

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE AUGUST 20, 2024 REGULAR BOARD MEETING**

Supervisor Brenda Stumbo called the meeting to order at approximately 6:00pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited followed by a moment of silent prayer.

**Members Present:** Supervisor Brenda Stumbo and Treasurer Stan Eldridge,  
Trustees: Gloria Peterson and Debbie Swanson  
Arrived late: Ryan Hunter and John Newman II

**Members Absent:** Clerk Heather Jarrell Roe

**Legal Counsel:** Wm. Douglas Winters

## **FIRE DEPARTMENT HONORS**

Chief Densmore introduced the newly hired firefighter.

## **PRESENTATION OF 2023 FINANCIAL DOCUMENTS**

Rana Emmons, **auditor**, from PSLZ explained the 2023 Financial Documents for the Charter Township of Ypsilanti to the Board.

## **CONSENT AGENDA**

### **A. MINUTES OF THE JULY 16, 2024 REGULAR MEETING**

A motion was made by Treasurer Eldridge, supported by Trustee Peterson to Approve the Minutes with edits.

The motion carried unanimously.

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**B. STATEMENTS AND CHECKS**

- 1. STATEMENTS AND CHECKS FOR AUGUST 6, 2024 IN THE AMOUNT OF \$3,509,805.45**
- 2. STATEMENTS AND CHECKS FOR AUGUST 20, 2024 IN THE AMOUNT OF \$505,782.89**
- 3. CLARITY HEALTHCARE DEDUCTIBLE ACH EFT FOR JULY 2024 IN THE AMOUNT OF \$35,293.53**
- 4. CLARITY HEALTHCARE DEDUCTIBLE ADMIN FEE FOR JULY 2024 IN THE AMOUNT OF \$1,605.29**

A motion was made by Treasurer Eldridge, supported by Trustee Swanson to Approve Statements and Checks.

The motion carried unanimously.

**C. TREASURER'S REPORT JULY 2024**

A motion was made by Treasurer Eldridge, supported by Trustee Swanson to approve the Treasurer's Report.

The motion carried unanimously.

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

Attorney Winters explained that there are two items on the agenda tonight regarding homeowners who want to purchase the vacant property that is adjacent to their property. He said this is ~~positive~~ a **win win** for both the homeowner and the township and would like the board to consider passing these agenda items.

Attorney Winters stated there was an article in the paper regarding radio-active soil and concrete being transferred from Western New York and traveling to Belleville Michigan to be dumped at their disposal facility which is at the edge of

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the Township of Ypsilanti. He said this should not be done even though ENGL-EGLE approved it.

Hayley Brown from Congresswoman Debbie Dingell's office stated that they will be having a hazard waste townhall meeting in Van Buren Township on September 4, 2024 at 7:00pm.

~~Attorney Winters stated he is concerned when Washtenaw County Water Resource Commission is not concerned about the flooding that continues to happen in the West Willow/Sugarbrook neighborhood.~~ Attorney Winters acknowledged the continued work of Evan Pratt, Wate Resource commissioner, to address the flood concerns in West Willow and Sugarbrook neighborhoods. He stated through an email chain the county administrator would not declare it an emergency He said they will not declare it an emergency and therefore this area cannot receive financial relief for the flooding. He said the County is not concerned because it only happens to about 1% of the County but when you are the 1% it is a concern.

**OLD BUSINESS**

- 1. 2<sup>nd</sup> READING OF PROPOSED ORDINANCE 2024-508, AN ORDINANCE TO AMEND CHAPTER 62, ARTICLE IV, SECTION 62-77 OF THE CODE OF ORDINANCES, CHARTER TOWNSHIP OF YPSILANTI, TO ADJUST SEWER RATES (FIRST READING HELD AT THE JULY 16, 2024 REGULAR MEETING)**

A motion was made by Treasurer Eldridge, supported by Trustee Peterson to Approve the 2<sup>nd</sup> Reading of Proposed Ordinance 2024-508, an Ordinance to Amend Chapter 62, Article IV, Section 62-77 of the Code of Ordinances, Charter Township of Ypsilanti, to Adjust Sewer Rates (see attached).

