

# Board of Trustees Minutes

## April 11, 2006

Supervisor Reaume called the meeting to order at 7:02 p.m. and led in the Pledge of Allegiance to the Flag.

### MEMBERS PRESENT:

Richard Reaume, Supervisor  
Marilyn Massengill, Clerk  
Ron Edwards, Treasurer  
Kay Arnold, Trustee  
Robert Doroshewitz, Trustee  
Steven Mann, Trustee

### ABSENT:

Charles Curmi, Trustee, Excused

### OTHERS PRESENT:

James Anulewicz, Director of Public Service  
Mark Lewis, Chief Building Official  
Randy Maycock, Fire Chief  
Thomas Tiderington, Police Chief  
Michael Bailey, Dietrich Bailey Associates  
Timothy Cronin, Township Attorney  
Joe Bridgman, Deputy Clerk  
Alice Geletzke, Recording Secretary  
11 members of the public

Proclamation recognizing National Public Safety Telecommunicator's Week,  
April 9-15, 2006

This item was delayed until later in the meeting.

### D. APPROVAL OF AGENDA

Regular Meeting - Tuesday, April 11, 2006

Mrs. Massengill moved to approve the Agenda for the Board of Trustees Regular Meeting of April 11, 2006, as submitted. Seconded by Ms. Arnold.

Ayes all.

### E. CONSENT AGENDA

#### E.1 Approval of Minutes

Regular Meeting - Tuesday, March 28, 2006

#### E.2 Approval of Township Bills

		Year 2006
General Fund	(101)	\$269,219.69
General Fund Loan to Downtown Development Authority	(101)	-
Water/Sewer	(592)	236,367.06
Improvement Revolving	(246)	699,337.65
SWD	(226)	(373.12)
Trust and Agency	(701)	-
Tax Pool	(703)	-
Drug Forfeiture	(265)	144.98
Special Assessment Capital Project Fund	(805)	-
	<b>Total:</b>	<b>\$1,204,696.26</b>

#### E.3 Approval of Easements - N/A

#### E.4 Communications-Resolutions-Reports

##### A. Communications

Thank you note from Chris Keetie to Captain Haar

B. Resolutions - N/A

C. Reports - N/A

Mrs. Massengill moved to approve the Consent Agenda for the Board of Trustees Regular Meeting of April 11, 2006, as presented. Seconded by Ms. Arnold.

Ayes all.

## **F. PUBLIC COMMENT AND QUESTIONS**

Dan Atkins, representative for the Firefighters local, asked for closure regarding the offer made in January by Chief Maycock to Charles Mann whereby he would be promoted to Lieutenant during the period the present Lieutenant remains on long-term disability. Mr. Mann was asked to sign a letter stating he would return to his former position if and when the present Lieutenant returns to active duty. The offer was made, but nothing transpired further.

Mr. Reaume indicated the matter would be investigated and discussed at a meeting already scheduled for 5 p.m. Thursday.

## **G. PUBLIC HEARING - N/A**

## **H. COMMUNITY DEVELOPMENT - N/A**

## **I. UNFINISHED BUSINESS - N/A**

## **J. NEW BUSINESS**

### **J.1 Township Hall Update**

Jack Michael of DeMattia Group discussed the Project Status Report, the Budget Update, the Project Contingency Status Update, and the Owner Contingency Status Update with Board members. He indicated a Certificate of Occupancy is expected on June 19.

Mr. Mann moved to approve finishing two additional bathrooms in the Police Department at a cost of \$5,565. Seconded by Mr. Edwards.

AYES: Mann, Edwards, Doroshewitz, Reaume

NAYS: Massengill, Arnold

Motion carried.

Mr. Mann moved to install a gas line to the Fire Station patio at a cost of \$729. Seconded by Ms. Arnold.

Ayes all.

Mr. Michael was asked to investigate the possibility of installing a gas line behind Township Hall.

Mr. Michael presented prices received for various concrete floor treatments. The Board wished to study this material further.

### **J.2 First Amendment to Consent Judgment/Plymouth Associates, LLC (Massey) v. Plymouth Township**

James Anulewicz, Director of Public Service, addressed the Board, presented plans and answered questions. He introduced Jacob Bacall and Mark LaFave, developers of the shopping center.

Wording of the last paragraph on Page 7 of the First Amendment to Consent Judgment was changed to read as follows:

\*\* The "Revised Concept Site Plan" approved by the Plymouth Township Board on March 14, 2006, attached hereto as Exhibit "C-1", illustrates a stand alone building consisting of approximately 4,000 to 7,000 sq. ft. east of the most westerly right turn in and right turn out only driveway. Anything over 4,000 square feet shall be subtracted from the aggregate 157,355. This building shall be constructed only if an upscale restaurant user is found. The Township Board shall have final approval of the Restaurant as to the type and size of restaurant user, which approval will not be unreasonably withheld.

Mr. Mann received permission from the Board to abstain from voting on the item below because of his employment with the firm of Miller, Canfield.

Ms. Arnold moved to waive the conflict of interest from Miller, Canfield's Joseph Fazio as presented in his letter of request. Seconded by Mr. Edwards.

Ayes all, with Mr. Mann abstaining.

Attorney Cronin recommended the Clerk keep the original and a copy be provided to Mr. Fazio.

Mr. Greg Green, a resident of Gold Arbor, registered his objections to the amendment and opposed the addition of any additional residential area to the consent agreement. Mr. Anulewicz answered several questions Mr. Green had regarding emergency and pedestrian access, the rezoning of the additional residential property, the tree survey, whether lighting would be as required by the Zoning Ordinance, and the paving of Gold Arbor and Southworth.

