

CHARTER TOWNSHIP OF  
YPSILANTI BOARD OF TRUSTEES

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*Supervisor*

**BRENDA L. STUMBO**

*Clerk*

**HEATHER JARRELL ROE**

*Treasurer*

**STAN ELDRIDGE**

*Trustees*

**JOHN P. NEWMAN II**

**GLORIA PETERSON**

**DEBBIE SWANSON**

**JIMMIE WILSON, JR.**

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**May 4, 2021**

**Regular Meeting – 7:00 p.m.**

**Ypsilanti Township Civic Center  
7200 S. Huron River Drive  
Ypsilanti, MI 48197**



# Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK HEATHER JARRELL ROE • TREASURER STAN ELDRIDGE  
TRUSTEES: JOHN P. NEWMAN II • GLORIA PETERSON • DEBBIE SWANSON • JIMMIE WILSON, JR.

**THIS MEETING WILL BE CONDUCTED ELECTRONICALLY. PLEASE USE THE INSTRUCTIONS BELOW OR VISIT YTOWN.ORG**

## **REGULAR MEETING AGENDA**

**TUESDAY, MAY 4, 2021**

**7:00 P.M.**

1. CALL TO ORDER
2. PUBLIC COMMENTS (THREE MINUTES PER PERSON)
3. CONSENT AGENDA
  - A. MINUTES OF THE APRIL 20, 2021 WORK SESSION AND REGULAR MEETING
  - B. STATEMENTS AND CHECKS FOR MAY 4, 2021 IN THE AMOUNT OF \$676,243.00
4. ATTORNEY REPORT
  - A. GENERAL LEGAL UPDATE

### **NEW BUSINESS**

1. REQUEST TO WAIVE THE FINANCIAL POLICY AND AUTHORIZE THE PURCHASE OF HYDRAULIC COMPONENTS FROM SINGLE SOURCE PROVIDER, RHM FLUID POWER, IN THE AMOUNT OF \$31,528.00 BUDGETED IN LINE ITEM #252-252-000-930-001
2. REQUEST TO WAIVE THE FINANCIAL POLICY AND AWARD THE LOW QUOTE FOR PAINTING AT THE COMMUNITY CENTER TO THE PAINT PROFESSIONALS IN THE AMOUNT OF \$24,210.00 BUDGETED IN LINE ITEM #230-751-000-931-021
3. REQUEST TO AUTHORIZE CIRCUIT COURT LITIGATION TO ABATE PUBLIC NUISANCES LOCATED AT 8950/9070 CHARLOTTE COURT, 24 EDISON AVE., AND 835 GEORGE PLACE BUDGETED IN LINE ITEM #101-950-000-801-023
4. BUDGET AMENDMENT #6

### **OTHER BUSINESS**

### **BOARD MEMBER UPDATES**

*Supervisor*  
BRENDA L. STUMBO  
*Clerk*  
HEATHER JARRELL ROE  
*Treasurer*  
STAN ELDRIDGE  
*Trustees*  
JOHN P. NEWMAN, II  
GLORIA PETERSON  
DEBBIE SWANSON  
JIMMIE WILSON, JR.



*Charter Township of Ypsilanti*

Clerk's Office

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

**Charter Township of Ypsilanti  
Public Meeting Notice  
Board of Trustees Regular Meeting  
May 4, 2021 7:00pm**

**PLEASE TAKE NOTICE** that the Charter Township of Ypsilanti Board of Trustees will hold a Regular Meeting scheduled for **May 4, 2021, 2021 at 7:00pm**. This meeting will be conducted virtually (online and/or by phone), due to health concerns surrounding Coronavirus/COVID-19 approved under Washtenaw County Resolution 21-050.

Public comment will be handled by the "Raise Hand" method as instructed below within Participant Controls.

To comply with the Americans with Disabilities Act (ADA), Any citizen requesting accommodation to attend this meeting, and/or to obtain this notice in alternate formats, please contact Clerk's Office at 734-484-4700, at least two business days prior to the meeting.

**Meeting Information:**

Hi there,

You are invited to a Zoom webinar.

When: May 4, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Township Board of Trustees Regular Meeting May 4, 2021

Please click the link below to join the webinar:

<https://ytown.zoom.us/j/92872982771>

Or One tap mobile :

US: +13126266799,,92872982771# or +19292056099,,92872982771#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 928 7298 2771

International numbers available: <https://ytown.zoom.us/j/92872982771>

## **Zoom Instructions for Participants**

### **To join the conference by phone:**

1. On your phone, dial the teleconferencing number provided above.
2. Enter the Meeting ID number (also provided above) when prompted using your touch- tone (DTMF) keypad.

### **Before a videoconference:**

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provided below. The details include a link to “Join via computer” as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

### **To join the videoconference:**

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to [join.zoom.us](https://join.zoom.us) on any browser and entering the Meeting ID provided.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number.
2. Enter the Meeting ID number (also provided above) when prompted using your touch- tone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your 2- digit participant ID to be associated with your computer.

## Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen, you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View Participant list – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” shows the active speaker. “Gallery view” tiles all of the meeting participants.

If you have any further questions or concerns, please call 734-484-4700 or email Clerk Heather Jarrell Roe at [hjarrellroe@ytown.org](mailto:hjarrellroe@ytown.org) or Deputy Clerk Lisa Stanfield at [lstanfield@ytown.org](mailto:lstanfield@ytown.org).

# PUBLIC COMMENTS

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# **CONSENT AGENDA**

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**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE APRIL 20, 2021 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:00 p.m. on a Zoom Virtual Board meeting.

**Members Present:** Supervisor Stumbo, Clerk Heather Jarrell Roe, and Treasurer Eldridge  
Trustees: Gloria Peterson, Debbie Swanson, John Newman, Jimmie Wilson, Jr. (arrived 5:25PM)  
(All members stated that they were present in Ypsilanti Township)

**Members Absent:** none

**Legal Counsel:** Wm. Douglas Winters

**AGENDA REVIEW.....SUPERVISOR STUMBO**

**CONSENT AGENDA**

**A. MINUTES OF THE APRIL 6, 2021 WORK SESSION AND REGULAR MEETING**

**B. STATEMENTS AND CHECKS**

- 1. STATEMENTS AND CHECKS FOR APRIL 20, 2021 IN THE AMOUNT OF \$816,401.67**
- 2. CLARITY HEALTHCARE DEDUCTIBLE ACH EFT FOR MARCH 2021 IN THE AMOUNT OF \$71,650.42**
- 3. CLARITY HEALTHCARE ADMIN FEE FOR MARCH 2021 IN THE AMOUNT OF \$1,200.00**

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



**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE APRIL 20, 2021 WORK SESSION  
PAGE 2**

**NEW BUSINESS**

**1. REQUEST TO AUTHORIZE CONDITIONAL APPROVAL OF AN ON PREMISE TASTING ROOM PERMIT AND BEER AND WINE TASTING ROOM PERMIT AS RECOMMENDED BY THE YPSILANTI TOWNSHIP LIQUOR COMMITTEE FOR BREWERY HOLDINGS, LLC**

Treasurer Eldridge stated they were waiting to receive a document that would clear up some issues of past liens that Mr. Schubert, the primary applicant, had. He said Mr. Schubert had Federal and State liens and as of today they had only received one document on a Federal lien. Treasurer Eldridge stated he has emailed Mr. Schubert several times regarding the State liens and Mr. Schubert has not responded. He said they had explained to Mr. Schubert they would need the documents before they could move forward with this request.

Supervisor Stumbo stated that since we do not have the information we should remove it from the agenda or deny it.

Mr. Schubert stated that he received the email from Treasurer Eldridge and he did request the documents from the State. He said they were mailing them to him and he has yet to receive them but he would forward it to Treasurer Eldridge as soon as he does. Mr. Schubert asked if an approval could be made contingent upon receiving the final document.

Attorney Winters stated the Federal lien should be resolved before moving forward. He said the Board could withdraw or table the agenda item.

Clerk Jarrell Roe stated that we cannot deviate from the process especially regarding liquor licenses because if we did it could be viewed as favoritism toward one applicant or another. She said she would not be comfortable moving forward tonight with a conditional approval.

Treasurer Eldridge stated he would be comfortable tabling it.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE APRIL 20, 2021 WORK SESSION  
PAGE 3**

Mr. Schubert asked if there was anything else needed besides the document.

Treasurer Eldridge stated that we were only waiting on the document.

Supervisor Stumbo stated this could be tabled until we receive the document.

**2. RESOLUTION 2021-16, FIRE PROTECTION, PREVENTION, RESCUE SERVICES,  
AND EQUIPMENT RESERVES MILLAGE**

**3. RESOLUTION 2021-16, POLICE SERVICES MILLAGE**

Supervisor Stumbo stated the total was the same as we levied in 2017. She said this will not increase taxes to our residents.

Trustee Swanson stated residents are concerned about what we spend for police services and what programs will be provided by the Washtenaw County Sheriffs' department.

Supervisor Stumbo stated this continues to provide the 38 deputies that we had contracted for in 2018. She said not all the positions have been filled but this is still allotted for them. She said at the meetings that we host for the residents we could have the Sheriff do a white paper or something that we can share with the community.

Clerk Jarrell Roe emphasized that we did not want to raise the taxes for our residents and this will maintain the same millage rate that the board voted on 4 years ago.

Trustee Swanson stated that currently things are tough for some residents and she appreciates that the board is sensitive to that.

Trustee Newman stated that he was at a neighborhood watch meeting yesterday. He said they were told that the Sheriff Department currently has seven individuals in training and upon completion they would be new deputies and we would reach the 38 deputy mark for Ypsilanti Township.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE APRIL 20, 2021 WORK SESSION  
PAGE 4**

Supervisor Stumbo stated that the resolution will allow for an August 3, 2021 election to vote on this millage.

- 4. RESOLUTION 2017-17, RECREATION, BIKE PATH, SIDEWALK, ROADS, PARKS, GENERAL OPERATIONS FUND MILLAGE**
- 5. RESOLUTION 2021-18, GARBAGE, REFUSE COLLECTION, RECYCLING, COMPOSTING, DISPOSAL OF SOLID WASTE, ENERGY CONSERVATION, ALTERNATIVE ENERGY, ALTERNATIVE ENERGY, WATER QUALITY AND ENVIRONMENTAL**
- 6. REQUEST TO WAIVE THE FINANCIAL POLICY AND APPROVE PURCHASE OF A REPLACEMENT TUB FOR THE VERMEER GRINDER FROM SINGLE SOURCE PROVIDER VERMEER OF MICHIGAN, INC. IN THE AMOUNT OF \$42,165.32 BUDGETED IN LINE ITEM #590-590-000-971-008 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

Supervisor Stumbo stated Carl Rowsey and his staff run an outstanding compost site and she really appreciates all their hard work.

Carl Rowsey thanked Supervisor Stumbo and said he had not met the new trustees. He said he welcomes them to the Board and appreciates their appointment to the Township. He said he has been working on trying to get the drum replaced for about a year because it has been in bad shape and they have continually had to work on it to keep it running. He appreciates the boards' approval so they can replace the old with the new which will help them do the job more efficiently.

Trustee Swanson stated she appreciates the way this proposal was written to help them understand exactly what is needed.

**7. BUDGET AMENDMENT #5**

Supervisor Stumbo stated the items in the Budget Amendment #5.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE APRIL 20, 2021 WORK SESSION  
PAGE 5**

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

Attorney Winters stated they are trying to schedule negotiations with the AFSCME unions. He said in December 2020 they extended the contract for a year but thought they would meet in the 1<sup>st</sup> quarter of 2021. He said that had not happened due to the challenges going on with staffing at the township the last week or so. He said there has been a change with who is going to be heading up the negotiations on behalf of AFSCME. He said he and Karen Wallin have met with the full time Officials and we are prepared to negotiate with them as soon as we determine a date and time. He said he will let the board know when it is scheduled.

Attorney Winters stated that he and Karen Wallin will meet to review the Ethics Policy that was presented to the Board by Trustee Swanson.

