

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 20, 2023 WORK SESSION**

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

Members Present: Supervisor Brenda Stumbo, Clerk Heather Jarrell Roe and Treasurer Stan Eldridge
Trustees: Ryan Hunter, John Newman II, Gloria Peterson and Debbie Swanson

Members Absent: None

Legal Counsel: Wm. Douglas Winters

AGENDA

1. 2022 FINANCIAL AUDIT REVIEW..... RANA EMMONS, PSLZ

Rana Emmons, PSLZ auditor, reviewed highlights from the townships 2022 financial audit. She stated that the township received the highest level of audit opinion possible, which is the unmodified opinion.

**2. MUNICIPAL SERVICES DIRECTOR DISCUSSION
.....KAREN WALLIN, HR MANAGER**

Karen Wallin, HR Manager, discussed the Municipal Services Director position. She stated that this position was previously titled Residential Services Director and had been vacant since the beginning of the year.

Discussion continued with Ms. Wallin and the board about experience and education required and pay. Ms. Wallin stated the position would be posted within the next week.

3. AGENDA REVIEW..... SUPERVISOR STUMBO

1. REQUEST TO APPROVE THE AMENDED AGREEMENT WITH OHM FOR THE LOCAL ROAD ASSET MANAGEMENT REPORT IN THE AMOUNT OF \$7,400.00 BUDGETED IN LINE ITEM #213-753-801-000 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT

Matt Parks, OHM, gave a presentation on the local roads in Ypsilanti Township (see attached). Mr. Parks stated they used the PASER (Pavement, Surface, Evaluation and Rating) and that this rating is widely accepted, especially throughout Michigan.

Mr. Parks reviewed the roads in Ypsilanti Township and detailed what roads were recommended for service for 2023 and the different repairs to them.

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Discussion continued on the plan, including funding for the projects and talks about partnering with other entities doing work in the area for cost sharing benefits.

**2. REQUEST TO APPROVE CHANGE ORDER #1 WITH HOMRICH FOR
ADDITIONAL ABATEMENT AT THE GAULT VILLAGE DEMOLITION SITE IN
THE AMOUNT OF \$205,251.00 BUDGETED IN LINE ITEM #101-729-806-091
CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

Jason Iacoangeli, Planning Director, stated that the changeover is to abate additional asbestos found at Gault Village once the interior had begun to be torn down. He also reported that the site was last checked May 28th and there were no signs of any infestations. He stated that there are traps in place and the site is being inspected every 30 days.

Jason Lafayette, SME, stated that his company had reviewed the new findings of asbestos in the building with Homrich and agreed with the assessment.

Attorney Winters stated that he believed these additions was something that comes about during the due diligence process as the building gets more opened up.

4. OTHER DISCUSSION..... BOARD MEMBERS

The Work Session meeting was adjourned at approximately 6:50pm.

