

# Board of Trustees Minutes

## June 14, 2005

Supervisor Reaume called the meeting to order at 7:30 p.m. and led in the Pledge of Allegiance to the Flag.

### MEMBERS PRESENT:

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

ABSENT: None

### OTHERS PRESENT:

Joe Bridgman, Deputy Clerk  
 Thomas Tiderington, Police Chief  
 Michael Bailey, Dietrich Bailey Associates  
 Timothy Cronin, Township Attorney  
 Sally Hodges, McKenna Associates  
 Alice Geletzke, Recording Secretary  
 17 members of the public

Anthony Minghine, Finance Director of Canton Township, representing the Governmental Finance Officers Association, presented the Excellence in Financial Reporting Award to Treasurer Ron Edwards. This is the second year Plymouth Township has won this award, the highest that can be achieved in governmental accounting.

Trustee Arnold presented a Proclamation to John Hasluck, recognizing his service to Plymouth Township's Planning Commission.

## D. APPROVAL OF AGENDA

Regular Meeting - Tuesday, June 14, 2005

Mrs. Massengill amended the Agenda by removing Item J.3 under New Business, Bid Approval for Roofing - New Township Hall Site. She then moved to approve the Agenda for the Board of Trustees Regular Meeting of Tuesday, June 14, 2005, as amended. Seconded by Ms. Arnold.

Ayes all.

## E. CONSENT AGENDA

### E.1 Approval of Minutes

Regular Meeting - Tuesday, May 24, 2005  
 Special Meeting - Wednesday, June 1, 2005

### E.2 Approval of Township Bills

|   |               | Year 2005             |
|---|---------------|-----------------------|
| General Fund  | (101)         | \$ 819,462.08         |
| General Fund<br>Loan to Downtown Development Authority  | (101)         | -                     |
| Water/Sewer   | (592)         | 1,247,825.60          |
| Improvement Revolving **  | (246)         | 814,600.17            |
| SWD   | (226)         | 95,258.28             |
| Trust and Agency  | (701)         | 1,000.00              |
| Tax Pool  | (703)         | -                     |
| Drug Forfeiture   | (265)         | 165.77                |
| Special Assessment Capital Project Fund   | (805)         | 4,598.75              |
|   | <b>Total:</b> | <b>\$2,982,910.65</b> |
| ** Note: This amount includes a DeMattia invoice of \$462,637.19 which is subject to A3C's approval as per A3C's contract with the Charter Township of Plymouth |               |                       |

### E.3 Approval of Easements

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

- A. Communications  
Thank you letter from Roger L. Kehrier to Sergeant Rapson
- B. Resolutions - N/A
- C. Reports - N/A

Mrs. Massengill moved to approve the Consent Agenda for the Board of Trustees Regular Meeting of Tuesday, June 14, 2005, as presented with the exception of the Township bills. Seconded by Ms. Arnold.

Ayes all.

After discussion on the bills, Ms. Arnold moved to approve payment of the Township bills listed in the Consent Agenda for the meeting of Tuesday, June 14, 2005. Seconded by Mr. Edwards.

Ayes all.

**F. PUBLIC COMMENT AND QUESTIONS - There was none.**

#### **G. PUBLIC HEARING**

- G.1 Request from Koyo Corporation of U.S.A. for a twelve year Industrial Facilities Exemption for an addition to an existing building including new machinery, equipment, furniture and fixtures to be installed within the facility located at  
47771 Halyard Drive  
Resolution No. 05-06-14-18

Mr. Scott McBroom, Controller, and Mr. Hiroyuki Miyazaki, Tech Center General Manager, addressed the Board and answered questions.

Mr. Reaume opened the Public Hearing at 8:03 p.m. There being no public comment, the Public Hearing was closed at 8:04 p.m.

Mr. Edwards moved adopt Resolution No. 05-06-14-18, granting the request for a twelve (12) year Industrial Facilities Exemption Certificate for Koyo Corporation of U.S.A., covering an addition to their existing building located at 47771 Halyard Drive, Lot 29, Metro West Technology Park, Plymouth Township, Wayne County, Michigan. Seconded by Ms. Arnold.

