

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE MARCH 18, 2025 REGULAR BOARD MEETING**

Board Meetings are audio recorded and posted on the website

Due to technical difficulties, there is no audio for this meeting.

DETERMINATION OF QUORUM

Supervisor Stumbo determined a quorum was present and made the board aware Trustee Peterson called to let her know she would not be present.

Township Supervisor Brenda Stumbo called the meeting to order at 6:00 pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda Stumbo, Clerk Debbie Swanson, and Treasurer Stan Eldridge
Trustees: Karen Lovejoy Roe, John Newman III, and LaResha Thornton

Members Not Present: Trustee Gloria Peterson

Legal Counsel: Wm. Douglas Winters

The Pledge of Allegiance was recited followed by a moment of silent prayer.

APPROVAL OF AGENDA

A motion was made by Trustee Lovejoy Roe to pull Statements and Checks from the Consent Agenda. The motion was supported by Treasurer Eldridge.

The motion carried unanimously.

CONSENT AGENDA

A. MINUTES OF MARCH 4, 2025 REGULAR MEETING

B. STATEMENTS AND CHECKS

**1. STATEMENTS AND CHECKS FOR MARCH 4, 2025 IN THE
AMOUNT OF \$1,575,054.60**

- 2. CLARITY HEALTHCARE DEDUCTIBLE ACH FOR FEBRUARY 2025, IN THE AMOUNT OF \$66,434.04**
- 3. CLARITY HEALTHCARE ADMIN FEE FOR FEBRUARY 2025, IN THE AMOUNT OF \$1,673.25**

C. TREASURER'S REPORT

A motion was made by Treasurer Eldridge and supported by Clerk Swanson to approve the Minutes of March 4, 2025 Regular Meeting, the Clarity Healthcare Deductible ACH, Clarity Healthcare Admin Fee, and the Treasurer's Report.

The motion carried unanimously.

A motion was made by Trustee Lovejoy Roe to not pay the McLain & Winters' bill. The motion failed due to no support.

A motion was made by Treasurer Eldridge and supported by Clerk Swanson to approve the Statements and Checks.

The motion carried unanimously.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Legal update was provided by Attorney Winters including the following.

- Culver's
- Ann Arbor One Apartments

Bullet points included due to no audio.

NEW BUSINESS

1. APPROVE RESOLUTION 2025-03, DAWN FARM 16TH ANNUAL RIDE FOR RECOVERY ROAD CLOSURE REQUEST

Clerk Swanson read the resolution into the record.

A motion was made by Trustee Lovejoy Roe and supported by Treasurer Eldridge to approve Resolution 2025-03, Dawn Farm 16th Annual Ride for Recovery Road Closure request. (see attached)

The motion carried unanimously.

2. APPROVE RESOLUTION 2025-04, TO AUTHORIZE THE SALE OF 724 S FORD BLVD

Clerk Swanson read the resolution into the record.

A motion was made by Trustee Lovejoy Roe and supported by Trustee Thornton to approve Resolution 2025-04, to authorize the sale of 724 S Ford Blvd. (see attached)

The motion carried unanimously.

3. APPROVE RESOLUTION 2025-05, FOR A PARTIAL TERMINATION OF A FARMLAND DEVELOPMENT RIGHTS AGREEMENT FOR THE PUBLIC INTEREST

Clerk Swanson read the resolution into the record.

A motion was made by Treasurer Eldridge and supported by Trustee Lovejoy Roe to approve Resolution 2025-05, for a partial termination of a Farmland Development Rights Agreement for the public interest. (see attached)

The motion carried unanimously.

4. APPROVE RESOLUTION 2025-06, BOARDS AND COMMISSIONS APPOINTMENTS

Clerk Swanson read the resolution into the record.

A motion was made by Treasurer Eldridge and supported by Trustee Lovejoy Roe to approve Boards and Commissions Appointments. (see attached)

The motion carried unanimously.

**5. AUTHORIZE WASHTENAW COUNTY ROAD COMMISSION (WCRC)
2025 SECOND AGREEMENT FOR LOCAL ROAD IMPROVEMENTS IN
THE GREENE FARMS SUBDIVISION IN THE ESTIMATED AMOUNT OF
\$1,203,330.04, BUDGETED IN LINE ITEM #213-446-982.000 AND
#101-902-981.130**

A motion was made by Treasurer Eldridge and supported by Trustee Thornton to authorize Washtenaw County Road Commission (WCRC) 2025 Second Agreement for local road improvements in the Greene Farms subdivision in the estimated amount of \$1,203,330.04, budgeted in line item #213-446-982.000 and #101-902-981.130. (see attached)

The motion carried unanimously.