Respectfully Submitted,



Heather Jarrell Roe, Clerk, Charter Township of Ypsilanti

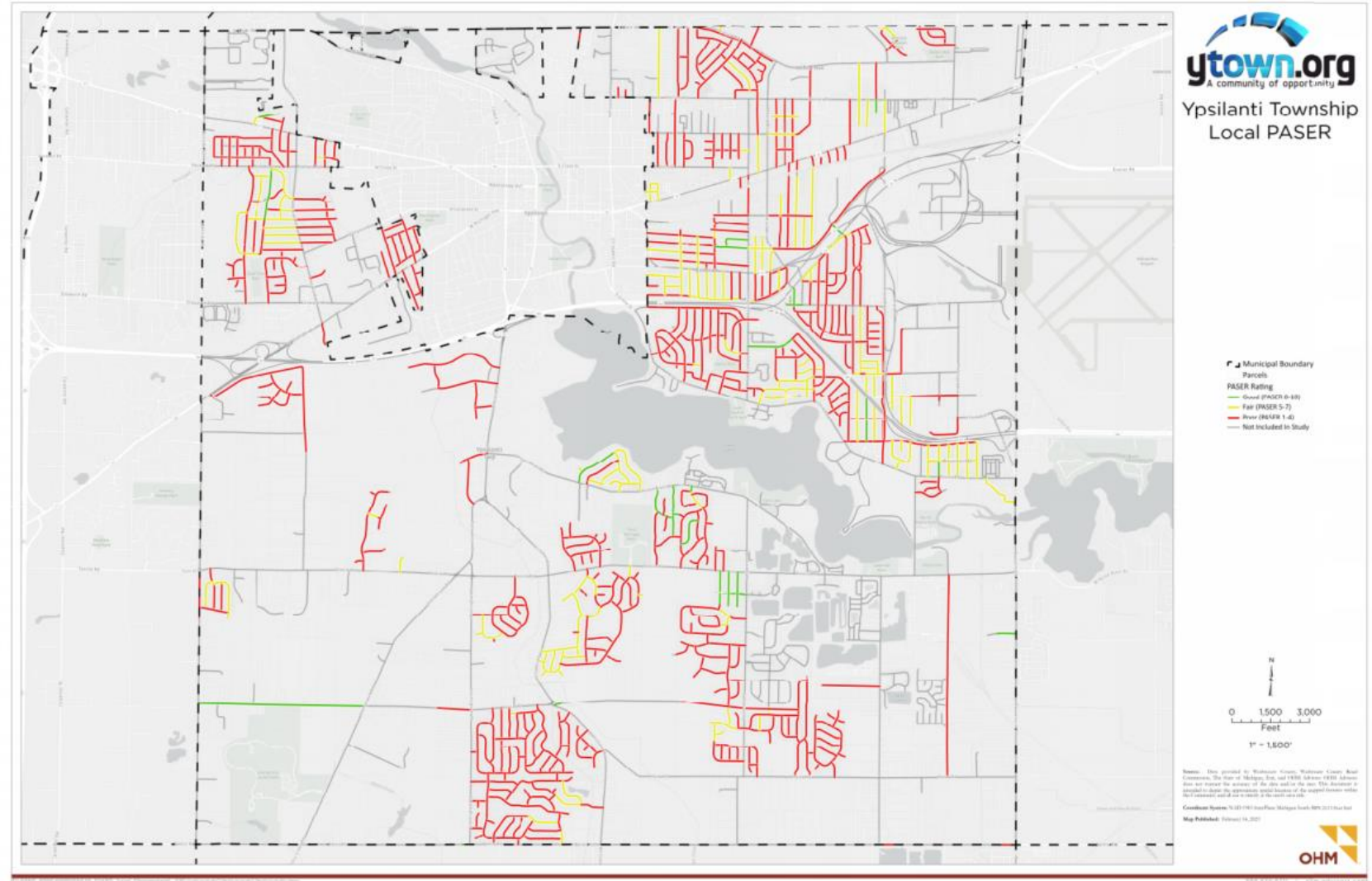
Charter Township of Ypsilanti



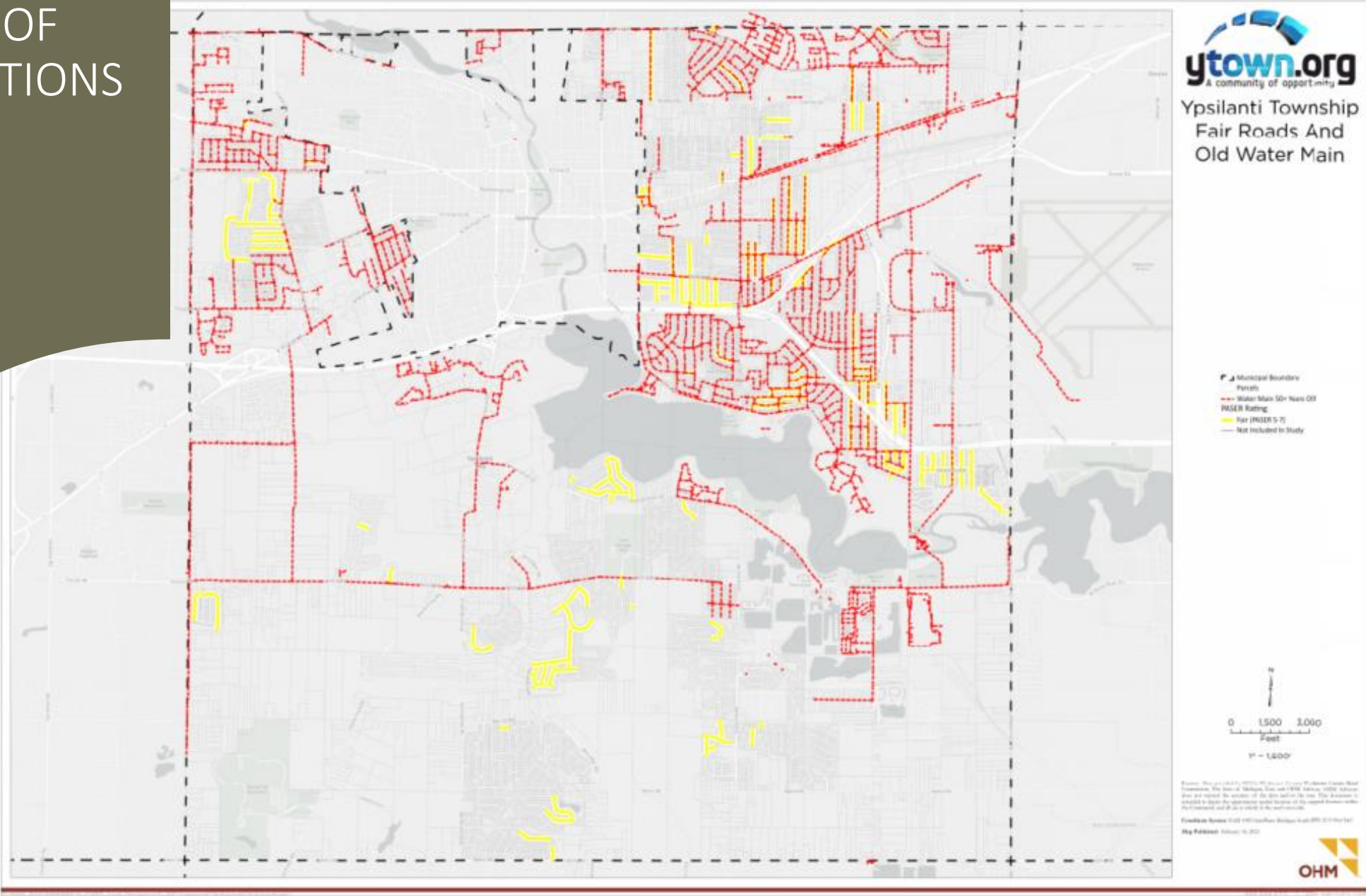
Local Roads Asset Management Assessment & Recommendations for 2023

TOWNSHIP ROAD RATING "PASER" MAP

Good, Fair, Poor



EVALUATION OF ROAD CONDITIONS ASSEMENT VS UTILITY CONDITIONS



ROAD RATINGS - PASER DEFINITIONS (asphalt & concrete)

GOOD (little to no action required)

10. New construction, no defects, up to 1 year old
9. Like new, light traffic wear/map cracking, few pop outs
8. Few if any longitudinal creaks on joints, minor surface defects, isolated cracks, light surface wear

FAIR (first signs of wear, sound structural condition)

7. Little or no crack erosion or raveling, minor surface scaling, some open joints, isolated settlement (action: crack seal/seal open joints)
6. Blocks are large and stable, slight to moderate polishing/flushing, slight raveling, moderate surface scaling, corner/reinforcement cracks (action: sealcoat/seal over joints)
5. Patching/wedging in good condition, moderate raveling, extensive to severe flushing/polishing/scaling, spalling, corner cracks (action: sealcoat or thin overlay/grind and repair surface defects)

PASER DEFINITIONS (cont.)

POOR (signs of structural weaking)

4. Severe surface raveling, multiple longitudinal/transverse cracks, severe scaling/polishing, corner cracks, pavement blowups (action: structural overlay/full depth repairs)
3. Longitudinal/transverse cracks, extension crack erosion, occasional potholes, patches in fair/poor condition (action: structural overlay, patching/milling to extend life, full depth repair, slab replacement)
2. Closely spaced cracks, frequent potholes, extensive failed patches, spalled slab cracks, joints failed, settlement/heaves (action: reconstruction of base, crush and shape/recycle or rebuild pavement)
1. Loss of surface integrity, extensive surface distress, restricted speeds, extensive potholes, total loss of pavement (action: reconstruction with base repair)

REPRESENTATIVE IMAGES

PASER RATED ROADS 6-8

Preventative Maintenance is appropriate for newer roads in Good (8) to Fair (6) condition by lengthening the service life of structurally sound pavement. Options include surface improvements such as crack seals, joint seals, and surface seals.