Supervisor Stumbo read the Ordinance.

Mr. Blackburn, YCUA, explained the proposed adjusted sewer service and answered questions from the board.

Supervisor Stumbo stated there is also assistance for residents when needed.

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**Swanson.....yes                      Newman.....yes                      Peterson.....yes  
Stumbo.....yes                      Hunter.....yes**

The motion carried unanimously.

**2. 2<sup>ND</sup> READING OF PROPOSED ORDINANCE 2024-507, AN ORDINANCE TO AMEND CHAPTER 62, ARTICLE IV, SECTION 62-76 (a)(1) OF THE CODE OF ORDINANCES, CHARTER TOWNSHIP OF YPSILANTI, TO ADJUST WATER SERVICE (FIRST READING HELD AT THE JULY 16, 2024 REGULAR MEETING)**

A motion was made by Trustee Swanson, supported by Trustee Newman to approve 2<sup>nd</sup> Reading of Proposed Ordinance 2024-507, an Ordinance to Amend Chapter 62, Article IV, Section 62-76 (a)(1) of the Code of Ordinances, Charter Township of Ypsilanti, to Adjust Water Service (see attached).

Supervisor Stumbo read the Ordinance.

Mr. Blackburn, YCUA, explained the proposed adjusted water service.

**Swanson.....yes                      Newman.....yes                      Peterson.....yes  
Stumbo.....yes                      Eldridge.....yes                      Hunter.....yes**

The motion carried unanimously.

**NEW BUSINESS**

**1. REQUEST TO RECEIVE AUTHORIZATION FOR CIRCUIT COURT LITIGATION TO ABATE A PUBLIC NUISANCE AT PROPERTIES IDENTIFIED AS 570 LAVERNE ST. AND 1428 FOLEY AVE., FUNDED IN ACCOUNT #101-729-801-023**

Belinda Kingsley explained the nuisance violations at the stated addresses.

A motion was made by Trustee Peterson, supported by Treasurer Eldridge to Approve the Request to Receive Authorization for Circuit Court Litigation to Abate

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a Public Nuisance at Properties Identified as 570 Laverne St. and 1428 Foley Ave., Budgeted in Line #101-729-801-023 (see attached).

The motion carried unanimously.

**2. REQUEST AUTHORIZATION TO PURCHASE WINDOWS SERVER 2025 LICENSES IN A NOT TO EXCEED AMOUNT OF \$36,000.00 BUDGETED IN LINE ITEM # 101-228-977-001**

A motion was made by Treasurer Eldridge, supported by Trustee Swanson to Approve Request Authorization to Purchase Windows Server 2025 Licenses in a Not to Exceed Amount of \$36,000.00 Budgeted in Line item #101-228-977-001 ~~(see attached)~~.

The motion carried unanimously.

**3. REQUEST TO APPROVE THE SERVICES FROM THE CENTER FOR INTERNET SECURITY FOR ALBERT NETWORK MONITORING AND MANAGEMENT IN THE AMOUNT OF \$19,250.00 FOR 2024 AND \$16,800.00 FOR 2025 BUDGETED IN LINE ITEM #101-228-801-000**

A motion was made by Trustee Peterson, supported by Trustee Swanson to Approve the Services from the Center for Internet Security for Albert Network Monitoring and Management in the Amount of \$19,250.00 for 2024 and \$16,800.00 for 2025 Budgeted in Line Item #101-228-801-000 ~~(see attached)~~. Contingent on Attorney Approval.

The motion carried unanimously.

**4. REQUEST TO APPROVE THE REVISED PROPOSAL WITH OHM ADVISORS TO PROVIDE CONSTRUCTION ADMINISTRATION FOR THE CIVIC CENTER POND RENOVATION PROJECT IN THE OF \$39,600.00 BUDGETED IN LINE ITEM #101-902-981-030**

John Hines, Municipal Service Director explained the proposal for the pond renovation.

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Matt Parks, OHM Advisors explained the primary focus for the renovation project for the Civic Center Pond.