Attorney Winters stated that although we have a sunset provision until March 2022 regarding Recreational Marijuana we continue to meet with the full time Officials, Planning department, and Ben Carlisle and we are making very good progress. He said he thinks they are still on target to have this before the Board by late summer or early fall.

Attorney Winters stated they are still in meetings with Ypsilanti Community Schools regarding several issues regarding school buildings in Ypsilanti Township being used for for-profit businesses. He said another big issue is the gross inequity the former Willow Run School District residents pay as opposed to the former Ypsilanti Public School District residents pays in taxes.

Attorney Winters stated they continue to set up some meetings with Habitat for Humanity. He said he that moving forward it will not be possible for Habitat for Humanity to purchase homes through tax foreclosure with the township. He said the intent was to stabilize neighborhoods but there are many vacant lots they have acquired through us and have remained vacant. He said there was a house that was purchased 8 years ago for rehabilitation but now requires demolition since it was left vacant for many years.

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE APRIL 20, 2021 WORK SESSION**  
**PAGE 6**

Attorney Winters stated they are still trying to decide on insurance for the liquor license at Green Oaks Golf Course. He said because of this he suggests pausing until the next golf season to move forward with the liquor license at Green Oaks.

Trustee Newman stated that something has to be done regarding the tax bill for the former Willow Run School District residents. He said it is unfair for residents to be burden with this bond for 20 or 30 years when the School District is no longer in existence.

Supervisor Stumbo stated that Representative Peterson is trying to set up a meeting with the State Treasury.

Attorney Winters stated that not only are the residents paying for schools that don't exist but also some of those buildings are being leased out for businesses that are for profit. He said the residents still are not getting a break on their taxes but the new school district is getting paid rent for them.

Trustee Newman asked who pays for the demolition of a house that Habitat receives through us if they decide to demolish it.

Attorney Winters stated Habitat would pay for any house they own. He said the Township will continue to work with Habitat to stabilize neighborhoods but our direction with how we move forward with them will look a little different.

Trustee Swanson stated that we should look at the language explaining the bond for the millage for Willow Run Schools. She said it might answer some of the questions with how we could move forward in helping resolve this issue.

Supervisor Stumbo stated she heard the presentation for the new Willow Run High School and did not remember hearing that the mills would double. She said if that was the case she wouldn't think residents would vote to increase the mills and consolidate. She said that was not clear if that was the intent. She said it affects our residents but it also affects our businesses. She said we will keep fighting for the taxpayers.

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE APRIL 20, 2021 WORK SESSION  
PAGE 7**

**The meeting was adjourned at approximately 6:01PM.**

**Respectfully Submitted,**

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

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE APRIL 20, 2021 REGULAR BOARD MEETING**

Supervisor Stumbo called the meeting to order at approximately 7:00 p.m. done as Zoom Virtual Board meeting.

**Members Present:** Supervisor Stumbo, Clerk Heather Jarrell Roe, and Treasurer Eldridge  
Trustees: John Newman, Gloria Peterson,  
Debbie Swanson, and Jimmie Wilson, Jr.  
(All members stated that they were present in Ypsilanti Township)

**Members Absent:** none

**Legal Counsel:** Wm. Douglas Winters

**PUBLIC COMMENTS (THREE MINUTES PER PERSON) - none**

**CONSENT AGENDA**

**A. MINUTES OF THE APRIL 6, 2021 WORK SESSION AND REGULAR MEETING**

**B. STATEMENTS AND CHECKS**

- 1. STATEMENTS AND CHECKS FOR APRIL 20, 2021 IN THE AMOUNT OF \$816,401.67**
- 2. CLARITY HEALTHCARE DEDUCTIBLE ACH EFT FOR MARCH 2021 IN THE AMOUNT OF \$71,650.42**
- 3. CLARITY HEALTHCARE ADMIN FEE FOR MARCH 2021 IN THE AMOUNT OF \$1,200.00**

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

**A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve the Consent Agenda.**

**The motion carried unanimously.**

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE – (given in work session)**

**NEW BUSINESS**

- 1. REQUEST TO AUTHORIZE CONDITIONAL APPROVAL OF AN ON PREMISE TASTING ROOM PERMIT AND BEER AND WINE TASTING ROOM PERMIT AS RECOMMENDED BY THE YPSILANTI TOWNSHIP LIQUOR COMMITTEE FOR BREWERY HOLDINGS, LLC**

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE APRIL 20, 2021 REGULAR BOARD MEETING  
PAGE 2**

A motion was made by Treasurer Eldridge, supported by Treasurer Jarrell Roe to Table to a date to be determined when the paperwork is received.

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

The motion carried unanimously.

**2. RESOLUTION 2021-15, FIRE PROTECTION, PREVENTION, RESCUE SERVICES,  
AND EQUIPMENT RESERVES MILLAGE**

A motion was made by Jarrell Roe, supported by Trustee Peterson to Approve Resolution 2021-15, Fire Protection, Prevention, Rescue Services, and Equipment Reserves Millage (see attached).

The motion was carried unanimously.

**3. RESOLUTION 2021-16, POLICE SERVICES MILLAGE**

A motion was made by Clerk Jarrell Roe, supported by to Trustee Newman to Approve Resolution 2021-16, Police Services Millage (see attached).

The motion was carried unanimously.

**4. RESOLUTION 2021-17, RECREATION, BIKE PATH, SIDEWALK, ROADS, PARKS,  
GENERAL OPERATIONS FUND MILLAGE**

A motion was made by Clerk Jarrell Roe, supported by Trustee Wilson to Approve Resolution 2021-17, Recreation, Bide Path, Sidewalk, Roads, Parks, General Operations Fund Millage (see attached).

The motion was carried unanimously.

**5. RESOLUTION 2021-18, GARBAGE, REFUSE COLLECTION, RECYCLING,  
COMPOSTING, DISPOSAL OF SOLID WASTE, ENERGY CONSERVATION,  
ALTERNATIVE ENERGY, WATER QUALITY AND ENVIRONMENTAL**

A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve Resolution 2021-18, Garbage, Refuse Collection, Recycling, Composting, Disposal of Solid Waste, Energy Conservation, Alternative Energy, Water Quality and Environmental (see attached).

Supervisor Stumbo stated she appreciated Accounting Director Javonna Neal, Clerk Jarrell Roe, and Trustee Newman for all the work that went into the millage recommendation.

The motion was carried unanimously.



**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE APRIL 20, 2021 REGULAR BOARD MEETING  
PAGE 3**

**6. REQUEST TO WAIVE THE FINANCIAL POLICY AND APPROVE PURCHASE OF A REPLACEMENT TUB FOR THE VERMEER GRINDER FROM SINGLE SOURCE PROVIDER VERMEER OF MICHIGAN, INC. IN THE AMOUNT OF \$42,165.32 BUDGETED IN LINE ITEM #590-590-000-971-008 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

**A motion was made by Clerk Jarrell Roe, supported by Trustee Peterson to Approve Request to Waive the Financial Policy and Approve Purchase of a Replacement Tub for the Vermeer Grinder from Single Source Provider Vermeer of Michigan, Inc. in the Amount of \$42,165.32 Budgeted in Line Item #590-590-000-971-008 Contingent Upon Approval of the Budget Amendment.**

**Motion carried unanimously.**

**7. BUDGET AMENDMENT #5**

**A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve Budget Amendment #5 (see attached).**

**Motion carried unanimously.**

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

**Motion carried unanimously.**

**The meeting was adjourned at approximately 7:15PM**

**Respectfully Submitted,**

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

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

**CHARTER TOWNSHIP OF YPSILANTI**  
**Resolution No. 2021-15**

**PROPOSITION A**

**Fire Protection, Prevention, Rescue Services and  
Equipment Reserves Millage**

**WHEREAS**, it is necessary to levy the millage allocated to the Charter Township of Ypsilanti in order to provide services as it pertains to fire protection, prevention, rescue services, and equipment reserves; and

**WHEREAS**, the Ypsilanti Township Board desires to pay for said services only if approved by the voters of Ypsilanti Township.

**NOW THEREFORE BE IT RESOLVED**, that the following proposition be placed on the ballot for an election to be held on the 3<sup>th</sup> Day of August, 2021.

**PROPOSITION A**

(Fire Protection, Prevention, Rescue Services and Equipment Reserves)

Shall the Charter Township of Ypsilanti be authorized to levy and increase the limitations of the total amount of general ad valorem taxes which may be imposed in any one year upon real and tangible personal property in the Charter Township of Ypsilanti, Washtenaw County, Michigan, as provided by Section 6 of Article IX of the Constitution of Michigan, 1963, from 0.0 to 3.125 (\$3.125 per \$1000), for a period of four (4) years from 2021-2024 both inclusive, for the purpose of providing revenues for fire protection, prevention, rescue services and equipment reserves? The first year of this levy shall generate estimated revenue of \$4,625,417.00.

**BE IT FURTHER RESOLVED** that this resolution shall supersede any previously adopted resolutions.

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. 2021-15 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on April 20, 2021.



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Heather Jarrell Roe, Clerk  
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI**  
**Resolution No. 2021-16**

**PROPOSITION B**

**Police Services  
Millage**

**WHEREAS**, it is necessary to levy the millage allocated to the Charter Township of Ypsilanti in order to provide services as it pertains to law enforcement services; and

**WHEREAS**, the Ypsilanti Township Board desires to pay for said services only if approved by the voters of Ypsilanti Township.

**NOW THEREFORE BE IT RESOLVED**, that the following proposition be placed on the ballot for an election to be held on the 3<sup>rd</sup> Day of August, 2021

**PROPOSITION B**  
**(Police Protection)**

Shall the Charter Township of Ypsilanti be authorized to levy and increase the limitations of the total amount of general ad valorem taxes which may be imposed in any one year upon real and tangible personal property in the Charter Township of Ypsilanti, Washtenaw County, Michigan, as provided by Section 6 of Article IX of the Constitution of Michigan, 1963, from 0.0 to 5.70 (\$5.70 per \$1000), for a period of four (4) years from 2021-2024 both inclusive, for the purpose of providing revenues for law enforcement services, community policing/neighborhood watch and ordinance enforcement? The first year of this levy shall generate estimated revenue of \$8,436,761.00.

**BE IT FURTHER RESOLVED** that this resolution shall supersede any previously adopted resolutions.

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. 2021-16 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on April 20, 2021.



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Heather Jarrell Roe, Clerk  
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI  
Resolution No. 2021-17**

**PROPOSITION C**

**Recreation, Bike Path, Sidewalk, Roads, Parks,  
General Operations Fund Millage**

**WHEREAS**, it is necessary to levy the millage allocated to the Charter Township of Ypsilanti in order provide services as it pertains to providing recreation/park facilities, bike paths, repair of sidewalks, roads and general operating purposes; and

**WHEREAS**, the Ypsilanti Township Board desires to pay for said services only if approved by the voters of Ypsilanti Township.

**NOW THEREFORE BE IT RESOLVED**, that the following proposition be placed on the ballot for an election to be held on the 3<sup>rd</sup> Day of August, 2021

**PROPOSITION C**

(Recreation, Bike Path, Sidewalk, Roads, Parks, General Operations Fund)

Shall the Charter Township of Ypsilanti be authorized to levy and increase the limitations of the total amount of general ad valorem taxes which may be imposed in any one year upon real and tangible personal property in the Charter Township of Ypsilanti, Washtenaw County, Michigan, as provided by Section 6 of Article IX of the Constitution of Michigan, 1963, from 0.0 to 1.0059 (\$1.0059 per \$1000), for a period of four (4) years from 2021-2024 both inclusive, for the purpose of providing revenues for recreation/park facilities, bike paths, repair of sidewalks, roads and general operating purposes? The first year of this levy shall generate estimated revenue of \$1,488,866.00.

**BE IT FURTHER RESOLVED** that this resolution shall supersede any previously adopted resolutions.

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. 2021-17 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on April 20, 2021.



Heather Jarrell Roe, Clerk  
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI**  
**Resolution No. 2021-18**

**PROPOSITION D**

**Garbage, Refuse Collection, Recycling, Composting, Disposal of Solid Waste,  
Energy Conservation, Alternative Energy, Water Quality and Environmental  
Protection Millage**

**WHEREAS**, it is necessary to levy the millage allocated to the Charter Township of Ypsilanti in order to provide services as it pertains to garbage, refuse collection, recycling, composting, disposal of solid waste, energy conservation, alternative energy, water quality and environmental protection; and

**WHEREAS**, the Ypsilanti Township Board desires to pay for said services only if approved by the voters of Ypsilanti Township.