**6. APPROVE LITIGATION TO ABATE A PUBLIC NUISANCE AT A
PROPERTY IDENTIFIED AS 5593 JUSTIN CT, BUDGETED IN LINE ITEM
#101-729-801.023**

A motion was made by Treasurer Eldridge and supported by Trustee Thornton to approve litigation to abate a public nuisance at a property identified as 5593 Justin Ct, budgeted in line item #101-729-801.023

The motion carried unanimously.

**7. APPROVE LITIGATION TO ABATE A PUBLIC NUISANCE AT A
PROPERTY IDENTIFIED AS 1425 S HARRIS RD, BUDGETED IN LINE
ITEM #101-729-801.023**

A motion was made by Treasurer Eldridge and supported by Trustee Thornton to approve litigation to abate a public nuisance at a property identified as 1425 S Harris Ct, budgeted in line item #101-729-801.023

The motion carried unanimously.

8. BUDGET AMENDMENT #4

Clerk Swanson read the budget amendment into the record.

A motion was made by Clerk Swanson and supported by Trustee Newman to approve budget amendment #4. (see attached)

The motion carried unanimously.

AUTHORIZATION AND BIDS

1. SEEK BID PROPOSALS FOR VEGETATION AND BLIGHT REMOVAL

A motion was made by Treasurer Eldridge and supported by Trustee Thornton to seek bid proposals for Vegetation and Blight removal.

The motion carried unanimously.

2. SEEK BID PROPOSALS FOR YPSILANTI TOWNSHIP PLAYGROUND MULCH INSTALLATION

A motion was made by Treasurer Eldridge and supported by Clerk Swanson to seek bid proposals for Ypsilanti Township Playground Mulch.

The motion carried unanimously.

OTHER BUSINESS

PUBLIC COMMENTS

There was 1 public comment sharing concerns about roundabout. Included due to no audio.

BOARD MEMBER COMMENTS

There was 1 board member comment.

ADJOURNMENT

A motion to adjourn was made by Treasurer Eldridge and supported by Trustee Thornton.

The motion carried unanimously.

The meeting was adjourned at approximately 6:30PM

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2025-03

RESOLUTION REGARDING TEMPORARY ROAD CLOSURE

Resolution authorizing the temporary road closure of Stony Creek Rd., to Textile Rd., to Hitchingham Rd., to Merritt Rd. (back to Stony Creek) on Sunday, April 27th from 10:00 am to 1:30 pm for the Ride for Recovery 5K/10K Run/Walk to benefit Dawn Farm Ride for Recovery.

WHEREAS, the Charter Township of Ypsilanti Board of Trustees has approved the temporary closure of Ypsilanti Township roads as indicated above; and

WHEREAS, the Driveways, Banners, and Parades Act 200 of 1969 requires the Township to authorize an official designated by resolution to make such request from the Washtenaw County Road Commission.

NOW THEREFORE, BE IT RESOLVED that the Township of Ypsilanti Board of Trustees designates and agrees that Tracy Puvalowski, Development Director of Dawn Farm be the authorized official designee in this instance, when application is made to the Washtenaw County Road Commission for this temporary road closure.

I, Debra A. Swanson, 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. 2025-03 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on March 18, 2024.

Debra A Swanson, Clerk
Charter Township of Ypsilanti

RESOLUTION 2025-04

Authorizing the Charter Township of Ypsilanti to Sell to Purchaser Eliza Skelcey One Vacant Parcel Located at 724 N. Ford Blvd.

WHEREAS, the Charter Township of Ypsilanti holds title to a vacant parcel located at 724 N. Ford Blvd., title of which includes the legal description of the vacant parcel as follows:

K-11-02-328-007, 724 N. Ford Blvd., Ypsilanti, MI 48198 with a legal description of YP#58-265 Lot 265, excluding S 3 ft thereof East Park Subdivision, 0.16 total acres.; and

WHEREAS, on **January 20, 2025** Eliza Skelcey requested of the Ypsilanti Township Assessing Department to purchase the vacant lot as described above which she intends to utilize as a “***garden lot***,” and;

WHEREAS, at a regular Board meeting held on **August 20, 2024** the Ypsilanti Township Board of Trustees authorized the sale of the vacant lot which according to the “***Market Valuation Report***” prepared by Deputy Assessor Brian McCleery dated **August 6, 2024** was valued at **\$7,000**, and;

WHEREAS, on the **27th day of February, 2025** Purchaser Eliza Skelcey signed the proposed “***Purchase Agreement***” (a copy of which is attached hereto and incorporated by reference) in which the Purchaser

will remit to the Township the sum of **\$7,000** in accordance with the Market Valuation Report dated **August 6, 2024**.