PASER RATED ROADS 4-5 (and possibly 3)

Road Rehabilitation procedures are necessary for roads in Fair (5) to Poor (4) condition, and often includes roads rated (3). Options include localized full depth removal and replacement, mill and overlay, or other methods to improve the base and/or cross section of the pavement such as pulverize, regrade, and overlay.



REPRESENTATIVE IMAGES (cont.)

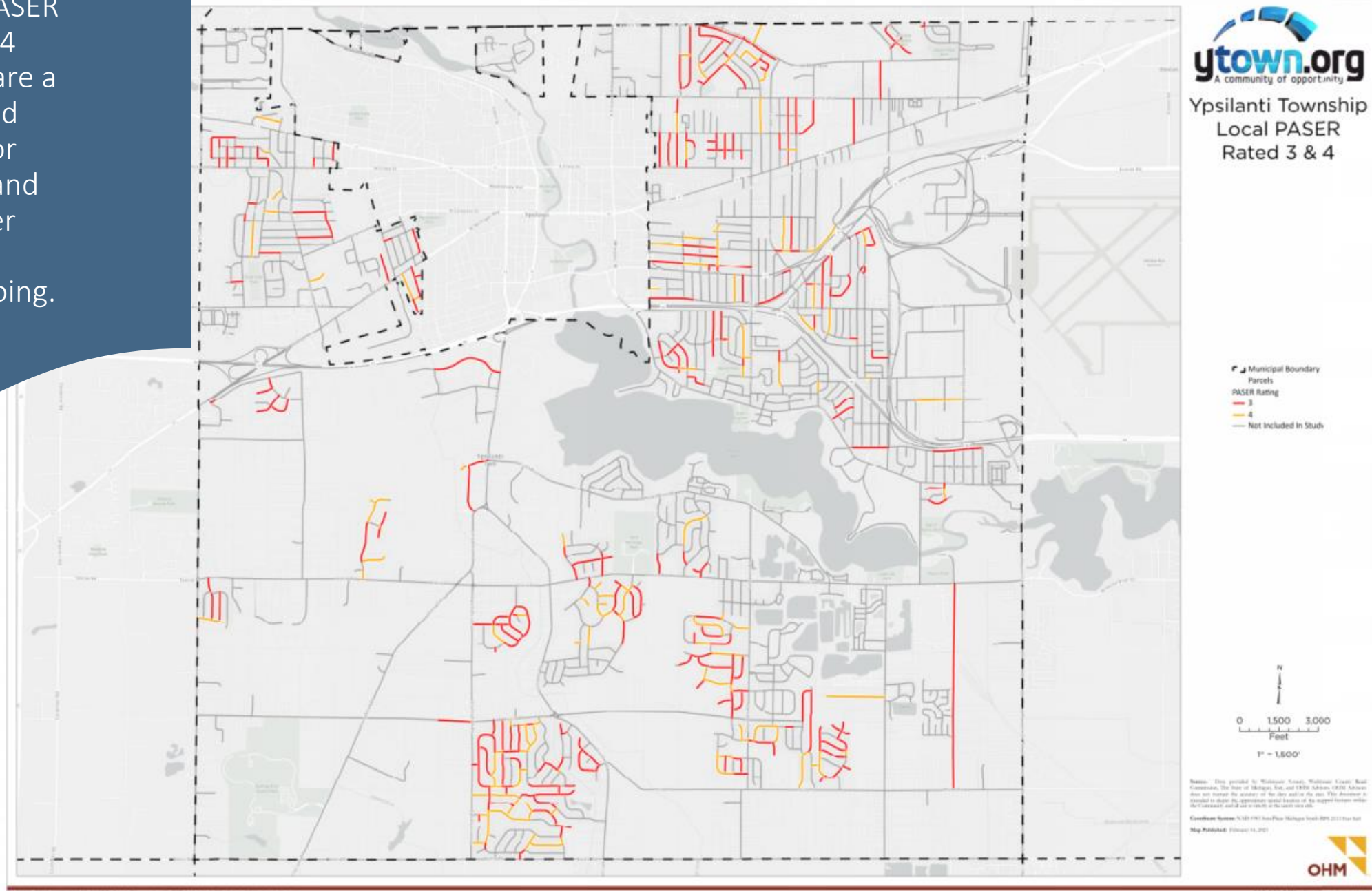
- **PASER RATED ROADS 1-2 (and possibly 3)**
- **Road Reconstruction** procedures are appropriate for roads in Poor (1-2) conditions (sometimes includes a (3) rating). A rating of 1 or 2 means the road has no more useful service life. Full reconstruction with extensive base repair is necessary, and often includes drainage improvements, water main, or sanitary sewer replacements.