**NOW THEREFORE BE IT RESOLVED**, that the following proposition be placed on the ballot for an election to be held on the 3<sup>rd</sup> Day of August, 2021

**PROPOSITION D**

(Garbage, Refuse Collection, Recycling, Composting, Disposal of Solid Waste, Energy Conservation, Alternative Energy, Water Quality and Environmental Protection)

Shall the Charter Township of Ypsilanti be authorized to levy and increase the limitations of the total amount of general ad valorem taxes which may be imposed in any one year upon real and tangible personal property in the Charter Township of Ypsilanti, Washtenaw County, Michigan, as provided by Section 6 of Article IX of the Constitution of Michigan, 1963, from 0.0 to 2.4050 (\$2.4050 per \$1000), for a period of four (4) years from 2021-2024 both inclusive, for the purpose of providing revenues for garbage, refuse collection, recycling, composting and disposal of solid waste? The first year of this levy shall generate estimated revenue of \$3,559,721.00.

**BE IT FURTHER RESOLVED** that this resolution shall supersede any previously adopted resolutions.

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. 2021-18 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on April 20, 2021.



Heather Jarrell Roe, Clerk  
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI  
2021 BUDGET AMENDMENT #5**

April 20, 2021

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

|  |                       |                                 |
|--|-----------------------|---------------------------------|
| <b>212 - BIKE, SIDEWALK, REC, ROADS FUND (BSRII)</b> | <b>Total Increase</b> | <b><u><u>\$2,500.00</u></u></b> |
|--|-----------------------|---------------------------------|

Request to increase the budget and add a new line for the receipt of a Michigan State Mpark's Grant for a raised flower bed at Sugarbrook Park in partnership with the Neighborhood Watch Group. This will be funded from the grant received.

|           |                                   |                     |                          |
|-----------|-----------------------------------|---------------------|--------------------------|
| Revenues: | MI State Grant - Recreation/Parks | 212-000-000-569.026 | \$2,500.00               |
|           |                                   | Net Revenues        | <u><u>\$2,500.00</u></u> |

|               |                              |                     |                          |
|---------------|------------------------------|---------------------|--------------------------|
| Expenditures: | Cap Outlay - Sugarbrook Park | 212-970-000-974.034 | \$2,500.00               |
|               |                              | Net Expenditures    | <u><u>\$2,500.00</u></u> |

|                                   |                       |                                 |
|-----------------------------------|-----------------------|---------------------------------|
| <b>266 - LAW ENFORCEMENT FUND</b> | <b>Total Increase</b> | <b><u><u>\$2,896.00</u></u></b> |
|-----------------------------------|-----------------------|---------------------------------|

Request to increase the budget for PTO payout of 80 hours to be paid at 75%. This will be funded by an appropriation of prior year fund balance.

|           |                         |                     |                          |
|-----------|-------------------------|---------------------|--------------------------|
| Revenues: | Prior Year Fund Balance | 266-000-000-699.000 | \$2,896.00               |
|           |                         | Net Revenues        | <u><u>\$2,896.00</u></u> |

|               |                        |                     |                          |
|---------------|------------------------|---------------------|--------------------------|
| Expenditures: | Salaries pay out - PTO | 266-301-000-708.004 | \$2,690.00               |
|               | FICA                   | 266-301-000-715.000 | \$206.00                 |
|               |                        | Net Expenditures    | <u><u>\$2,896.00</u></u> |

|                           |                       |                                  |
|---------------------------|-----------------------|----------------------------------|
| <b>590 - COMPOST FUND</b> | <b>Total Increase</b> | <b><u><u>\$42,165.00</u></u></b> |
|---------------------------|-----------------------|----------------------------------|

Request to increase the budget for the purchase of a replacement drum for our 2013 Vermeer Tub Grinder. This will be funded by an appropriation of prior year fund balance.

|           |                         |                     |                           |
|-----------|-------------------------|---------------------|---------------------------|
| Revenues: | Prior Year Fund Balance | 590-000-000-699.000 | \$42,165.00               |
|           |                         | Net Revenues        | <u><u>\$42,165.00</u></u> |

|               |                          |                     |                           |
|---------------|--------------------------|---------------------|---------------------------|
| Expenditures: | Cap outlay - Improvement | 590-590-000-971.008 | \$42,165.00               |
|               |                          | Net Expenditures    | <u><u>\$42,165.00</u></u> |

Motion to Amend the 2021 Budget (#5)

Move to increase the Bike, Sidewalk, Rec, Roads Fund budget by \$2,500 to \$1,936,748 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund budget by \$2,896 to \$8,541,403 and approve the department line item changes as outlined.

Move to increase the Compost Fund budget by \$42,165 to \$696,339 and approve the department line item changes as outlined.

*Supervisor*  
**BRENDA L. STUMBO**  
*Clerk*  
**HEATHER JARRELL ROE**  
*Treasurer*  
**STAN ELDRIDGE**  
*Trustees*  
**JOHN P. NEWMAN II**  
**GLORIA PETERSON**  
**DEBBIE SWANSON**  
**JIMMIE WILSON JR.**



*Charter Township of Ypsilanti*

**Accounting  
Department**

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: (734) 484-3702  
Fax: (734) 484-5154

## STATEMENTS AND CHECKS

*MAY 4, 2021 BOARD MEETING*

|                           |    |                   |
|---------------------------|----|-------------------|
| ACCOUNTS PAYABLE CHECKS - | \$ | 418,495.78        |
| HAND CHECKS -             | \$ | 257,738.22        |
| CREDIT CARDS PURCHASES -  | \$ | 0.00              |
| GRAND TOTAL -             | \$ | <b>676,243.00</b> |



04/29/2021 04:26 PM  
User: mharris  
DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI Page: 1/1  
CHECK NUMBERS 187793 - 187802

| Check Date | Check  | Vendor Name                      | Amount     |
|------------|--------|----------------------------------|------------|
| Bank AP AP |        |                                  |            |
| 04/16/2021 | 187793 | VISION SERVICE PLAN              | 3,761.91   |
| 04/19/2021 | 187794 | BLUE CROSS BLUE SHIELD OF MI     | 188,808.80 |
| 04/19/2021 | 187795 | CONSTELLATION NEW ENERGY         | 12,759.00  |
| 04/19/2021 | 187796 | DELTA DENTAL PLAN OF MICHIGAN    | 12,799.90  |
| 04/19/2021 | 187797 | DTE ENERGY                       | 341.73     |
| 04/19/2021 | 187798 | MENARDS, INC.                    | 13.28      |
| 04/20/2021 | 187799 | BLUE CROSS BLUE SHIELD OF MI     | 30,912.50  |
| 04/20/2021 | 187800 | DEARBORN NATIONAL LIFE INSURANCE | 4,745.90   |
| 04/27/2021 | 187801 | GUARDIAN ALARM                   | 2,685.20   |
| 04/27/2021 | 187802 | KENNETH SHARP                    | 910.00     |

AP TOTALS:

|                            |            |
|----------------------------|------------|
| Total of 10 Checks:        | 257,738.22 |
| Less 0 Void Checks:        | 0.00       |
| Total of 10 Disbursements: | 257,738.22 |

| Check Date | Check  | Vendor Name                       | Amount    |
|------------|--------|-----------------------------------|-----------|
| Bank AP AP |        |                                   |           |
| 05/04/2021 | 187803 | AAA AUTO PARTS & SERVICE          | 188.48    |
| 05/04/2021 | 187804 | AAATA                             | 9.20      |
| 05/04/2021 | 187805 | ACCUSHRED LLC                     | 65.00     |
| 05/04/2021 | 187806 | ACUSHNET COMPANY                  | 51.77     |
| 05/04/2021 | 187807 | ADVANCE PRINT & GRAPHICS          | 779.43    |
| 05/04/2021 | 187808 | AHEAD                             | 170.26    |
| 05/04/2021 | 187809 | AMAZON CAPITAL SERVICES           | 705.94    |
| 05/04/2021 | 187810 | ANN ARBOR CLEANING SUPPLY         | 352.46    |
| 05/04/2021 | 187811 | ANN ARBOR WELDING SUPPLY CO       | 279.93    |
| 05/04/2021 | 187812 | APOLLO FIRE EQUIPMENT CO.         | 49.46     |
| 05/04/2021 | 187813 | ASSOCIATED FENCE                  | 425.00    |
| 05/04/2021 | 187814 | AT & T                            | 428.60    |
| 05/04/2021 | 187815 | AT & T                            | 40.96     |
| 05/04/2021 | 187816 | AUTO VALUE YPSILANTI              | 714.77    |
| 05/04/2021 | 187817 | BRIANNA CLIFTON                   | 70.00     |
| 05/04/2021 | 187818 | CALLAWAY GOLF SALES COMPANY       | 271.71    |
| 05/04/2021 | 187819 | CARLISLE/WORTMAN ASSOCIATES       | 9,323.75  |
| 05/04/2021 | 187820 | CLEVELAND GOLF SRIXON             | 553.62    |
| 05/04/2021 | 187821 | COMMUNITY PUBLISHING & MARKETING  | 10,452.50 |
| 05/04/2021 | 187822 | DTE ENERGY COMPANY -              | 1,866.02  |
| 05/04/2021 | 187823 | EMERGENT HEALTH PARTNERS          | 7,252.30  |
| 05/04/2021 | 187824 | FAST SIGNS                        | 2,399.10  |
| 05/04/2021 | 187825 | FEDERAL EXPRESS CORPORATION       | 72.95     |
| 05/04/2021 | 187826 | FIBER LINK                        | 410.00    |
| 05/04/2021 | 187827 | GINA MURILLO                      | 50.00     |
| 05/04/2021 | 187828 | GRAINGER                          | 889.67    |
| 05/04/2021 | 187829 | GRIFFIN PEST SOLUTIONS            | 101.50    |
| 05/04/2021 | 187830 | HOME DEPOT                        | 1,103.96  |
| 05/04/2021 | 187831 | IMAGE TREND                       | 375.00    |
| 05/04/2021 | 187832 | IPS DRUG TESTING                  | 40.00     |
| 05/04/2021 | 187833 | JEFF WAWRZASZEK                   | 225.00    |
| 05/04/2021 | 187834 | JESSICA MAYHEW                    | 10.00     |
| 05/04/2021 | 187835 | LANGUAGE LINE SERVICES            | 419.84    |
| 05/04/2021 | 187836 | LOWE'S                            | 72.17     |
| 05/04/2021 | 187837 | MARY HEATER                       | 65.00     |
| 05/04/2021 | 187838 | MICHAEL ENGEL                     | 643.80    |
| 05/04/2021 | 187839 | MICHIGAN CAT                      | 10,516.88 |
| 05/04/2021 | 187840 | MICHIGAN LINEN SERVICE, INC.      | 1,064.36  |
| 05/04/2021 | 187841 | MICHIGAN URGENT CARE              | 150.00    |
| 05/04/2021 | 187842 | MIDWEST ENVIRO SOLUTIONS          | 2,970.00  |
| 05/04/2021 | 187843 | MR. BUBBLES AUTO SPA              | 140.00    |
| 05/04/2021 | 187844 | NEXTCARE URGENT CARE MICHIGAN     | 30.00     |
| 05/04/2021 | 187845 | NFPA                              | 118.35    |
| 05/04/2021 | 187846 | NORTHSIDE COLLISION               | 782.98    |
| 05/04/2021 | 187847 | NYE UNIFORM EAST                  | 345.00    |
| 05/04/2021 | 187848 | OFFICE EXPRESS                    | 99.34     |
| 05/04/2021 | 187849 | ORCHARD, HILTZ & MCCLIMENT INC    | 27,516.75 |
| 05/04/2021 | 187850 | OSCAR W. LARSON CO.               | 782.25    |
| 05/04/2021 | 187851 | PARKWAY SERVICES, INC.            | 130.00    |
| 05/04/2021 | 187852 | PETER POWER                       | 1,190.00  |
| 05/04/2021 | 187853 | PETERSON COMPANIES                | 64,733.84 |
| 05/04/2021 | 187854 | PLUNKETT COONEY                   | 7,391.00  |
| 05/04/2021 | 187855 | PRINTING SYSTEMS                  | 408.64    |
| 05/04/2021 | 187856 | RHETT REYES                       | 1,581.75  |
| 05/04/2021 | 187857 | RUBBER STAMPS UNLIMITED INC       | 104.50    |
| 05/04/2021 | 187858 | SAM'S CLUB DIRECT                 | 100.56    |
| 05/04/2021 | 187859 | SAMANTHA ALAPERT                  | 556.51    |
| 05/04/2021 | 187860 | SHERWIN WILLIAMS COMPANY          | 294.40    |
| 05/04/2021 | 187861 | SHRADER TIRE & OIL                | 1,254.11  |
| 05/04/2021 | 187862 | SPARTAN BARRICADING & TRAFFIC     | 25.00     |
| 05/04/2021 | 187863 | SPARTAN DISTRIBUTORS              | 199.35    |
| 05/04/2021 | 187864 | SPICER GROUP                      | 4,027.50  |
| 05/04/2021 | 187865 | STANTEC                           | 9,470.50  |
| 05/04/2021 | 187866 | STAPLES* - ACCOUNT #1026071       | 45.45     |
| 05/04/2021 | 187867 | TARGET INFORMATION                | 121.53    |
| 05/04/2021 | 187868 | TAYLOR MADE GOLF COMPANY          | 873.60    |
| 05/04/2021 | 187869 | TODD BARBER                       | 3,985.00  |
| 05/04/2021 | 187870 | UNIFIRST CORPORATION              | 176.84    |
| 05/04/2021 | 187871 | USA SOFTBALL OF MICHIGAN          | 180.00    |
| 05/04/2021 | 187872 | VERIZON CONNECT NWF, INC.         | 679.98    |
| 05/04/2021 | 187873 | VICTORY LANE                      | 56.74     |
| 05/04/2021 | 187874 | W.J. O'NEIL COMPANY               | 3,975.84  |
| 05/04/2021 | 187875 | WASHTENAW COMMUNITY COLLEGE#      | 45.91     |
| 05/04/2021 | 187876 | WASHTENAW COUNTY SHERIFF'S OFFICE | 39.00     |
| 05/04/2021 | 187877 | WASHTENAW COUNTY TREASURER        | 9,165.00  |
| 05/04/2021 | 187878 | WASHTENAW COUNTY TREASURER        | 2,670.72  |
| 05/04/2021 | 187879 | WASHTENAW INTERMEDIATE            | 72.51     |
| 05/04/2021 | 187880 | WASTE MANAGEMENT                  | 1,383.93  |