**NOW, THEREFORE THE YPSILANTI CHARTER TOWNSHIP
BOARD OF TRUSTEES HEREBY RESOLVES AS FOLLOWS:**

1. That the Township Board accepts the Purchase Offer submitted hereto and authorizes the execution of the “**Purchase Agreement**” by Supervisor Brenda L. Stumbo and Clerk Debra A. Swanson.
2. That the Township authorizes Supervisor Stumbo and Clerk Swanson to execute all documents required by Cislo Title to effectuate the transfer of the vacant parcel to Purchaser Eliza Skelcey once a closing date has been scheduled.
3. That a certified copy of this Resolution be forwarded to Cislo Title as set forth in Paragraph 23 of the Purchase Agreement.

I, Debra A. Swanson, 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. 2025-04 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on March 18, 2025.

Debra A Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
RESOLUTION 2025-05

PARTIAL TERMINATION OF A FARMLAND
DEVELOPMENT RIGHTS AGREEMENT
-PUBLIC INTEREST-

WHEREAS, on February 25, 2025 the township board received a request from Washtenaw County Road Commission for approval to have a certain parcel released from agreement number 81-66585-123132 which was executed in accordance with the provisions of PA 116 of 1974, commonly known as the Farmland and Open Space Preservation Act ("The Act"); and

WHEREAS, the township board has reviewed this request and DETERMINED that THE RELEASE IS IN THE PUBLIC INTEREST and meets one or more conditions of 36111a. (1) (b) of Part 361 of the Natural Resources and Environmental Protection Act; and

WHEREAS, the parcel proposed for release from the agreement is .114 acres in size; and

WHEREAS, the township board finds that the request for release of the particular parcel is acceptable.

I, Debra A. Swanson, 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. 2025-05 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on March 18, 2025.

Debra A Swanson, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
Boards and Commissions Appointments**

Resolution No. 2025-06

APPOINTMENTS

Southeast Michigan Council of Governments (SEMCOG)

Thornton, LaResha

Hines, John (Alternate)

Exp. Date

11/20/2028

12/31/2028

Washtenaw Area Transportation Study (WATS)

Ajegba, Paul

Exp. Date

Pleasure of the Board

I, Debra A. Swanson, 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. 2025-06 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on March 18, 2025.

Debra A Swanson, Clerk
Charter Township of Ypsilanti

2025 YPSILANTI TOWNSHIP SECOND AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2025, by and between the Township Board of Ypsilanti Township ("Ypsilanti Township"), Washtenaw County, and the Washtenaw County Board of County Road Commissioners ("WCRC").

WHEREAS, Ypsilanti Township desires that certain improvements be made upon the local roads in the Township of Ypsilanti, and

WHEREAS, proper authority is provided to the parties of the agreement under the provisions in Act 51 of Public Acts of 1951 as amended,

IT IS NOW THEREFORE AGREED, the WCRC will accomplish the improvements as specified herein, all in accordance with the standards of the WCRC,

IT IS FURTHER AGREED, Ypsilanti Township shall pay WCRC for the actual project costs incurred for the project; and

IT IS FURTHER AGREED, the WCRC will submit monthly invoices to the Township during the progress of the construction. Following project completion and final accounting of the project costs, WCRC will submit the final invoice for the actual remaining unpaid costs. The final invoice shall provide supporting detail and information, which reasonably identifies the actual project costs incurred by WCRC. The Township described herein agrees to remit payment within 30 days from receipt of WCRC invoices.

Greene Farms Subdivision 2025:

Work to include forestry, cold milling the existing pavement surface, replacement of deteriorated concrete curb and gutter, ADA sidewalk ramp upgrades, construction of a 2" hot mix asphalt wearing surface, and associated project restoration.