REPAIR OPTIONS BASED UPON PASER RATING (from WCRC)

Pavement Condition (PASER)	Possible Treatment	Estimated Cost per Mile for Two-Lane Road	Estimated Life Expectancy	Who can conduct the work?
Good (10-8 rating)	Crack sealing	\$10,000	Can last up to 3 years	WCRC crews
	Seal coat (chip seal, fog seal)	\$37,000	Can extend the life of a road by 3-5 years	WCRC crews
Fair (7-5 rating)	Seal coat (chip seal, fog seal)	\$37,000	Can extend the life of a road by 3-5 years	WCRC crews
	Mill and resurface	\$200,000	Can extend the life of a road for 5-7+ years (with proper maintenance)	Contractor with WCRC inspection
Poor (4-1 rating)	Pulverize and resurface	\$400,000	Can extend the life of a road for 10-15+ years (with proper maintenance)	Contractor with WCRC inspection
	Reconstruct	\$1,000,000+	Can last up to 15 to 20 years (with proper maintenance)	Contractor with WCRC inspection

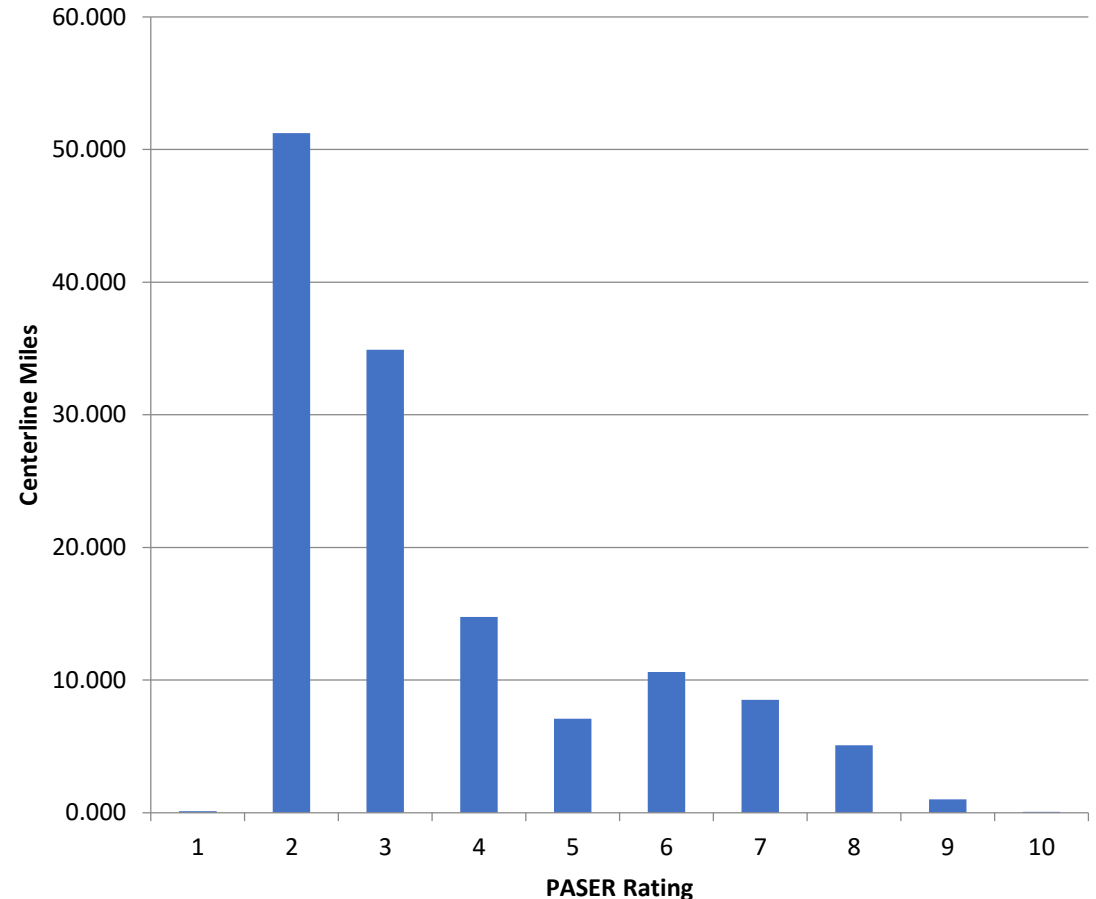
TOWNSHIP PASER RATINGS 3 & 4
These roads are a mix of mill and overlay and/or Reconstruct and need a deeper inspection by WCRC – Ongoing.