*A/P Checks*

04/29/2021 04:22 PM  
User: mharris  
DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI Page: 2/2  
CHECK NUMBERS 187803 - 187889

| Check Date | Check  | Vendor Name                      | Amount     |
|------------|--------|----------------------------------|------------|
| 05/04/2021 | 187881 | WASTE MANAGEMENT                 | 211,305.02 |
| 05/04/2021 | 187882 | WOLVERINE CRANE                  | 140.00     |
| 05/04/2021 | 187883 | YAMAHA GOLF CARS PLUS            | 2,984.25   |
| 05/04/2021 | 187884 | YPSILANTI ACE HARDWARE           | 223.57     |
| 05/04/2021 | 187885 | YPSILANTI COMMUNITY              | 964.07     |
| 05/04/2021 | 187886 | YPSILANTI COMMUNITY SCHOOLS - WR | 224.01     |
| 05/04/2021 | 187887 | YPSILANTI COMMUNITY SCHOOLS - YP | 24.70      |
| 05/04/2021 | 187888 | YPSILANTI DISTRICT LIBRARY       | 2,035.91   |
| 05/04/2021 | 187889 | ZERO FRICTION                    | 209.48     |

AP TOTALS:

|                            |            |
|----------------------------|------------|
| Total of 87 Checks:        | 418,495.78 |
| Less 0 Void Checks:        | 0.00       |
| Total of 87 Disbursements: | 418,495.78 |

# ATTORNEY REPORT

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GENERAL LEGAL UPDATE

# **NEW BUSINESS**

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*Supervisor*  
**BRENDA L. STUMBO**  
*Clerk*  
**HEATHER JARRELL ROE**  
*Treasurer*  
**STAN ELDRIDGE**  
*Trustees*  
**JIMMIE WILSON, JR.**  
**JOHN P. NEWMAN II**  
**GLORIA PETERSON**  
**DEBBIE SWANSON**



**Charter Township of Ypsilanti**  
**Hydro Station**

**7200 S. Huron River Drive**  
**Ypsilanti, MI 48197**  
**Phone: (734) 544.3690**  
**Fax: (734) 544.3626**

[www.ytown.org](http://www.ytown.org)

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# MEMORANDUM

**TO:** Board of Trustees

**FROM:** Michael Saranen, Operation Manager

**DATE:** April 26, 2021

**RE:** Request to waive financial policy under a single source provider, RHM Fluid Power, for Hydraulic Components for Spillway Gates 3, 4, 5 and 6 at the Hydro Station.

I am asking to Board to waive the financial policy and approve RHM Fluid Power as a single source provider to replace hydraulic components on gates 3 through 6 at the Hydro Station. This expenditure can be charged to 252.252.000.930.001 in the amount of \$31,528.00 and is a budgeted item for 2021.

The Hydro Station utilizes 6 spillway gates to release water to maintain the lake level and to handle flood waters. The hydraulic controls have been in service for 25 years and 1 of the panels was replaced last year due to oil leaks.

Last year, we awarded RHM a project to replace 1 panel that controlled gates 1 and 2. And was done on time without issues.

The scope of this work includes build and install control components for gates 3 through 6. RHM has provided a price per panel which we need 2.

Please place this item on the next available Board Meeting agenda under New Business for consideration.

I am available for any questions.



**RHM Fluid Power**

**FLODRHAULIC GROUP**

**RHM Fluid Power**

**A Division of Flodraulic Group, Inc.**

375 Manufacturers Drive Westland, Michigan 48186-4038 USA

PH: 734.326.5400 FAX: 734.326.0339 info@rhmp.com / www.rhmp.com

April 20, 2021

E-mail to: [lboggs@ytown.com](mailto:lboggs@ytown.com)

**FORD LAKE DAM**  
2727 Bridge Road  
Ypsilanti, MI. 48111

**Quote #: Q10812**

**Attention: Mr. Larry Boggs**

**Reference: Hydraulic Valve Panel Assembly**

We are pleased to submit the following quotation for your consideration.

One (1) RHM hydraulic valve panel assembly consisting of the following:

- (1) Valve mounting plate
- (1) D08 2-station manifold, aluminum with SAE ports
- (2) D08 directional valve, 110VAC
- (4) Relief valve assembly with SAE ports and 0-500 PSI pressure gauge
- (2) Pressure ball valve with lockable handle and #6 SAE ports
- (10) Pressure ball valve with lockable handle and #16 SAE ports
- (8) 1" 100R1 hose assemblies for connecting the panel to the system
- Panel to be assembled and plumbed per RHM #N823 schematic drawing
- Hydraulic tube and hose fittings to be Seal-Lok
- Epoxy paint – color to be specified by customer
- Dis-assemble valve panel for ease of transport to mounting location
- Documented test results for flow, pressure, and sound

**Total net price per each panel assembly ..... \$12,008.00**

One (1) installation of above valve panel that consists of the following:

- One (1) 8-hours day, including travel time to the job site
- Transporting of the dis-assembled valve panel to the mounting location
- Re-assemble the valve panel and mount it on the wall
- Re-connecting the valve panel to the system with hose assemblies

**Total net price per each panel assembly ..... \$867.00**

One (1) Set of RHM loose ball valves and cylinder hose assemblies consisting of the following:

- (8) Pressure ball valves with lockable handles and #16 SAE ports (to be installed on the inlet and outlet connections of the valve panel)
- (4) 1" 100R2 pressure hose assemblies (to be installed from the cylinder connections of the valve panel to the connection points on the gate cylinders)

**Total net price per each panel assembly ..... \$2,889.00**

**Note:**

1. Price includes the standard RHM drawing package consisting of the hydraulic schematic, the bill of materials, and the unit layout / dimensional 3D drawings.
2. Price does not include the unit Service / Maintenance Manual, this manual can be purchased at the additional cost of \$500.00 / \$1000.00 and will be supplied in an electronic format.
3. Price includes a primer coating and an enamel finish paint coating. Please provide the RAL number or valid paint code number, paint manufacturer, paint type, color, and a paint chip. RHM cannot be responsible for the accuracy of paint purchased without a furnished paint chip.

**Delivery:**

1. Equipment will be ready for shipment 8 weeks after receipt of valid purchase order. Equipment delivery is based on component availability at time of quotation.
2. Drawings will be provided for informational and reference purposes only. All materials will be purchased, and engineering will proceed upon receipt of a valid purchase order or at RHM's discretion to meet the quoted or agreed to delivery date. Any changes that are requested will be quoted and will only apply after receipt of a purchase order revision. Changes will possibly require additional delivery time.
3. The Service / Maintenance Manual, if purchased, and as built drawings will be submitted after shipment of the equipment.

**Shipping:**

Ex Works, RHM Fluid Power, Westland, Michigan. Exclusive use cartage may be required. Skidding or crating cost for domestic/international shipment is not included unless noted above.

**Payment Terms:**

For orders of **\$50,000 and above** with approved credit:  
30% due net 30 days on submission of approval drawings  
30% due net 30 days at receipt of major components  
30% due net 30 days at readiness to ship to customer



10% due net 30 days at submittal of as built documentation

For orders of **\$10,000 to \$50,000** with approved credit  
60% due net 30 days on submission of approval drawings  
40% due net 30 days at readiness to ship to customer

For orders **under \$10,000** with approved credit  
100% due net 30 days at shipment and invoice

**Taxes:** This proposal does not include any federal, state or county taxes that may apply. These taxes, if applicable, are the responsibility of the buyer.

**Validity:** 30 days from date above.

**Standard Terms and Conditions of Sale:** All purchases are governed by the legal contract available at [www.Flodraulicgroup.com/terms](http://www.Flodraulicgroup.com/terms) (the "Terms"). Buyer agrees that, by submitting a purchase order to Flodraulic Group Inc. or its affiliates ("Flodraulic") or receiving products and services from Flodraulic, Buyer has reviewed and agreed to the terms in the relevant quotation and Flodraulic's Terms which together form a binding contract between Flodraulic and Buyer. The Terms are incorporated herein by reference and this quotation or Flodraulic's acceptance of this order is expressly limited to, and expressly made conditional on, Buyer's acceptance of the Terms.

Thank you for this opportunity to quote on your requirements. If we may be of further service, please feel free to contact us at any time.

Sincerely,

RHM FLUID POWER

*Jeff Pogue*

Jeff Pogue  
Cell Phone: 1-313-670-7519  
Email: [jpogue@rhmp.com](mailto:jpogue@rhmp.com)



Picture of Gate Controls

New Panel - Gates 1 & 2



*Supervisor*  
BRENDA L. STUMBO  
*Clerk*  
HEATHER JARREL ROE  
*Treasurer*  
STAN ELDRIDGE  
*Trustees*  
DEBBIE SWANSON  
JOHN P. NEWMAN II  
GLORIA PETERSON  
JIMMIE WILSON JR.



**Residential Services**

7200 S. Huron River Drive  
Ypsilanti, MI 48197

[ytown.org](http://ytown.org)

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## MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Mike Hoffmeister, Residential Services Director

CC: Angela Verges, Recreation Services Manager  
Javonna Neel, Accounting Director

Date: April 28, 2021

**Subject: Request Authorization to award the low quote and waive the bidding section of the financial policy for The Paint Professionals to paint the interior hallways, program rooms and doors of the Community Center in the amount of \$24,210 budgeted in line #230-751.000-931.021**

The Residential Services Department is requesting authorization to waive the bidding section of the financial policy and award the low quote to The Paint Professionals to paint the interior hallways, program rooms, doors and exterior doors of the Community Center. This project is in response to the new and colorful flooring in the building. In order to blend in with the color of the new floors and to brighten up the facility.