ROLL CALL: AYES: Edwards, Arnold, Curmi, Mann, Reaume  
NAYS: Doroshewitz, Massengill

Motion carried.

The Resolution reads as follows:

WHEREAS, pursuant to P.A. 198 of 1974, as amended, after a duly noticed public hearing held on April 8, 1986, the Board of Trustees of the Charter Township of Plymouth, by resolution, established an Industrial Development District for Metro West Technology Park, Plymouth Township, Wayne County, Michigan; and

WHEREAS, Koyo Corporation of U.S.A. filed an application on May 02, 2005, requesting a twelve (12) year Industrial Facilities Exemption Certificate, with respect to an addition to their existing facility, including the cost of new machinery, equipment, furniture and fixtures; and

WHEREAS, before acting on said application, the Board of Trustees held a public hearing on Tuesday, June 14, 2005, in the Meeting Room of the Township Hall commencing at 8:03 p.m., at which hearing the applicant, the assessor, and representatives of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, the construction of the addition to the existing facility and installation of the new machinery, equipment, furniture and fixtures within the facility had not begun earlier than six (6) months before May 02, 2005, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the addition and installation of said machinery, equipment, furniture and

fixtures is calculated to and will, at the time of issuance of the certificate, have the reasonable likelihood to retain, create or prevent the loss of employment in the Charter Township of Plymouth; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Charter Township of Plymouth, after granting this certificate will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Charter Township of Plymouth that:

1. The Board of Trustees finds and determines that the granting of the Industrial Facilities Exemption Certificate, considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of Public Acts of 1974, as amended, and Act No. 255 of the Public Acts of 1978, as amended, shall not have the effect of substantially impeding the operation of the Charter Township of Plymouth, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Charter Township of Plymouth.

2. The application of Koyo Corporation of U.S.A. for an Industrial Facilities Exemption Certificate with respect to the addition to an existing facility and the addition of new machinery, equipment, furniture and fixtures to be acquired and installed on the following described parcel of real property situated within an Industrial Development District, to wit:

47771 Halyard Drive  
Lot 29  
Metro West Technology Park

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate, when issued, shall be and remain in effect for a period of twelve (12) years, after completion, in accordance with Township requirements and applicable statutory provisions found in MCL et seq.

## H. COMMUNITY DEVELOPMENT

### H.1 Approval of the Single Family Cluster Housing Agreement and the Final Site Plan for Saddlebrook Single Family Condominiums

Sally Hodges of McKenna Associates gave a PowerPoint presentation of the area, addressed the Board and answered questions.

Jim Clarke of Robertson Brothers presented plans and answered questions.

Greg Fike of Rockledge Drive read his objections to the proposed home to be built on the triangular piece of property abutting his. He concerns centered on loss of open space, loss of the vistas from his back yard, and potential for decline in his property value.

Mr. Edwards felt more open space should be preserved.

Ms. Arnold moved to approve the Single Family Cluster Housing Agreement and Final Site Plan for Saddlebrook Single Family Condominiums, Application 1867/0105, for the property located east of McClumpha Road, south of Ann Arbor road, as recommended by the Planning commission with notations as on the plans. Seconded by Mr. Doroshewitz.

AYES: Arnold, Doroshewitz, Curmi, Massengill, Mann, Reaume

NAYS: Edwards

Motion carried.

Mrs. Massengill expressed her wish for assurances that representatives from Robertson Brothers would meet with Mr. Fike and Mr. Anulewicz to discuss the buffer area.

The Board recessed at 9:05 p.m. and returned to session at 9:20 p.m.

## I. UNFINISHED BUSINESS

### I.1 New Township Hall Update

Mr. Jack Michael of DeMattia Group updated the Board on progress on the new Township Hall. He presented the Project Status Report dated 6/14/05.

Mr. Mann moved to have the footings poured for the Police Department Sally Port. Seconded by Ms. Arnold.

AYES: Mann, Arnold, Doroshewitz, Edwards, Massengill, Reaume  
NAYS: Curmi

Motion carried.