TOWNSHIP PASER DATA (every other year)

		2021 DATA		*roads were last rated in 2021	
		Township Local Roads			
		Average PASER Rating			
		3.56			
		Paser Rating	Centerline Miles		
POOR	1	0.102	0.102		
	2	51.236	102.472		
	3	34.902	104.706		
	4	14.755	59.02	100.995	75.77%
FAIR	5	7.087	35.435		
	6	10.593	63.558		
	7	8.495	59.465	26.175	19.64%
GOOD	8	5.081	40.648		
	9	0.99	8.91		
	10	0.051	0.51	6.122	4.59%
		TOTAL	133.292		
NOTE: Centerline miles were pulled from the latest PASER Rating Mileage Summary (0.073 miles of road were unrated)					

Township Local Roads - 2021
Average PASER Rating 3.56



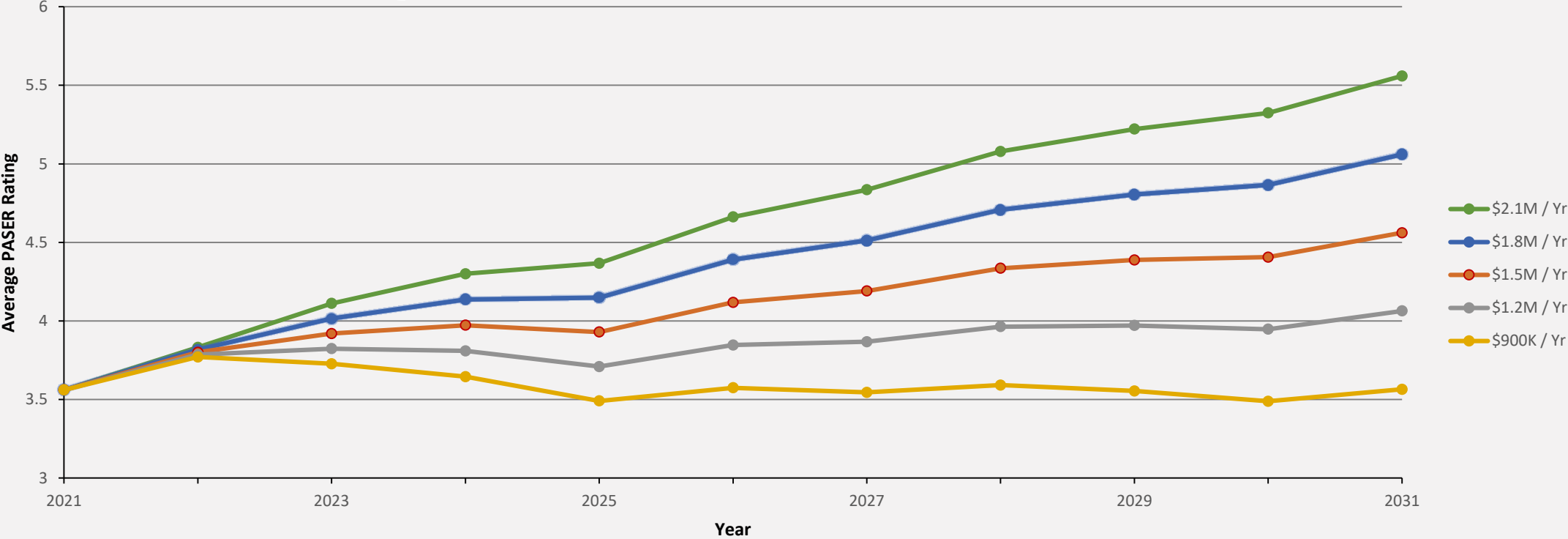
HISTORICAL INVESTMENT LEVELS (2022 matching funds = \$278,000)

Township	2018 (\$)	2019 (\$)	2020 (\$)	2021 (\$)	4 -Year Annual Average (\$)
Ypsilanti	1,214,181	1,147,958	809,371	978,513	1,037,506

*note spending above doesn't not include bond financing costs to the Township.