This approval is also dependent on the approval of a line item transfer within the Recreation Budget.

The Paint Professionals: \$24,210  
Richard Brothers Painting: \$27,500  
Tye Painting: \$28,635

Mike Hoffmeister  
Residential Services Director  
[mhoffmeister@ytown.org](mailto:mhoffmeister@ytown.org)  
734-544-3515

# Project Details

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## Classrooms

**Substrate:** Previously Coated Surfaces

**General Condition:** Good

**Existing Conditions:** Peeling Paint, Coating in Sound Condition

**Recommendation:** Promar 200

**Comments:** Classrooms in need of accent wall repaint. Small areas of peeling paint present



## Entry / Exit doors

### Doors

**Substrate:** Previously Coated Surfaces

**General Condition:** Fair

**Existing Conditions:** Coating in Sound Condition

**Recommendation:** Pro Industrial Waterbased Alkyd Urethane

**Comments:** Multiple colors on doors currently. Did not inspect doors from outside building while at the project.



## Front lobby

### Lobby

**Substrate:** Previously Coated Surfaces

**General Condition:** Good

**Existing Conditions:** Coating in Sound Condition

**Recommendation:** Pre-cat waterbased epoxy

**Comments:** Other coating option : Promar 200



## Hallway with blue floor

### Hallway

**Substrate:** Block (Cinder and Concrete)

**General Condition:** Good

**Existing Conditions:** Coating in Sound Condition

**Recommendation:** Pre-cat waterbased epoxy

Comments: Other coating option : Promar 200



## Hallway with green floor

### Hallway

**Substrate:** Block (Cinder and Concrete)

**General Condition:** Good

**Existing Conditions:** Coating in Sound Condition

**Recommendation:** Pre-cat waterbased epoxy

**Comments:** Other coating option : Promar 200



## Hallway with yellow floor

### Hallway

**Substrate:** Block (Cinder and Concrete)

**General Condition:** Good

**Existing Conditions:** Peeling Paint, Coating in Sound Condition

**Recommendation:** Pre-cat waterbased epoxy

**Comments:** Other coating option : Promar 200



## Interior doors

### Doors

**Substrate:** Previously Coated Surfaces

**General Condition:** Fair

**Existing Conditions:** Peeling Paint

**Recommendation:** Pro Industrial Waterbased Alkyd Urethane

**Comments:** Some door appear to have paint peeling due to lack of prime coat on last repaint.  
May require primer prior to paint to ensure adhesion





## Large multi-purpose room (Purple walls)

### Multi-Function Area

**Substrate:** Previously Coated Surfaces

**General Condition:** Good

**Existing Conditions:** Coating in Sound Condition

**Recommendation:** Promar 200

**Comments:** Color change on large multi-purpose room.



## Office

## Office

**Substrate:** Previously Coated Surfaces

**General Condition:** Good

**Existing Conditions:** Coating in Sound Condition

**Recommendation:** Promar 200

**Comments:** Just the front office with purple walls



## Space between green / blue hallways

### Hallway

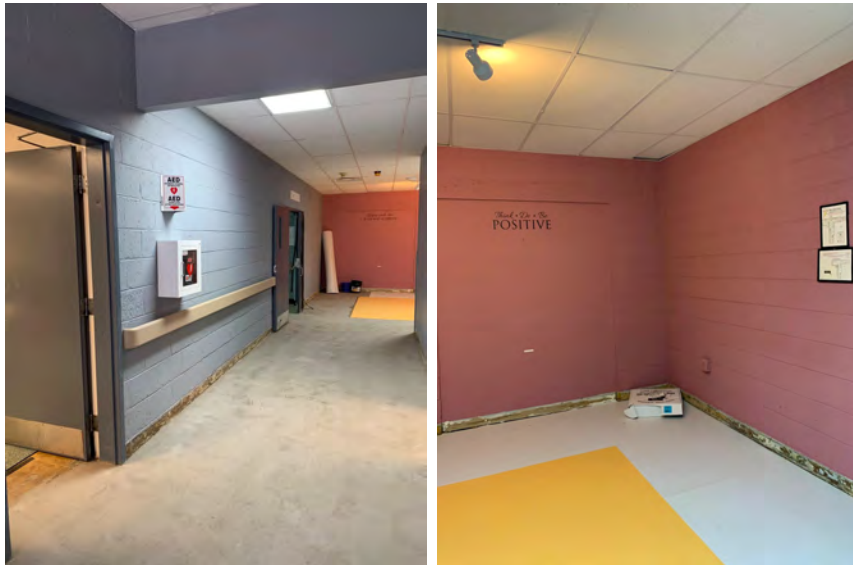
**Substrate:** Previously Coated Surfaces

**General Condition:** Good

**Existing Conditions:** Coating in Sound Condition

**Recommendation:** Pre-cat Waterbased Epoxy

**Comments:** Other coating option : Promar 200



The opinions and recommendations set forth herein are based on observations made by your Sherwin-Williams Representative and are limited to the conditions and circumstances at the time of the site visit. Such observations are subject to change based upon factors beyond the control of Sherwin-Williams and pertain to the product or products offered at the time of the report. Further testing and evaluation of the property may be necessary.

## Interior Finishes

### Previously Coated Surfaces

**Topcoat:** K45W01151 - PI PRECAT EG EX WH

- Location: Front lobby - Secondary Location: Lobby

**Topcoat:** B20W12651 - ProMar® 200 Zero VOC Interior Latex Eg-Shel Extra White

- Location: Large multi-purpose room (Purple walls) - Secondary Location: Multi-Function Area

**Topcoat:** B20W12651 - ProMar® 200 Zero VOC Interior Latex Eg-Shel Extra White

- Location: Office - Secondary Location: Office

**Topcoat:** K45W01151 - PI PRECAT EG EX WH

- Location: Space between green / blue hallways - Secondary Location: Hallway

**Topcoat:** B20W12651 - ProMar® 200 Zero VOC Interior Latex Eg-Shel Extra White

- Location: Classrooms

**Primer:** B51W00620 - PI WB ALK UR SG EW

- Location: Interior doors - Secondary Location: Doors

**Topcoat:** B53W02151 - PI WB ALK UR SG EW

- Location: Interior doors - Secondary Location: Doors

### Block (Cinder and Concrete)

**Topcoat:** K45W01151 - PI PRECAT EG EX WH

- Location: Hallway with blue floor - Secondary Location: Hallway

**Topcoat:** K45W01151 - PI PRECAT EG EX WH

- Location: Hallway with yellow floor - Secondary Location: Hallway

**Topcoat:** K45W01151 - PI PRECAT EG EX WH

- Location: Hallway with green floor - Secondary Location: Hallway

## Interior/Exterior Finishes

### Previously Coated Surfaces

**Topcoat:** B53W02151 - PI WB ALK UR SG EW

- Location: Entry / Exit doors - Secondary Location: Doors



*SHERWIN-WILLIAMS*®

# Reference Pages

# Data Pages

# Pro Industrial™ Pre-Catalyzed Waterbased Epoxy Eg-Shel

K45-1150 Series


**SHERWIN  
WILLIAMS®**

## CHARACTERISTICS

**Pro Industrial Pre-Catalyzed Waterbased Eg-Shel Epoxy** is a single-component pre-catalyzed waterborne acrylic epoxy that offers the adhesion, durability and resistance to stains and most cleaning solvents usually characteristic of two-component waterborne acrylic epoxy products.

This product can be applied over a wide variety of primers on properly prepared interior metal, wood, masonry, plaster and drywall.

### Features:

- Interior institutional - commercial high maintenance areas
- Upgrade surfaces painted with conventional coatings
- High performance protection system with excellent adhesion
- Chemical resistant
- Institutional dining and kitchen areas, Hospitals and Schools
- Suitable for use in USDA inspected facilities

### For use on properly prepared:

Steel, Galvanized & Aluminum, Concrete and Masonry, wood and drywall.

**Finish:** 15-25 units @60°  
25-35 units @85°

**Color:** Most colors

### Recommended Spreading Rate per coat:

Wet mils: 4.0  
Dry mils: 1.4  
Coverage: 400 sq.ft. per gallon  
**Theoretical Coverage:** 561 sq. ft. per gallon  
@ 1 mil dry

**Note:** Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

**Drying Schedule @ 4.0 mils wet, @ 50% RH:**  
Drying, and recoat times are temperature, humidity, and film thickness dependent. \* If this product dries 72 hours or longer it must be sanded before it is recoated

@77°F

**To Touch:** 1 Hour

**To Recoat:** 8 hours

**Maximum recoat\*** 72+ hours

**Full dry** 5-7 days

**Tinting with CCE only:** Use SherColor Formulation System

### Extra White K45W01151

(may vary by color)

### V.O.C. (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

**Volume Solids:** 35 ± 2%

**Weight Solids:** 50 ± 2%

**Weight per Gallon:** 10.57 lb

**Flash Point:** N/A

**Vehicle Type:** Acrylic Epoxy

**Shelf Life:** 36 months, unopened

### Mildew Resistant:

This coating contains agents which inhibit the growth of mildew on the surface of this coating film

## COMPLIANCE

As of 07/13/2020, Complies with:

|                                      |            |
|--------------------------------------|------------|
| <b>OTC</b>                           | <b>Yes</b> |
| <b>OTC Phase II</b>                  | <b>Yes</b> |
| <b>SCAQMD</b>                        | <b>Yes</b> |
| <b>CARB</b>                          | <b>Yes</b> |
| <b>CARB SCM 2007</b>                 | <b>Yes</b> |
| <b>Canada</b>                        | <b>Yes</b> |
| <b>LEED® v4 &amp; v4.1 Emissions</b> | <b>Yes</b> |
| <b>LEED® v4 &amp; v4.1 V.O.C.</b>    | <b>Yes</b> |
| <b>EPD-NSF® Certifie</b>             | <b>Yes</b> |
| <b>MIR-Manufacturer Inventory</b>    | <b>No</b>  |
| <b>MPI®</b>                          | <b>Yes</b> |

## APPLICATION

|                     |                              |
|---------------------|------------------------------|
| <b>Temperature:</b> |                              |
| minimum             | 50°F                         |
| maximum             | 120°F                        |
|                     | air, surface, and material   |
|                     | At least 5°F above dew point |

**Relative humidity:** 85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

**Reducer:** Not recommended

**Airless Spray:**

|          |                  |
|----------|------------------|
| Pressure | 1800-2700 p.s.i. |
| Hose     | 1/4 inch I.D.    |
| Tip      | .015 - .021 inch |
| Filter   | 60 mesh          |

**Reduction** Not recommended

**Brush** Nylon-polyester

**Roller Cover** 1/4-1/2 inch woven

If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

Not for use on surfaces continuously wet or under water, such as bath tubs, sinks, showers, or countertops. Not for floors

## SPECIFICATIONS

### Steel:

1 coat Pro Industrial Pro-Cryl Primer or Kem Bonds HS  
2 coats Pro Industrial Pre-Cat Epoxy

### Aluminum:

1 coat Pro Industrial Pro-Cryl Primer  
2 coats Pro Industrial Pre-Cat Epoxy

### Concrete Block (CMU):

1 coat Pro Industrial Heavy Duty Blockfille or Loxon Acrylic Block Surfacers  
2 coats Pro Industrial Pre-Cat Epoxy

### Concrete-Masonry:

1 coat Loxon Concrete & Masonry Primer or  
1 coat Loxon Conditioner  
2 coats Pro Industrial Pre-Cat Epoxy

### Drywall:

1 coat ProMar 200 Zero V.O.C. Primer  
1-2 coats Pro Industrial Pre-Cat Epoxy

### Galvanizing:

1 coat Pro Industrial Pro-Cryl Primer  
2 coats Pro Industrial Pre-Cat Epoxy

### Wood, interior:

1 coat Premium Wall and Wood Primer  
2 coats Pro Industrial Pre-Cat Epoxy

The systems listed above are representative of the product's use, other systems may be appropriate.