Roads to include:

(Phase 1)

Greene Farm Drive, 515 feet west of Pioneer Dr to Whittaker Rd
Pioneer Drive, Greene Farm Dr to Dover Dr
Dover Drive, Oyster Bay Dr to end of road
Oyster Bay Drive, Dover Dr to Bay Tree Dr

(Phase 2)

Greene Farm Drive, Dover Dr to 515 feet west of Pioneer Dr
Dover Drive, Greene Farm Dr to Oyster Bay Dr

(Phase 3)

Dover Drive, Roxbury Dr to Greene Farm Dr
Roxbury Drive, Berwick Dr to Dover Dr
Richmond Drive, Berwick Dr to Dover Dr
Rachel Drive, Hitchingham Rd to Dover Dr
Berwick Drive, Roxbury Dr to Glacier Pointe Dr
Glen Oaks Drive, Rachel Dr to Glacier Pointe Dr

Estimated project cost for Greene Farms Subdivision 2025:

\$ 1,543,000.00

2025 Ypsilanti Township Second Agreement

AGREEMENT SUMMARY

2024 LOCAL ROAD PROGRAM	
Greene Farms Subdivision 2024 (Phases 1, 2, 3)	\$ 1,543,000.00
Less WCRC 2024 Local Matching Funds	\$ 339,669.96
Subtotal	<u>\$ 1,327,330.04</u>

ESTIMATED AMOUNT TO BE PAID BY YPSILANTI TOWNSHIP UNDER THIS AGREEMENT DURING 2025:	\$ 1,203,330.04
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CHARTER TOWNSHIP OF YPSILANTI:

_____ Brenda Stumbo, Supervisor	_____ Debbie Swanson, Clerk
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WASHTENAW COUNTY ROAD COMMISSION:

_____ Barbara Ryan Fuller, Chair	_____ Matthew MacDonell, Managing Director
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Motion to Amend the 2025 Budget (#4)

Move to increase the General Fund budget by \$84,314 to \$21,146,802 and approve the department line item changes as outlined.

Move to increase the Fire Fund budget by \$19,058 to \$5,595,948 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund budget by \$139,663 to \$10,381,490 and approve the department line item changes as outlined.

**CHARTER TOWNSHIP OF YPSILANTI
2025 BUDGET AMENDMENT # 4**

MARCH 18, 2025

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND	Total Increase	<u>\$84,314.00</u>
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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	\$1,854.00
		Net Revenues	<u>\$1,854.00</u>
Expenditures:	Salary PTO Payout	101-191-708.004	\$1,722.00
	FICA	101-191-715.000	\$132.00
		Net Expenditures	<u>\$1,854.00</u>

Request to carryforward the approved funding for new signs and installation provided by Bill Carr Signs, Inc. This was approved at the December 3, 2024 Board meeting. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-699.999	\$78,560.00
		Net Revenues	<u>\$78,560.00</u>
Expenditures:	Furniture and Fixtures	101-901-975.135	\$78,560.00
		Net Expenditures	<u>\$78,560.00</u>

Request to carryforward the approved funding for Engineering provided by Spicer Group at Lakeside Park. This was approved at the July 16, 2024 Board meeting. This will be funded by appropriation of ARPA funds.

Revenues:	Designated Loss Revenue ARPA	101-000-686.000	\$3,900.00
		Net Revenues	<u>\$3,900.00</u>
Expenditures:	Lakeside Shelter Park	101-902-981.120	\$3,900.00
		Net Expenditures	<u>\$3,900.00</u>

206 - FIRE FUND	Total Increase	<u>\$19,058.00</u>
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Request to increase the budget for replacement of lost radios. This will be funded by an insurance reimbursement.

Revenues:	Insurance Reimbursement	206-000-676.012	\$19,058.00
		Net Revenues	<u>\$19,058.00</u>
Expenditures:	Communications	206-336-857.000	\$19,058.00
		Net Expenditures	<u>\$19,058.00</u>

**CHARTER TOWNSHIP OF YPSILANTI
2025 BUDGET AMENDMENT # 4**

MARCH 18, 2025

266 - LAW ENFORCEMENT FUND

Total Increase \$139,663.00

Request to add a new line and budget for a Community Service Officer (CSO). This is a contractual position provided by the Washtenaw County Sheriff's Department. The CSO position was approved at the March 19, 2024 Board meeting. The CSO will provide support related to neighborhood watch and be the liaison between the Township and Sheriff's Office. The position was filled by the Sheriff's Office in February 2025. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	266-000-699.999	<u>\$139,663.00</u>
		Net Revenues	<u><u>\$139,663.00</u></u>
Expenditures:	Sheriff - CSO	266-301-831.015	<u>\$139,663.00</u>
		Net Expenditures	<u><u>\$139,663.00</u></u>