INVESTMENT OPTIONS

Projected Network Condition - Average PASER Rating



WHAT'S THE END GAME?

OHM review of PASER Report and Analysis Goals

- Review WCRC guidance Report found at www.WCROADS.org
- Supplemental data to help Twp make decisions
- Look at results of different funding levels

Focused Recommendations:

- ✓ Leverage collaboration with WCRC and YCUA to make best decisions to stretch road repairs.
- ✓ Holistically set out to develop a comprehensive Road and utility CIP
- ✓ Meet regularly with the WCRC, YCUA and plan/design projects two years out.

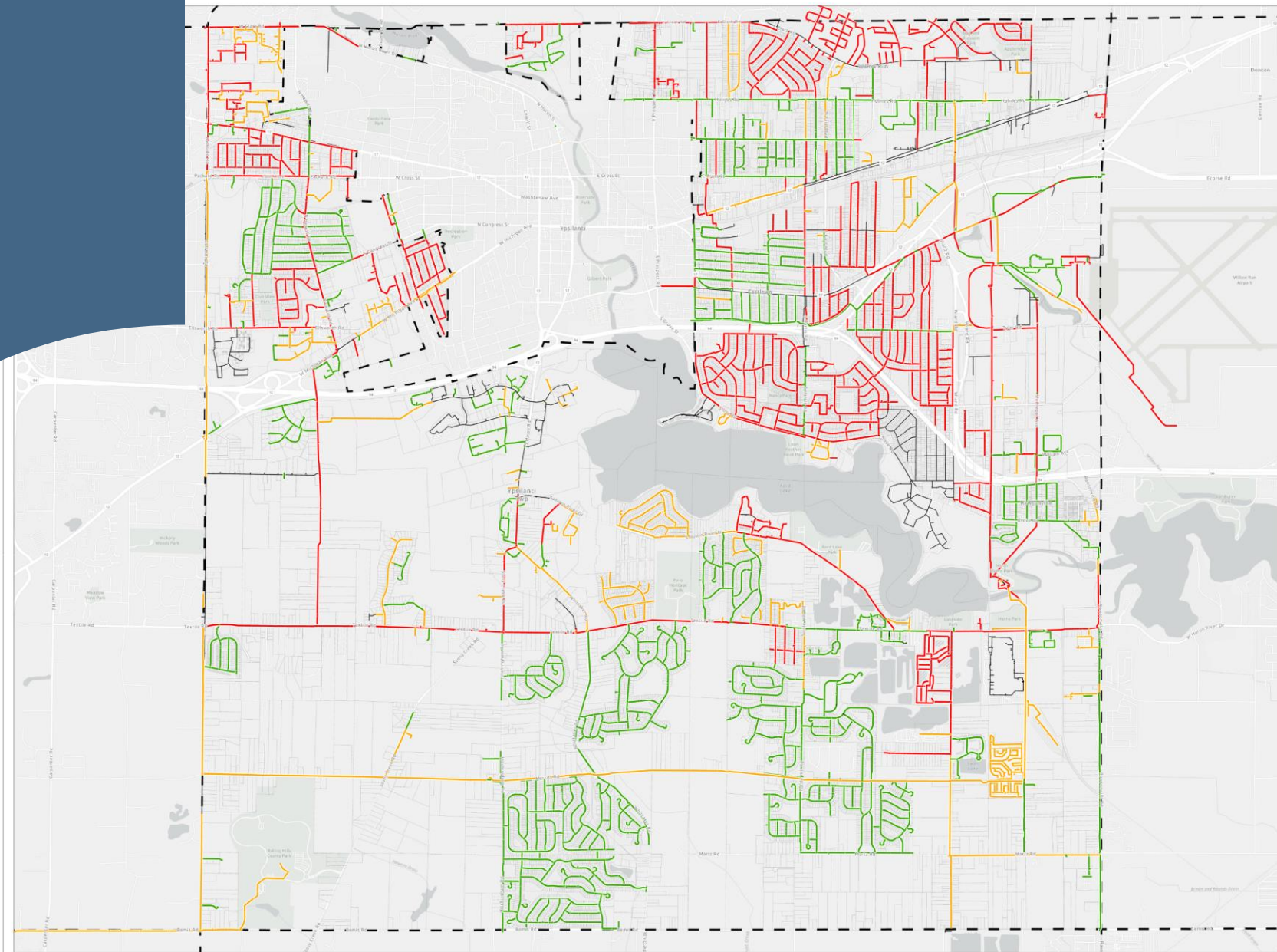
OHMs report and analysis did not include bridges and culverts – handled by WCRC