# Pro Industrial™

## Pre-Catalyzed Waterbased Epoxy Eg-Shel

### SURFACE PREPARATION

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

**Do not use hydrocarbon solvents for cleaning.**

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Iron & Steel** - Minimum surface preparation is Hand Tool Clean per SSPC-SP2. Remove all oil and grease from surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Primer recommended for best performance. Prime any bare steel within 8 hours or before flash rusting occurs.

**Aluminum** - Remove all oil, grease, dirt, oxide and other foreign material per SSPC-SP1. Prime the area the same day as cleaned.

**Galvanizing** - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2, prime the area the same day as cleaned.

**Concrete Block** - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F before filling. Use Pro Industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

**Masonry** - All masonry must be free of dirt, oil, grease, loose paint, mortar, masonry dust, etc. Clean per SSPC-SP13/Nace 6/ ICRI No. 310.2R, CSP 1-3. Poured, troweled, or tilt-up concrete, plaster, mortar, etc. must be thoroughly cured at least 30 days at 75°F. Form release compounds and curing membranes must be removed by brush blasting. Brick must be allowed to weather for one year prior to surface preparation and painting. Prime the area the same day as cleaned. Weathered masonry and soft or porous cement board must be brush blasted or power tool cleaned to remove loosely adhering contamination and to get to a hard, firm surface. Apply one coat Loxon Conditioner, following label recommendations.

**Wood** - Surface must be clean, dry, and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked. Sand to remove any loose or deteriorated surface wood and to obtain a proper surface profile.

**Drywall** - Fill cracks and holes with patching paste/spackle and sand smooth. Joint compounds must be cured and sanded smooth. Remove all sanding dust. Prime the area the same day as cleaned.

### SURFACE PREPARATION

**Previously Painted Surface** - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Mildew** - Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

### PERFORMANCE

Extra White K45W01151

**System Tested:** (unless otherwise indicated)

**Substrate:** Steel

**Surface Preparation:** SSPC-SP6

**Finish:** 1 coat Pro Industrial Pro-Cryl  
1 coat Pro Industrial Pre-Cat Epoxy

**Adhesion:** Darker colors require longer cure time for same level of adhesion

**Method:** ASTM D3359  
**Result:** 5B

**Pencil Hardness:**

**Method:** ASTM D3363  
**Result:** 2B

**Scrub Resistance:** with Stiff Bristle Brush and Pumice Scrub Media, with shim

**Method:** ASTM D2486  
**Result:** 500-600 cycles

**Water Vapor Permeance (US):**

**Method:** ASTM D1653  
**Result:** 17.18 grains/(hr ft<sup>2</sup> in Hg)

**Block Resistance:** 7 day cure @ 3 mils D.F.T.

**Method:** Lab assessment  
**Result:** Excellent

**Chemical Resistance Rating:**

(1 hour direct exposure to dry film 28 day cure)

Distilled water room temperature-Excellent

Ethanol-Excellent

10% Acetic Acid-Excellent

25% Sodium Hydroxide-Excellent

50% Sulfuric Acid-Excellent

5% Phosphoric Acid-Excellent

10% Hydrochloric Acid-Excellent

Methanol-Excellent

\*Motor oil / Vegetable oil-Excellent

\*Mineral Spirits-Excellent

\*2 hour exposure

**Stain Resistance Rating:**

(1 hour direct exposure to dry film 4 day cure)

Mustard-Excellent

Grape Juice-Excellent

Red Crayon-Excellent

Lipstick, Red-Limited

Ink-Limited

Coffee-Excellent

Tea-Excellent

Ketchup-Excellent

### SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label.

Refer to the Safety Data Sheets (SDS) before use.

**FOR PROFESSIONAL USE ONLY.**

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

### CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

HOTW 07/16/2020 K45W01151 07 40



# ProMar® 200 Zero V.O.C. Interior Latex Eg-Shel

B20-2600 Series


**SHERWIN  
WILLIAMS®**

## CHARACTERISTICS

**ProMar 200 Zero V.O.C. Interior Latex Eg-Shel** is a durable, professional quality, interior vinyl acrylic finish for use on walls, ceilings, and trim of primed plaster, wallboard, wood, masonry, and primed metal.

**Color:** Most Colors

To optimize hide and color development, always use the recommended P-Shade primer

**Coverage:** 350 - 400 sq. ft. per gallon  
@ 4 mils wet;  
1.7 mils dry

### **Drying Time, @ 77°F, 50% RH:**

Touch: 1 Hour

Recoat: 4 Hours

Drying and recoat times are temperature, humidity, and film thickness dependent

**Finish:** 15-20 units @ 85°  
5+ units @ 60°

### **Tinting with CCE only:**

| Base:          | oz. per gallon | Strength:   |
|----------------|----------------|-------------|
| High Ref White | 0-6            | SherColor   |
| Extra White    | 0-7            | SherColor   |
| Deep Base      | 4-12           | SherColor   |
| Ultradeep Base | 10-12          | SherColor   |
| Real Red       | 0-12           | SherColor   |
| Bright Yellow  | 0-12           | SherColor   |
| Dover White    |                | do not tint |

### **Extra White B20W12651**

(may vary by color)

### **V.O.C. (less exempt solvents):**

less than 50 grams per litre; 0.42 lbs. per gallon  
As per 40 CFR 59.406

**Volume Solids:** 42 ± 2%

**Weight Solids:** 54 ± 2%

**Weight per Gallon:** 10.82 lbs

**Flash Point:** N/A

**Vehicle Type:** Vinyl Acrylic

**Shelf Life:** 36 months unopened

**WVP Perms (US):** 54.19 grains/(hr ft<sup>2</sup> in Hg)

### **Anti-microbial**

This product contains agents which inhibit the growth of mold and mildew on the surface of this paint film

## COMPLIANCE

As of 08/10/2020, Complies with:

|                           |     |
|---------------------------|-----|
| OTC                       | Yes |
| OTC Phase II              | Yes |
| SCAQMD                    | Yes |
| CARB                      | Yes |
| CARB SCM 2007             | Yes |
| Canada                    | Yes |
| LEED® v4 & v4.1 Emissions | Yes |
| LEED® v4 & v4.1 V.O.C.    | Yes |
| EPD-NSF® Certifie         | Yes |
| MIR-Product Lens Certifie | Yes |
| MPI®                      | Yes |

## APPLICATION

Apply at temperatures above 50°F.  
No reduction needed.

### **Brush:**

Use a nylon-polyester brush.

### **Roller:**

Use a 3/8 to 3/4 inch nap synthetic cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on [sherwin-williams.com](http://sherwin-williams.com)

### **Spray—Airless**

Pressure 2000 p.s.i.  
Tip .017-.021 inch

## APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Priming and application of two coats at the recommended film thickness can help where hiding of a previous coating or application to new drywall is a factor.

Using the same method of application and batch to touch up with as that originally used will help improve touch up.

When original application was by spray, preconditioning of touch up paint by running it through the spray tip will help touch up appearance.

## SPECIFICATIONS

### **Block:**

1 coat ConFlex Block Filler\*  
2 coats ProMar 200 Zero V.O.C. Interior Latex

### **Drywall:**

1 coat ProMar 200 Zero V.O.C. Latex Primer  
2 coats ProMar 200 Zero V.O.C. Interior Latex

### **Masonry:**

1 coat Loxon Concrete & Masonry Primer\*  
2 coats ProMar 200 Zero V.O.C. Interior Latex

### **Plaster:**

1 coat Loxon Concrete & Masonry Primer\*  
2 coats ProMar 200 Zero V.O.C. Interior Latex

### **Wood:**

1 coat Premium Wall & Wood Primer\*  
2 coats ProMar 200 Zero V.O.C. Interior Latex

\*These primers contain less than 50 grams per litre V.O.C.

Other primers may be appropriate.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

# ProMar® 200 Zero V.O.C. Interior Latex Eg-Shel

## SURFACE PREPARATION

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

### **Caulking:**

Gaps between walls, ceilings, crown moldings, and other interior trim can be filled with the appropriate caulk after priming the surface.

### **Drywall:**

Fill cracks and holes with patching paste/spackle and sand smooth. Joint compounds must be cured and sanded smooth. Remove all sanding dust.

### **Masonry, Concrete, Cement, Block:**

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer.

## SURFACE PREPARATION

### **Mildew:**

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

### **Plaster:**

Bare plaster must be cured and hard. Textured, soft, porous, or powdery plaster should be treated with a solution of 1 pint household vinegar to 1 gallon of water. Repeat until the surface is hard, rinse with clear water and allow to dry.

### **Wood:**

Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth

## CAUTIONS

For interior use only.  
Protect from freezing.  
Non-photochemically reactive.

Before using, carefully read **CAUTIONS on label**

**CRYSTALLINE SILICA** Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry fill may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 08/10/2020 B20T02654 31 00  
FRC,SP

## CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

# PrepRite® ProBlock® Interior-Exterior Latex Primer-Sealer

B51-600 Series


**SHERWIN  
WILLIAMS®**

## CHARACTERISTICS

### PrepRite ProBlock Interior-Exterior Latex Primer-Sealer:

- Assures uniform appearance of topcoats
- Fast dry
- Apply at temperatures down to 35°F
- Assures adhesion of the topcoat to slick, glossy surfaces
- Seals out solvent sensitive stains - tar, solvent based markers, etc.
- Seals minor dried water stains and tannin
- Provides easy "slip" for positioning of wallpaper

#### Use on Interior

- Ceiling Tiles • Paneling • Wall Laminate
- Cured Plaster • Varnished Woodwork
- Kitchen Cabinets • Ceramic Wall Tile
- Under wallcovering

#### Use on Interior and Exterior:

- Wood • Aluminum • Galvanized Metal
- Previously Painted Surfaces • PVC Piping
- Drywall • Concrete and Masonry • Many Plastics
- Glossy Surfaces • Fiberglass • Copper
- Glazed Block

**Color:** White & Deep Base

For best topcoat color development, use the recommended "P"-shade primer. Check color before use.

**Coverage:** 400 sq.ft.per gallon  
@ 4.0 mils wet;  
1.4 mils dry

Drying and recoat times are temperature, humidity, and film thickness dependent

**Drying Time, @ 77°F, 50% RH:**

**Touch:** 30 minutes

**Recoat:** as a primer 1 hour

**Recoat:** as a stain sealer: 4 hours

**Recoat:** to apply wallcovering: 3 hours

**Finish:** 5-10 units @85°

#### Tinting with CCE only:

| Base      | oz. per gallon | Strength  |
|-----------|----------------|-----------|
| White     | 0-4            | SherColor |
| Deep Base | 4-12           | SherColor |

**White B51W00620**  
(may vary by base)

#### V.O.C. (less exempt solvents):

less than 50 grams per litre; .42 lbs. per gallon  
As per 40 CFR 59.406

**Volume Solids:** 37 ± 2%

**Weight Solids:** 52 ± 2%

**Weight per Gallon:** 10.9 lbs

**Flash Point:** N.A.

**Vehicle Type:** Styrenated Acrylic Latex

**Shelf Life:** 36 months unopened

**Anti-microbial** - This product contains agents which inhibit the growth of microbes on the surface of this paint film

## COMPLIANCE

As of 04/16/2020, Complies with:

|                           |     |
|---------------------------|-----|
| OTC                       | Yes |
| OTC Phase II              | Yes |
| SCAQMD                    | Yes |
| CARB                      | Yes |
| CARB SCM 2007             | Yes |
| Canada                    | Yes |
| LEED® v4 & v4.1 Emissions | Yes |
| LEED® v4 & v4.1 V.O.C.    | Yes |
| EPD-NSF® Certifie         | Yes |
| MIR-Product Lens Certifie | Yes |
| MPI®                      | Yes |

## APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours. Air and surface temperatures must not drop below 35°F for 48 hours after application.

#### Do not reduce for stain blocking

##### Brush:

Use a nylon-polyester brush.