A motion was made by Trustee Peterson, supported by Treasurer Eldridge to Approve the Revised Proposal with OHM Advisors to Provide Construction Administration for the Civic Center Pond Renovation Project in the \$39,600.00 Budgeted in Line Item #101-902-981-030 (see attached).

Swanson....Yes  
Stumbo.....Yes

Newman....Yes  
Eldridge.....No

Peterson...Yes  
Hunter.....Yes

The motion carried ~~unanimously~~.

**5. RESOLUTION 2024-11, AUTHORIZING THE CHARTER TOWNSHIP OF YPSILANTI TO SELL TO PURCHASER MARIE C. GOODE TWO VACANT PARCELS LOCATED AT 475 GREENLAWN ST. AND 481 GREENLAWN ST.**

Supervisor Stumbo read Resolution 2024-11.

A motion was made by Treasurer Eldridge, supported by Trustee Peterson to Approve Resolution 2024-11, Authorizing the Charter Township of Ypsilanti to Sell to Purchaser Marie C. Goode Two Vacant Parcels Located at 475 Greenlawn St. and 481 Greenlawn St. (see attached).

The motion carried unanimously.

**6. REQUEST TO ACCEPT THE RESIGNATION OF JEFF KERNER FROM THE YPSILANTI TOWNSHIP ZONING BOARD, EFFECTIVE IMMEDIATELY**

A motion was made by Trustee Peterson, supported by Treasurer Eldridge to Accept the Resignation of Jeff Kerner from the Ypsilanti Township Zoning Board, Effective Immediately (~~see attached~~).

The motion carried unanimously.

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**7. REQUEST TO SET A PUBLIC HEARING FOR THE 2024 SPECIAL ASSESSMENT ROLL TO BE HELD SEPTEMBER 17, 2024 AT APPROXIMATELY 7:00PM**

A motion was made by Treasurer Eldridge, supported by Trustee Swanson to Set a Public Hearing for the 2024 Special Assessment Role to be Held September 17, 2024 at Approximately 7:00PM ~~(see attached)~~.

The motion carried unanimously.

**8. REQUEST AUTHORIZATION TO NEGOTIATE THE SALE OF TOWNSHIP OWNED PROPERTY LOCATED AT 724 N. FORD BLVD.**

A motion was made by Treasurer Eldridge, supported by Trustee Peterson to Request Authorization to Negotiate the Sale of Township Owned Property Located at 724 N. Ford Blvd. ~~(see attached)~~.

The motion carried unanimously.

**9. REQUEST AUTHORIZATION TO NEGOTIATE THE SALE OF TOWNSHIP OWNED PROPERTY LOCATED AT 1751 SMITH STREET**

A motion was made by Trustee Peterson, supported by Trustee Swanson to Request Authorization to Negotiate the Sale of Township Owned Property Located at 1751 Smith St. ~~(see attached)~~.

The motion carried unanimously.

**10. RESOLUTION 2024-12, AUTHORIZING THE CHARTER TOWNSHIP OF YPSILANTI TO SELL TO PURCHASER, ELEVATE PROPERTY HOLDINGS LLC – HEWITT APARTMENTS, ONE VACANT PARCEL LOCATED AT 785 N. HEWITT PARCEL #K-11-06-448-800**

Supervisor Stumbo read Resolution 2024-12.

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A motion was made by Treasurer Eldridge, supported by Trustee Peterson to Approve Resolution 2024-12, Authorizing the Charter Township of Ypsilanti to Sell to Purchaser, Elevate Property Holdings, LLC-Hewitt Apartments, One Vacant Parcel Located at 785 N. Hewitt Parcel #K-11-06-448-80 (~~see attached~~).

The motion carried unanimously.

**11. REQUEST TO ACCEPT THE RECOMMENDATION OF THE CHARTER TOWNSHIP OF YPSILANTI ATTORNEY TO ACCEPT THE VALUE DETERMINED BY THE MMLLPP FOR THE INSURANCE CLAIM REGARDING THE TOWNSHIP BUS**

A motion was made by Trustee Peterson, supported by Treasurer Eldridge to Accept the Recommendation of the Charter Township of Ypsilanti Attorney to Accept the Value Determined by the MMLLPP for the Insurance Claim Regarding the Township Bus (~~see attached~~).