Mr. Mann received permission from the Board to abstain from voting on the following motion to prevent any possible connotation of conflict of interest because of his employment with the Miller, Canfield firm.

Ms. Arnold moved to approve the First Amendment to Consent Judgment, subject to the revised language, for the Bacall Development/Plymouth Associates, LLC, project, and authorize the Supervisor and Clerk to execute same. Seconded by Mr. Edwards.

Ayes all, with Mr. Mann abstaining.

The Board recessed briefly at 8:35 p.m. and returned at 8:50 p.m.

### J.3 Return of Earnest Money Deposit to Fairmount Properties

Mr. Reaume indicated the two highest bidders are working seriously with the Township, and it is recommended that the \$30,000 earnest money be returned to Fairmount Properties of Southfield, the lowest bidder.

Mr. Mann moved to remove the Fairmount Properties purchase agreement offer from the most favorable offers list and return their earnest money deposit of \$30,000. Seconded by Ms. Arnold.

Ayes all.

### J.4 Water and Sewer Rate Increase - First Reading Ordinance No. C-06-02

Mr. Joe Heffernan of Plante and Moran, LLC, presented his revised Water and Sewer Rate Forecast of April 2006, which recommended an 18% increase for a total of \$5.74, \$2.51 for water and \$3.23 for sewer per 1,000 gallons. The current rates are \$2.14 and \$2.72, totaling \$4.86. There are three reasons for rate revision consideration at this time: Detroit will be passing along about a 14% increase for water purchase and sewer is going up approximately 6%, it's been four years since the last Township rate increase with four years of inflation affecting internal costs, and a slight increase over a five to six year period of the debt service obligation on the sewage treatment plant with WTUA. Although there are adequate reserves, Mr. Heffernan recommended equating revenues with expenditures.

Mr. Edwards said he believed the new debt payment for expansion to the YUCCA plant was not taken into consideration when the last rates were set. This is currently about \$1.325 million. Mr. Edwards said he did not feel the expansion at WTUA was necessary. He didn't believe numbers were looked at then with Detroit charging approximately \$1.40 and Ypsilanti, with the capital costs, charging a little over \$3, averaging \$2.29.

Mr. Edwards read from Mr. Curmi's campaign literature for 2004 and requested it be put into the record:

"Initiated and led reopening WTUA sewage treatment capacity negotiations with Ypsilanti - saved \$40 million and will reduce Township sewage disposal rate increases."

Mr. Edwards said he did not see a \$40 million savings or a decrease in sewage costs to the Township. The other two communities involved were not getting out of the Detroit system.

The Board discussed various aspects of increasing the rates, including any possible impact of the additional water tower, possible decreased volume because of weather or increased rates, and the impact of the WTUA expansion.

The Board then discussed the financial impact of passing on two-thirds of the recommended

increases with Mr. Heffernan.

Ms. Arnold moved to approve for first reading Ordinance C-2006-02, adopting the amendment to the water and sewer rates, with the water rate increasing \$.22 to \$2.36 and the sewer rate increasing \$.34 to \$3.06, totaling \$5.42 per 1000 gallons. Seconded by Mr. Doroshewitz.

ROLL CALL: AYES: Arnold, Doroshewitz, Mann, Reaume  
NAYS: Edwards, Massengill  
Motion carried.

A copy of the Ordinance is on file in the Clerk's office for public perusal.

## **K. SUPERVISOR COMMENTS**

Mr. Reaume indicated the deed was received this week from the State of Michigan for the water tower property.

He reminded the Board that the contract with A3C, the architects for the new Township Hall complex, terminates on April 21. After that point, they will be on a time and materials basis. They've requested a hold harmless letter.

Township Engineer Michael Bailey updated the Board on the proposed improvements to the golf course parking lot.

The Board discussed using the current telephone numbers at the new Township Hall vs obtaining a new block of numbers. Mr. Doroshewitz recommended obtaining a fresh block of numbers.

## **L. TRUSTEE COMMENTS**

Mr. Doroshewitz inquired whether the oak wilt prevention information was being made available. Mr. Reaume assured him it was on the web site and will be published in the upcoming newsletter.

Mrs. Massengill questioned the need for thirteen employees to drive Township cars home or to use them as their personal cars, with only two filing the proper paperwork as to personal use.

The Board agreed to obtain an opinion from their labor attorney regarding use of the cars, including use by members of the Building Department that started prior to unionization.

Proclamation recognizing National Public Safety Telecommunicator's Week,  
April 9-15, 2006

Mr. Reaume read the Proclamation and presented it to Police Chief Tiderington, who accepted it on behalf of the Communications Department.

**M. PUBLIC COMMENT** - There was none.

## **N. ADJOURN**

Mrs. Massengill moved to adjourn the meeting. Supported by Mr. Edwards.

Ayes all.

Meeting adjourned at 9:59 p.m.

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Marilyn Massengill, Clerk  
Charter Township of Plymouth

PLEASE TAKE NOTE; The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at all Township Meetings, to individuals with disabilities at the Meetings/Hearings upon two weeks notice to the Charter Township of Plymouth by writing or calling the following: Human Resource Office, 42350 Ann Arbor Road, Plymouth, MI 48170. Phone number (734) 354-3202 TDD units: 1-800-649-3777 (Michigan Relay Services)