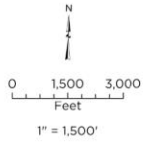
TOWNSHIP WATER MAIN AGE



Ypsilanti Township Water Main Age



- Municipal Boundary
- Parcels
- Water Main Age
 - Under 30 Years Old
 - Between 30 and 50 Years Old
 - Greater Than 50 Years Old
 - Age Unknown



Source: Data provided by Ypsilanti, Washtenaw County, The State of Michigan, Esri, and OHM Advisors. OHM Advisors does not warrant the accuracy of the data used for this map. This document is intended to depict the approximate spatial location of the mapped features within the Community and is not a warranty of the user's investment.

Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 Feet Intl.

Map Published: February 13, 2023



2023 Road Recommendations – Proposed Costs

Callout Number	Callout Name	RATING	CUMULATIVE (MILE)	TOTAL COST
1	Textile/Whittiker	3	1.453	\$ 326,925.00
1	Textile/Whittiker	4	0.237	\$ 47,400.00
1	Textile/Whittiker	5	0.355	\$ 71,000.00
1	Textile/Whittiker	6	0	\$ -
2	Creekside/Tremont	3	2.339	\$ 526,275.00
2	Creekside/Tremont	4	1.17	\$ 234,000.00
2	Creekside/Tremont	5	0.223	\$ 44,600.00
2	Creekside/Tremont	6	0	\$ -
4	Green Farms	3	1.219	\$ 274,275.00
4	Green Farms	4	0.969	\$ 193,800.00
4	Green Farms	5	0.787	\$ 157,400.00
4	Green Farms	6	0	\$ -
				\$ 1,875,675.00

2023 Road Recommendations – Proposed Costs Back Up Roads

Callout Number	Callout Name	RATING	CUMULATIVE (MILE)	TOTAL COST
2	Creekside/Tremont	3	1.225	\$ 275,625.00
2	Creekside/Tremont	4	0.3	\$ 60,000.00
2	Creekside/Tremont	5	0	\$ -
2	Creekside/Tremont	6	0	\$ -
4	Green Farms	3	0.504	\$ 113,400.00
4	Green Farms	4	0.896	\$ 179,200.00
4	Green Farms	5	0	\$ -
4	Green Farms	6	0	\$ -
				\$ 628,225.00

*Other Roads are the focus in 2024. More Full reconstruction. Future mill and fill years of 2025, 2027 will complete this work and continue with same parameters in decision making but also focus on other geographic areas in the Twp.



2023 Road Recommendations – Area 1

PROPOSED ROADS:

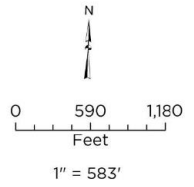
- Mapleview Ln
- Creekside Cir
- Maplehurst Dr
- Oakhurst Dr
- Oakbrook Dr
- Oakridge Dr
- Hickory Ridge Dr
- Oakbrook Ct
- Cottonwood Ln



Road Recommendations
PASER Rating

- 3 (Blue line)
- 4 (Pink line)
- 5 (Orange line)
- 6 (Green line)

Municipal Boundary
 Proposed Areas
 Rating of less than 1 (might require full reconstruction)



2023 Road Recommendations – Area 2

PROPOSED ROADS:

- Trillium Dr
- Jonquil Ln
- Tamarack Ln
- Lilly Dr
- Indigo Ln
- Amaranth Ln
- Prairie St
- Lakeway St
- Plainview St
- Wing St
- Burdock St
- Loon Hollow Ct
- Lakeway Ct
- Ringneck Dr
- Dogwood St
- Lupin Ct



2023 Road Recommendations – Area 4

PROPOSED ROADS:

- Dover Dr
- Greene Farm Dr
- Henley Dr
- Roxbury Dr
- Warwick Dr
- Carlton Dr
- Kensington Dr
- Essex Dr
- Amrhein Dr
- Durham Dr
- Kenton Ct
- Oyster Bay Dr
- Pioneer Rd