The motion carried unanimously.

**12. BUDGET AMENDMENT #10**

Supervisor Stumbo read Budget Amendment #10.

A motion was made by Treasurer Eldridge, supported by Trustee Peterson to Accept Budget Amendment #10 (see attached)

The motion carried unanimously.

**AUTHORIZATIONS AND BIDS**

**1. REQUEST TO SEEK PROPOSALS FOR FALL PROTECTION EQUIPMENT AT THE COMPOST FACILITY ON CLARK ROAD AND HYDRO STATION ON BRIDGE ROAD**



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A motion was made by Treasurer Eldridge, supported by Trustee Swanson to Seek Proposals for Fall Protection Equipment at the Compost Facility on Clark Road and Hydro Station on Bridge Road.

The motion carried unanimously.

**2. REQUEST TO WAIVE THE FINANCIAL POLICY AND AWARD THE LOW QUOTE TO ROWLEYS WHOLESALE TO SUPPLY ENVIRONMENTAL OIL TO REPLACE HYDRAULIC OIL AT THE HYDRO STATION IN THE AMOUNT OF \$43,593.27 BUDGETED IN LINE ITEM #252-535-867-000**

A motion was made by Trustee Swanson, supported by Treasurer Eldridge to ~~Request to~~ Waive the Financial Policy and Award the Low Quote to Rowleys Wholesale to Supply Environmental Oil to Replace Hydraulic Oil at the Hydro Station in the Amount of \$43,593.27 Budgeted in Line Item #252-535-867-000.

The motion carried unanimously.

**3. REQUEST AUTHORIZATION TO ACCEPT THE LOW BID FROM DIVERSIFIED EXCAVATING & SITE UTILITIES, LLC IN THE AMOUNT OF \$162,815.50 NOT TO EXCEED \$179,000.00 BUDGETED IN LINE ITEM #101-902-981-030 FOR THE CIVIC CENTER POND RENOVATION PROJECT – ARPA Funds**

A motion was made by Trustee Swanson, supported by Treasurer Eldridge to ~~Request Authorization~~ to Accept the Low Bid from Diversified Excavating & Site Utilities, LLC in the amount \$162,815.50 Not to Exceed \$179,000.00 Budgeted in Line Item #101-902-981-030 for the Civic Center Pond Renovation Project.

**Contingent upon contract approval by township attorney.**

The motion carried unanimously.

**PUBLIC COMMENTS**

There were two Public Comments

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

The meeting was adjourned at approximately 8:02 PM.

Respectfully Submitted,



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



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

**CHARTER TOWNSHIP OF YPSILANTI  
PROPOSED ORDINANCE NO. 2024 – 507**

**An ordinance to amend Chapter 62, Article IV, Section 62-76(a)(1) of the Code of Ordinances, Charter Township of Ypsilanti, to adjust water service rates.**

**BE IT ORDERED BY THE CHARTER TOWNSHIP OF YPSILANTI, that:**

Section 62-76(a)(1) of Chapter 62, Article IV of the Code of Ordinances be revised as follows:

For all billings rendered prior to September 1, 2024, existing water service rates shall prevail. For all billings rendered on or after September 1, 2024, charges for water service rates shall be as follows, for each bimonthly (two-month) period:

**(1) Readiness-to-serve rates based on size of meter:**

Meter Size (inch)	Water Rate
5/8-3/4	\$ 17.94
1	\$ 44.84
1-1/2	\$ 89.68
2	\$ 143.48
3	\$ 448.38
4	\$ 896.77
6	\$ 1,793.54
8	\$ 3,138.69
10	\$ 4,932.23
12	\$ 5,829.00

**(2) Commodity rate: \$3.88 per 100 cubic feet**

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2024-507 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on August 20, 2024 after first being introduced at a Regular Meeting held on July 16, 2024. The motion to approve was made by member Swanson and seconded by Newman YES: Stumbo, Eldridge, Hunter, Newman, Peterson, and Swanson ABSENT: Jarrell Roe NO: None ABSTAIN: None.

