Roe, Township Clerk

NOTICE OF INTENT TO EXECUTE  
TAX-SUPPORTED CONTRACT AND OF RIGHT TO  
PETITION FOR REFERENDUM THEREON

TO THE TAXPAYERS AND ELECTORS OF  
THE CHARTER TOWNSHIP OF YPSILANTI,  
WASHTENAW COUNTY, MICHIGAN:

PLEASE TAKE NOTICE, the Charter Township of Ypsilanti (the “Township”) has approved by resolution the execution of a contract (the “Contract”) with the Ypsilanti Community Utilities Authority (the “Authority”) and the City of Ypsilanti (the “City”) pursuant to Act No. 233, Public Acts of Michigan, 1955, as amended, which Contract provides, among other things, that the Authority will acquire, construct and install certain improvements to the wastewater treatment plant, consisting of replacement of the primary switchgear for the electrical supply to the plant, together with all necessary appurtenances and attachments thereto to service the Township and the City and will issue its bonds in the principal amount not to exceed \$3,125,000 to finance the cost of the acquisition and construction of such wastewater improvements for the Township and the City AND THE TOWNSHIP WILL PAY TO THE AUTHORITY PURSUANT TO THE CONTRACT THE SUMS NECESSARY TO RETIRE ITS PERCENTAGE SHARE OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

TOWNSHIP’S CONTRACT OBLIGATIONS

It is presently contemplated that the bonds will be in the principal amount of not to exceed \$3,125,000, of which the Township’s “Local Unit Share” (as that term is defined in the Contract and is based on the Township’s annual usage of the wastewater system) is initially 75.77%, subject to adjustment annually, will mature serially over a period of not to exceed twenty-five (25) years, and will bear interest at the rate or rates to be determined at the time of sale to the Michigan Finance Authority but in no event to exceed two percent (2.0%) per annum on the balance of the bonds from time to time remaining unpaid. The Contract includes the Township’s pledge of its limited tax full faith and credit for the prompt and timely payment of the Township’s obligations as expressed in the Contract. THE TOWNSHIP WILL BE REQUIRED TO LEVY AD VALOREM TAXES WITHIN APPLICABLE CONSTITUTIONAL AND STATUTORY TAX LIMITATIONS ON ALL TAXABLE PROPERTY WITHIN THE TOWNSHIP TO THE EXTENT NECESSARY TO MAKE THE PAYMENTS REQUIRED TO PAY ITS SHARE OF THE PRINCIPAL OF AND INTEREST ON THE BONDS IF OTHER FUNDS FOR THAT PURPOSE ARE NOT AVAILABLE. IT IS THE PRESENT INTENT OF THE TOWNSHIP TO USE THE REVENUES FROM THE TOWNSHIP DIVISION OF THE AUTHORITY’S SYSTEM TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS.

RIGHT OF REFERENDUM

The Contract will become effective and binding upon the Township without vote of the electors as permitted by law unless a petition requesting an election on the question of the Township entering into the Contract, signed by not less than 10% of the registered electors of the Township, is filed with the Township Clerk within forty-five (45) days after publication of this notice. If such petition is filed, the Contract cannot become effective without an approving vote of a majority of electors of the Township qualified to vote and voting on the question. The Contract is on file at the office of the Township Clerk.

This notice is given pursuant to the requirements of Section 8 of Act No. 233, Public Acts of Michigan, 1955, as amended. Further information concerning the details of the Contract and the matters set out in this notice may be secured from the Township Clerk’s office.

Heather Jarrell Roe  
Clerk, Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI  
2021 BUDGET AMENDMENT #14**

**November 16, 2021 (Revised)**

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

**101 - GENERAL OPERATIONS FUND**

**Total Increase \$853.00**

Request to increase budget for PTO payout request of 40 hours to be paid at 75%. This will be funded by an appropriation for prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-699.999	\$853.00
		<b>Net Revenues</b>	<b><u><u>\$853.00</u></u></b>
Expenditures:	Salaries Pay Out - PTO & Sick	101-191-708.004	\$792.00
	FICA	101-191-715.000	\$61.00
		<b>Net Expenditures</b>	<b><u><u>\$853.00</u></u></b>

**252 - HYDRO STATION FUND**

**Total Increase \$26,900.00**

Request to increase budget revenue for the higher than expected energy created and expenditures for additional review for tail water curve, a jack hammer, and the City of Ypsilanti's 10% portion of the revenues generated by the dam. This will be funded by the increase in generated revenue of the dam.

Revenues:		252-000-644.003	\$26,900.00
		<b>Net Revenues</b>	<b><u><u>\$26,900.00</u></u></b>
Expenditures:		252-535-801.000	\$4,900.00
		252-535-977.000	\$7,000.00
		252-535-959.000	\$15,000.00
		<b>Net Expenditures</b>	<b><u><u>\$26,900.00</u></u></b>

**597 - COMPOST FUND**

**Total Increase \$29,263.00**

Request to increase budget for PTO payout request of 180 hours to be paid at 75%. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	597-000-699.999	\$6,049.00
		<b>Net Revenues</b>	<b><u><u>\$6,049.00</u></u></b>
Expenditures:	Salaries pay out - PTO	597-590-708.004	\$5,619.00
	FICA	597-590-715.000	\$430.00
		<b>Net Expenditures</b>	<b><u><u>\$6,049.00</u></u></b>

Request to increase budget for health care expenditure due to option switched from health care buy out to full coverage in 2021. The budget was already set for 2021 when the open enrollment for health care was requested.

\* This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	597-000-699.999	\$23,214.00
		<b>Net Revenues</b>	<b><u><u>\$23,214.00</u></u></b>
Expenditures:	Health Care	597-590-719.000	\$23,214.00
		<b>Net Expenditures</b>	<b><u><u>\$23,214.00</u></u></b>

\* Revised Jneel 11/15/21

Motion to Amend the 2021 Budget (#14) Revised

Move to increase the General Fund budget by \$853 to \$9,963,201 and approve the department line item changes as outlined.

Move to increase the Hydro Station Fund budget by \$26,900 to \$537,527 and approve the department line item changes as outlined.

Move to increase the Compost Fund budget by \$29,263 to \$734,187 and approve the department line item changes as outlined.