##### Roller:

Use a 3/8 inch nap soft woven roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on [sherwin-williams.com](http://sherwin-williams.com)

#### Spray—Airless:

Pressure 2000 p.s.i.  
Tip .015-.021 inch

## APPLICATION TIPS

For best topcoat color development, use the recommended "P"-shade primer.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer must be topcoated with a latex, alkyd-oil, water based epoxy, or solvent based epoxy coating on architectural applications.

For exterior exposure, this primer must be topcoated within 14 days with architectural latex or oil finishes

For better performance when priming an entire house, use Exterior Latex or Oil-Based Primers

PrepRite ProBlock Latex Primer-Sealer can be topcoated in 1 hour in non-stain blocking applications.

## SPECIFICATIONS

1 coat PrepRite ProBlock Interior-Exterior Latex Primer-Sealer

2 coats Appropriate topcoat

#### Recommended Architectural Topcoats:

All Surface Enamels  
A-100 Exterior Latex  
Duration Exterior & Duration Home Interior  
Emerald Exterior & Interior  
Emerald Urethane Trim Enamel  
SuperPaint Exterior & Interior  
ProClassic Interior Enamels  
ProMar Series Interior

#### Recommended Industrial Topcoats:

Pro Industrial Acrylic Coating  
Pro Industrial Pre-Cat Epoxy  
Pro Industrial Pre-Cat Urethane  
Pro Industrial Waterbased Catalyzed Epoxy

# PrepRite® ProBlock®

## Interior-Exterior Latex Primer-Sealer

### SURFACE PREPARATION

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Special recommendations** - After priming stained areas, allow to dry 4 hours, test a small area for bleeding by applying the topcoat before painting the entire project. If the stain bleeds through, apply a second coat of primer and allow to dry overnight and retest before topcoating.

**Caulking** - Fill gaps between walls, ceilings, crown moldings, and other trim with the appropriate caulk after priming the surface.

**Drywall** - Fill cracks and nail holes with patching paste-spackle and sand smooth. Joint compounds must be cured and sanded smooth. Remove all sanding dust.

**Fire restoration work** - Thoroughly clean the surface before applying to smoke stained areas. Apply one or two coats of PrepRite ProBlock Latex Primer-Sealer and test a small area for bleeding before painting the entire surface.

**Testing** - Always check for compatibility and adhesion to the surface by applying a test patch of 2 - 3 square feet. Allow to dry thoroughly for 1 week before checking adhesion.

**Tile** - laminate, ceramic and plastic tiles, and similar glossy surfaces, must be free of all oil, grease, and soap residue. Do not use this product in areas subject to excessive water, e.g.: in showers, around sinks, on counter tops.

On hard, slick, glossy, or otherwise hard to paint surfaces, after preparing the surface, apply a test area of this primer, allow to dry properly and test for adhesion.

**When used as a primer under wallcovering.** After wallcovering has been applied and the adhesive has dried and cured, wait at least 21 days before removing the wallcovering to avoid damage to the drywall.

### SURFACE PREPARATION

**Mildew** - Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

**Plaster** - Must be cured, usually 30 days, and hard. If painting cannot wait, allow the surface to dry 7 days and prime with Loxon Concrete and Masonry Primer. Soft, porous, or powdery plaster should be treated with a solution of 1 pint household vinegar to 1 gallon of water. Repeat until the surface is hard, rinse with water and allow to dry before painting.

**Wood Exterior** - Sand any exposed, weathered wood to a fresh surface. Replace any deteriorated wood. On woods that present potential tannin bleeding, such as redwood and cedar, PrepRite ProBlock Latex Primer-Sealer can be used. Care must be taken to determine if tannins will be activated by the water in the coating. To test for bleeding, coat a 4 foot by 4 foot section with the primer. If no bleeding is evident within 4 hours, proceed with complete priming. If bleeding occurs, use Exterior Oil-Based Wood Primer.

For a complete whole house primer outside, use Exterior Latex Wood Primer or Exterior Oil-Based Wood Primer.

### CAUTIONS

Protect from freezing.

Before using, carefully read **CAUTIONS on label**

**CRYSTALLINE SILICA:** Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 04/16/2020 B51W00620 24 00

### CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

# Pro Industrial™ Waterbased Alkyd Urethane Enamel Semi-Gloss

B53-1150/2150 Series


**SHERWIN  
WILLIAMS®**

## CHARACTERISTICS

**Pro Industrial Waterbased Alkyd Urethane Enamel**™ is a premium quality interior-exterior enamel formulated with a urethane modified alkyd resin system for high performance. It provides beauty and durability when applied to interior-exterior surfaces such as properly prepared drywall, wood, masonry and metal. It brings together the convenience and ease of use of a waterborne coating with the performance and coating characteristics of a traditional oil-based enamel.

- Excellent washability & flow & levelin
- Excellent touch up
- Easy application & cleanup
- Resistant to yellowing compared to traditional alkyds
- Suitable for use in USDA inspected facilities

### For use on properly prepared:

Steel, Galvanized & Aluminum, Drywall, Concrete and Masonry, and Wood.

**Finish:** 50-70° @60°

**Color:** Most colors

### Recommended Spreading Rate per coat:

Wet mils: 4.0-5.0

Dry mils: 1.4-1.7

Coverage: 320-389 sq.ft. per gallon

**Theoretical Coverage:** 545 sq. ft. per gallon  
@ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.

**Note:** Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

### Drying Schedule @ 4.0 mils wet, @ 50% RH:

Drying, and recoat times are temperature, humidity, and film thickness dependent.

**@77°F**

**To touch** 1-2 hours

**To recoat** 4 hours

### Tinting with CCE only:

| Base           | oz. per gallon | Strength  |
|----------------|----------------|-----------|
| Extra White    | 0-6            | SherColor |
| Deep Base      | 4-12           | SherColor |
| Ultradeep Base | 10-14          | SherColor |

### Extra White B53W02151

(may vary by color)

### V.O.C. (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

**Volume Solids:** 34 ± 2%

**Weight Solids:** 51 ± 2%

**Weight per Gallon:** 10.94 lb

**Flash Point:** N/A

**Vehicle Type:** Urethane modified alky

**Shelf Life:** 36 months, unopened

## COMPLIANCE

As of 03/10/2020, Complies with:

|                            |     |
|----------------------------|-----|
| OTC                        | Yes |
| OTC Phase II               | Yes |
| SCAQMD                     | Yes |
| CARB                       | Yes |
| CARB SCM 2007              | Yes |
| Canada                     | Yes |
| LEED® v4 & v4.1 Emissions  | No  |
| LEED® v4 & v4.1 V.O.C.     | Yes |
| EPD-NSF® Certificatio      | No  |
| MIR-Manufacturer Inventory | No  |
| NSF® Certificatio          | No  |
| MPI®                       | No  |

## APPLICATION

### Temperature:

minimum 50°F / 10°C

maximum 100°F / 37.8°C

air, surface, and material

At least 5°F above dew point

**Relative humidity:** 85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

**Reducer:** Water

### Airless Spray:

Pressure 2000 p.s.i.

Hose 1/4 inch I.D.

Tip .013 - .017 inch

Filter 60 mesh

**Reduction** Not recommended

**Brush** Nylon-polyester

**Roller Cover** 1/4-1/2 inch woven

If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated on front page. Application of coating below minimum recommended spreading rate will adversely affect coating performance.

No painting should be done immediately after a rain or during foggy weather.

When using spray application, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. Apply coating evenly while maintaining a wet edge to prevent lapping.

## SPECIFICATIONS

### Steel:

- 1 coat Pro Industrial Pro-Cryl Primer
- 2 coats Pro Industrial Waterbased Alkyd Urethane

### Aluminum and Galvanizing:

- 1 coat Pro Industrial Pro-Cryl Primer
- 2 coats Pro Industrial Waterbased Alkyd Urethane

### Concrete Block (CMU):

- 1 coat Pro Industrial Heavy Duty Blockfiller or Loxon Acrylic Block Surfer
- 2 coats Pro Industrial Waterbased Alkyd Urethane

### Concrete-Masonry:

- 1 coat Loxon Concrete & Masonry Primer (if needed)
- 2 coats Pro Industrial Waterbased Alkyd Urethane

### Drywall:

- 1 coat ProMar 200 Zero V.O.C. Primer
- 2 coats Pro Industrial Waterbased Alkyd Urethane

### Wood, exterior:

- 1 coat Exterior Wood Primer
- 2 coats Pro Industrial Waterbased Alkyd Urethane

### Wood, interior:

- 1 coat Premium Wall & Wood Primer
- 2 coats Pro Industrial Waterbased Alkyd Urethane

The systems listed above are representative of the product's use, other systems may be appropriate.

# Pro Industrial™

## Waterbased Alkyd Urethane Enamel Semi-Gloss

### SURFACE PREPARATION

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

#### **Do not use hydrocarbon solvents for cleaning.**

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Iron & Steel** - Minimum surface preparation is Hand Tool Clean per SSPC-SP2. Remove all oil and grease from surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Primer recommended for best performance

**Aluminum** - Remove all oil, grease, dirt, oxide and other foreign material per SSPC-SP1. Prime the area the same day as cleaned.

**Galvanizing** - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2, prime the area the same day as cleaned.

**Concrete Block** - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 55°F (13°C) before filling. Use Pro industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

**Masonry** - All masonry must be free of dirt, oil, grease, loose paint, mortar, masonry dust, etc. Clean per SSPC-SP13/Nace 6/ ICRI No. 310.2R, CSP 1-3. Poured, troweled, or tilt-up concrete, plaster, mortar, etc. must be thoroughly cured at least 30 days at 75°F. Form release compounds and curing membranes must be removed by brush blasting. Brick must be allowed to weather for one year prior to surface preparation and painting. Prime the area the same day as cleaned. Weathered masonry and soft or porous cement board must be brush blasted or power tool cleaned to remove loosely adhering contamination and to get to a hard, firm surface. Apply one coat Loxon Conditioner, following label recommendations.

**Wood** - Surface must be clean, dry, and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked.

### SURFACE PREPARATION

**Previously Painted Surface** - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Mildew**- Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/ water solution.

### PERFORMANCE

**System Tested:** (unless otherwise indicated)

**Substrate:** Steel  
**Surface Preparation:** SSPC-SP10

**Finish:**  
1 coat Waterbased Alkyd Urethane, 5 W.F.T.

**Adhesion:**  
Method: ASTM D3359 method B  
Result: 4B

**Pencil Hardness:**  
Method: ASTM D3363  
Result: 4H

**Flexibility:**  
Method: Method: ASTM D522,  
180° bend, 1/4" mandrel  
Result: Pass

**Dry Heat Resistance:**  
Method: ASTM D2485  
Result: 200°F

**Block Resistance:**  
Lab assessment: Excellent

**Resistance to Yellowing:**  
Lab assessment: Excellent

No painting should be done immediately after a rain or during foggy weather. Do not paint on wet surfaces. Check adhesion by applying a test strip to determine the readiness for painting.

### SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label. Refer to the Safety Data Sheets (SDS) before use. **FOR PROFESSIONAL USE ONLY.**

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

### CLEANUP INFORMATION

Clean spills, splatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

**DANGER:** Rags, steel wool, other waste soaked with this product, and sanding residue may spontaneously catch fire if improperly discarded. Immediately place rags, steel wool, other waste soaked with this product, and sanding residue in a sealed, water-filled, metal container. Dispose of in accordance with local fire regulations.

HOTW 03/10/2020 B53W01153 09 39  
FRC

# THE PAINT PROFESSIONALS

## CONTRACT AGREEMENT

### Customer Information:

155 North Union Street  
Grass Lake, MI 49240  
Phone: 734-645-8718  
Fax: 734-823-1200  
Michigan License # 21011679854

Mike Hoffmeister  
734-544-3515 (office)  
mhoffmeister@ytown.org

**Jobsite Location:** Ypsilanti Community Center- 2025 E Clark Road, Ypsilanti MI 48198

### **Specification:**

Interior painting of community center including main foyer, main corridors, doors, and partial walls in offices

All doors throughout main corridors to be painted inside and out, including restrooms, closets, maintenance, Classrooms, locker rooms, gymnasiums, racquetball courts etc.