*Heather Jarrell Roe*

\_\_\_\_\_  
Heather Jarrell Roe, Clerk  
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI  
PROPOSES ORDINANCE NO. 2024 –508**

**An ordinance to amend Chapter 62, Article IV, Section 62-77 of the Code of Ordinances, Charter Township of Ypsilanti, to adjust sewage disposal rates.**

**BE IT ORDERED BY THE CHARTER TOWNSHIP OF YPSILANTI, that:**

Section 62-77 of Chapter 62, Article IV of the Code of Ordinances be revised as follows:

For all billings rendered prior to September 1, 2024, existing sewage disposal service rates shall prevail. For all billings rendered on or after September 1, 2024, charges for sewage disposal services shall be as follows, for each bimonthly (two-month) period:

(1) **Readiness-to-serve rates based on size of meter:**

Meter Size (inch)	Sewer Rate
5/8-3/4	\$ 18.54
1	\$ 46.34
1-1/2	\$ 92.68
2	\$ 148.29
3	\$ 463.39
4	\$ 926.78
6	\$ 1,853.55
8	\$ 3,243.71
10	\$ 5,097.26
12	\$ 6,024.04

(2) **Commodity rate:** \$3.05 per 100 cubic feet

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2024-508 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on August 20, 2024 after first being introduced at a Regular Meeting held on July 16, 2024. The motion to approve was made by member Eldridge and seconded by Peterson YES: Stumbo, Eldridge, Hunter, Newman, Peterson, and Swanson ABSENT: Jarrell Roe NO: None ABSTAIN: None.

*Heather Jarrell Roe*

\_\_\_\_\_  
Heather Jarrell Roe, Clerk  
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI  
2024 BUDGET AMENDMENT # 10**

August 20, 2024

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

**101 - GENERAL OPERATIONS FUND**

**Total Increase \$8,908.00**

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

Revenues:	Prior Year Fund Balance	101-000-699.999	\$1,840.00
			\$1,840.00
		<b>Net Revenues</b>	<b><u><u>\$1,840.00</u></u></b>
Expenditures:	Salary PTO Payout	101-191-708.004	\$1,710.00
	FICA	101-191-715.000	\$130.00
		<b>Net Expenditures</b>	<b><u><u>\$1,840.00</u></u></b>

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

Revenues:	Prior Year Fund Balance	101-000-699.999	\$4,692.00
			\$4,692.00
		<b>Net Revenues</b>	<b><u><u>\$4,692.00</u></u></b>
Expenditures:	Salary PTO Payout	101-228-708.004	\$4,358.00
	FICA	101-228-715.000	\$334.00
		<b>Net Expenditures</b>	<b><u><u>\$4,692.00</u></u></b>

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

Revenues:	Prior Year Fund Balance	101-000-699.999	\$2,376.00
			\$2,376.00
		<b>Net Revenues</b>	<b><u><u>\$2,376.00</u></u></b>
Expenditures:	Salary PTO Payout	101-270-708.004	\$2,207.00
	FICA	101-270-715.000	\$169.00
		<b>Net Expenditures</b>	<b><u><u>\$2,376.00</u></u></b>

**236 - 14B DISTRICT COURT FUND**

**Total Increase \$2,188.00**

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

Revenues:	Prior Year Fund Balance	236-000-699.999	\$2,188.00
			\$2,188.00
		<b>Net Revenues</b>	<b><u><u>\$2,188.00</u></u></b>
Expenditures:	Salary PTO Payout	236-286-708.004	\$2,032.00
	FICA	236-286-715.000	\$156.00
		<b>Net Expenditures</b>	<b><u><u>\$2,188.00</u></u></b>

Motion to Amend the 2024 Budget (#10)

Move to increase the General Fund budget by \$8,908 to \$27,043,168 and approve the department line item changes as outlined.

Move to increase the 14B District Court Fund budget by \$2,188 to \$1,789,874 and approve the department line item changes as outlined.