All walls in main foyer to be painted EXCEPT newly painted graphics on partial wall

All walls throughout 100, 200 and 300 corridors to be painted

All exterior fire doors at end of each main corridors to be painted inside and out.

Main reception office area to be painted, but no internal offices within that reception area are to be touched.

Special notes- ROOM 101, paint single accent wall to color match rest of room. Also, connecting interior door And Exit door in room 101 to be painted inside and out (or both sides)

Special notes- ROOM 202, paint single accent wall to color match rest of room.

Special notes- ROOM 203, paint single accent wall to color match rest of room.

Special notes- DANCE STUDIO must be entirely painted all walls

Special notes- ROOM 303, paint single accent wall to color match rest of room. Also exit door EXTERIOR only Must be painted as well, BUT NOT interior of exit door.

Special Note---- All products used will be in accordance with Sherwin Williams' Cody Fisher "Product Submittal" Issued to both The Paint Professionals and Mike Hoffmeister himself

**THE PAINT PROFESSIONALS ACCEPTS CASH OR CHECK ONLY**

### **Terms of Contract**

We propose to furnish and install the materials and tasks stated above in accordance with the above specifications, for the sum of:

|                                 |                                  |                     |
|---------------------------------|----------------------------------|---------------------|
|                                 |                                  | \$ <u>24,210.00</u> |
| Payments to be made as follows: | Due upon commencement of work:   | \$ <u>0.00</u>      |
|                                 | Due upon completion of the work: | \$ <u>24,210.00</u> |

All material is guaranteed to be as specified. All work to be completed in a workman like manor and to comply with all local building codes. Customer agrees to pay all additional labor and material costs for deviations from above specifications without written permission. The Paint Professionals are NOT liable for strikes, accidents or delays (including weather) beyond our control.

Brandon Watson

The Paint Professionals \_\_\_\_\_ Brandon Watson \_\_\_\_\_ 04 / 16 / 21

Contract Accepted By: \_\_\_\_\_ (Signature) \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ (Print Name)

# PROPOSAL #3716

## Richard Brothers Painting

7730 Jackson Road Suite #4  
Ann Arbor, MI 48103  
www.richardbrotherspainting.com

staff@richardbrotherspainting.com  
(734) 424-1406

TO: Charter Township of Ypsilanti  
Attn: Michael Hoffmeister  
7200 S. Huron River Drive  
Ypsilanti, MO 48197

|  |                  |
|--|------------------|
| PHONE<br>734-544-3515                        | DATE<br>3-4-2021 |
| JOB NAME / LOCATION<br>Job: Community Center |                  |
| EMAIL<br>mhoffmeister@ytown.org              | JOB PHONE        |

We hereby submit specifications and estimates for:

Scope of Work: Interior coating of walls, doors and trim throughout hallway 100, hallway 200, hallway 300, Main Lobby and hallway, Reception and office room. Includes pink walls only in Room 202, 1 accent wall and 1 door in Room 203 and 303. All doors and trim to be painted both sides. Excludes mural in Main Lobby.

Exterior cleaning and coating of 17 people doors and 7 garage overhead doors.

Surface Prep: Patch, sand and caulk as needed. Cover and protect items not to be coated.

Application: Hallway Walls - Apply 2 coats of Sherwin-Williams Pro Industrial Pre-Cat Waterbased Epoxy Eggshell. Owner to select 1 color.

Classrooms and Office - Apply 2 coats of Sherwin-Williams Pro Mar 200 eggshell. Owner to select 1 color.

Interior and Exterior Doors - Apply 2 coats of Sherwin-Williams Pro Industrial Waterbased Alkyd Enamel semigloss. Owner to select 1 color.

Total Labor and Materials: \$27,500.00

10% Discount on Signed Proposal on or before March 31 and complete project during the month of April.

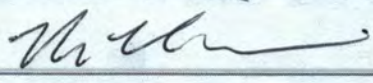
**We Propose** hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

Twenty-seven Thousand Five Hundred dollars (\$ 27,500.00 ).

Payment to be made as follows:

Due Upon Completion

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Authorized Signature 

Note: This proposal may be withdrawn by us if not accepted within 15 days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_



# PROPOSAL

1886

## Tye Painting, LLC

12332 Roepke Road  
Gregory, MI 48137

(734)498-7577 Fax (734)498-7578

TO: Charter Township Of Ypsilanti  
Attn: Michael Hoffmeister  
7200 S. Huron River Drive  
Ypsilanti MI. 48197-0073

|   |                   |
|---|-------------------|
| PHONE<br>(734) 544-3515   | DATE<br>3/23/2021 |
| JOB NAME / LOCATION<br>Township Community Center - Clark Road<br>Interior Painting. |                   |
| JOB NUMBER<br>MH Cell (734)366-0911   | JOB PHONE         |

We hereby submit specifications and estimates for:

Labor and materials to prep, prime as needed and repaint areas of interior of building as shown by Michael Hoffmeister during walk-thru and documented in pictures and specifications written by Sherwin-Williams paint company rep. dated 2/18/21

Price based on the following areas and items to be painted:

- 1) All walls in corridors 100,200,300
- 2) All walls in front entry/lobby area
- 3) Multi-purpose room (purple walls)
- 4) Accent wall in classrooms 101,103,104,105
- 5) Reception area walls.
- 6) Both sides of all interior hollow metal doors & frames with-in areas to receive new paint.
- 7) Exterior side of all hollow metal entry doors/frames.

Note:

- 1) Protection/cover-up of all new flooring and base is included.
- 2) All patching, caulking as needed is included.
- 3) Owner to remove all non permanent items from walls prior to painting.

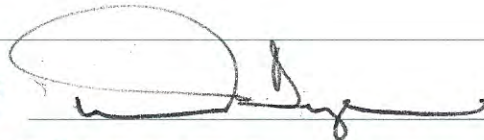
**We Propose** hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

Twenty Eight Thousand Six Hundred Thirty Five and 00/100 Dollars      dollars (\$)      28,635.00 )

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Authorized  
Signature



Note: This proposal may be  
withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

# CHARTER TOWNSHIP OF YPSILANTI

## OFFICE OF COMMUNITY STANDARDS

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

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To: Heather Jarrell Roe, Clerk  
From: Michael Radzik, OCS Director  
Re: **Request to authorize circuit court litigation to abate public nuisances located at 8950/9070 Charlotte Ct, 24 Edison Ave, and 835 George Place funded in the amount of \$30,000 in account 101-950.000-801.023**  
Copy: McLain & Winters, Township Attorneys  
Date: April 29, 2021

The Office of Community Standards (OCS) has investigated public nuisances at the following locations for which authorization to engage in circuit court is requested.

### **8950/9070 CHARLOTTE CT**

This multifamily apartment community consists of two separate parcels owned by different corporate entities with one common operator along Tuttle Hill Rd north of Textile Rd. 8950 Charlotte Ct is owned by Oaks of Golden Pond LLC, while 9070 Charlotte Ct is owned by Oaks of Ypsilanti LLC. The common owner/operator of the community is Sandra and Kevin Smith of Springport, MI. Ordinance officers have responded to 10 property maintenance complaints about trash overflowing around the community's dumpster over the past 12 months. Efforts to achieve ongoing voluntary compliance have failed and the Ordinance staff has requested authorization for circuit court to obtain a permanent compliance order.



## CHARTER TOWNSHIP OF YPSILANTI

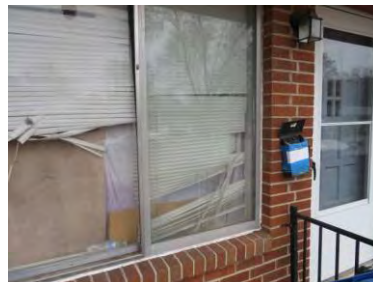
### **24 EDISON AVE**

This single family rental property in the Clubview neighborhood has been the subject of 37 code enforcement cases since 2016, 14 of which have been over the past 12 months. The code violations have consisted of tall grass, solid waste, junk motor vehicles, and various forms of blight. Despite repeated efforts to convince tenants and the landlord to maintain proper compliance, the Ordinance Dept keeps getting called there for more and more violations and it has become necessary to elevate this problem to the circuit court.



### **835 GEORGE PLACE**

This multifamily apartment community owned by Kathleen Cerda of Novi, MI has been under Notice of Violation for a multitude of property maintenance code violations since it was inspected last October. Despite the fact that the COVID-restricted inspection was only for the exterior of the buildings and grounds, there has been no effort made to repair anything. Since then, additional code violations have been documented and cited. The property owner was previously sued by the Township after she refused to cooperate with rental inspection requirements. A second lawsuit is now necessary to make repairs to meet minimum maintenance standards for the health and safety of residents living there.



**CHARTER TOWNSHIP OF YPSILANTI  
2021 BUDGET AMENDMENT #6**

**May 4, 2021**

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

**101 - GENERAL OPERATIONS FUND** **Total Increase** \$57,335.00

Request to budget for election workers, overtime of Township staff, election supplies and rental of space at the Marriott, Moose Lodge and Golf Club for the upcoming August Township millage election. This will be funded by an appropriation of prior year fund balance.

|                      |  |                         |                           |
|----------------------|--|-------------------------|---------------------------|
| <b>Revenues:</b>     | Prior Year Fund Balance                | 101-000-000-699.000     | \$57,335.00               |
|                      |  | <b>Net Revenues</b>     | <u><u>\$57,335.00</u></u> |
| <b>Expenditures:</b> | Appointed Officials - Election Workers | 101-215-000-704.000     | \$25,225.00               |
|                      | Overtime                               | 101-215-000-709.000     | \$8,000.00                |
|                      | Election Supplies                      | 101-215-000-740.010     | \$17,010.00               |
|                      | Equipment Rental                       | 101-215-000-941.000     | \$7,100.00                |
|                      |  | <b>Net Expenditures</b> | <u><u>\$57,335.00</u></u> |

**206 - FIRE FUND** **Total Increase** \$14,003.00

Request to increase budget for a retirement payout. The firefighter will be entering the DROP program. This will be funded by an Appropriation for Prior Year Fund Balance.

|                      |                                |                         |                           |
|----------------------|--------------------------------|-------------------------|---------------------------|
| <b>Revenues:</b>     | Prior Year Fund Balance        | 206-000-000-699.000     | \$14,003.00               |
|                      |                                | <b>Net Revenues</b>     | <u><u>\$14,003.00</u></u> |
| <b>Expenditures:</b> | Salaries Pay Out - of Retirees | 206-206-000-708.005     | \$13,008.00               |
|                      | FICA                           | 206-206-000-715.000     | \$995.00                  |
|                      |                                | <b>Net Expenditures</b> | <u><u>\$14,003.00</u></u> |

Motion to Amend the 2021 Budget (#6)

Move to increase the General Fund budget by \$57,335 to \$9,523,225 and approve the department line item changes as outlined.

Move to increase the Fire Fund budget by \$14,003 to \$3,837,075 and approve the department line item changes as outlined.

*Supervisor*  
**BRENDA L. STUMBO**  
*Clerk*  
**HEATHER JARRELL ROE**  
*Treasurer*  
**STAN ELDRIDGE**  
*Trustees*  
**JOHN P. NEWMAN II**  
**GLORIA PETERSON**  
**DEBBIE SWANSON**  
**JIMMIE WILSON, JR.**



*Charter Township of Ypsilanti*

**Clerk's Office**

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

# MEMORANDUM

To: Ypsilanti Township Board of Trustees

From: Heather Jarrell Roe, Ypsilanti Township Clerk

Date: April 29<sup>th</sup>, 2021

Subject: ***Budget Amendment for August 3<sup>rd</sup>, 2021 Election***

At the regularly scheduled meeting held on April 20, 2021, the Ypsilanti Township Board of Trustees approved 4 millage proposals to be placed on an August 3<sup>rd</sup> 2021 ballot. The approved 2021 budget did not account for an election being held. In order for us to allow our residents to vote, the proposed budget amendment before you tonight is needed in order to carry out necessary election functions.

If you have any questions, please reach out to my office.

Respectfully,

  
Heather Jarrell Roe, Clerk

cc: Files

# OTHER BUSINESS

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# **BOARD MEMBER UPDATES**

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