## J. NEW BUSINESS

### J.1 Recommendation and Conditional Contract Award for Beacon Estates SAD Paving Project, Establish Public Hearing Assessment Resolution No. 05-06-14-19

Mrs. Massengill moved to approve Resolution 05-06-14-19, scheduling the Hearing of Assessment for the Beacon Estates SAD Paving Project for June 28, 2005. Seconded by Ms. Arnold.

Ayes all on a roll call vote.

The Resolution reads as follows:

WHEREAS, the Supervisor of the Township has, in accordance with Resolution of the Township Board and the laws and statutes pertinent thereto, cause to be prepared a special assessment roll covering all the parcels of land in the Beacon Estates Assessment District according to the relation of the benefit of each parcel of land to the total benefit to all parcels of land in such Special Assessment District and has affixed thereto his/her Certificate a required by said resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. That said special assessment roll shall be filed with the Township Clerk and shall be available for public examination during regular working hours of regular working days prior to the public hearing upon the same shall further be examined at such public hearing.
2. That the Township Board shall meet at 7:00 o'clock p.m. on June 28, 2005 at the Plymouth Township Hall located at 42350 Ann Arbor Road, within the Township, to review such special assessment roll and hear any objections thereto.
3. That the Township Clerk shall cause notice of such hearing and the filing of such assessment roll to be published twice in the newspaper of general circulation in the Township prior to the date of the hearing with the first publication being not less than ten (10) days prior to the hearing and shall further cause notice of such hearing to be mailed by First class Mail to all owners of or persons interested in property within the Beacon Estates Paving Assessment District also at least ten (10) days prior to said hearing, all in accordance with law and statute provided.
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of the within Resolution are hereby rescinded.

### J.2 Bid Approval for Masonry - New Township Hall Site

Jack Michael of DeMattia Group explained the bids sought and received, and their recommendation for the contract award.

Mr. Mann moved authorization to award the contract for Bid Category 3A Masonry work to Brend Contracting of Shelby Township, Michigan, for the amount of \$1,016,673. Seconded by Mrs. Massengill.

Ayes all.

### J.3 Bid Approval for Roofing - New Township Hall Site

This item was removed from the agenda.

### J.4 Bid Approval for Elevator - New Township Hall Site

Mr. Michael explained that the bid from ThyssenKrup Elevator included stainless steel doors, which makes it the lowest bid of the two bidders received.

Mr. Mann moved authorization to award the contract for Bid Category 3K Elevator Work to ThyssenKrup Elevator of Oak Park, Michigan, for the amount of \$40,400. Seconded by Mrs. Massengill.

Ayes all.

### J.5 Proposed Elevated Water Storage Tank

Township Engineer Michael Bailey addressed the Board and answered questions.

Board members asked Mr. Bailey for an estimate of the scope of work for this project, including a plan on a fixed-price basis.

Mr. Mann moved to authorize the Township Engineer, Dietrich, Bailey and Associates, P.C., to advertise for bids for the new elevated water tank and bring the bids back to the Board for further consideration. Seconded by Ms. Arnold.

Ayes all.

#### J.6 Setting Fees for Electronic Data/FOIA Requests

Mr. Edwards moved to postpone the setting of fees for the voter registration list and the assessment roll database (electronic format) under the enhanced Access to Public Records Policy until July 12, 2005. Seconded by Mr. Mann.

Ayes all.

The Board discussed the possibility of responding to a current request by offering a printed listing of the assessment database at the current charge of 50 cents per page until the electronic format is completed.

#### J.7 Purchase of Dell Computer

Mr. Edwards explained the need for replacing this computer for his office staff.

Mr. Doroshewitz moved to approve the purchase of a Dell computer for approximately \$1,050.00.

J.8 Request from Plymouth Bakery Division of Perfection Bakeries, Inc., for a twelve year Industrial Facilities Exemption for building improvements to an existing building including new machinery, equipment, furniture and fixtures to be installed within said facility located at 45789 Port Street, lot 88, Metro West Industrial Park, Subdivision #3  
Set date for public hearing

Mr. Mann moved to establish June 28, 2005, for public hearing on the request from Plymouth Bakery Division of Perfection Bakeries, Inc., for a twelve (12) year Industrial Facilities Exemption Certificate covering building improvements to an existing facility, including new machinery, equipment, furniture and fixtures. The facility is located at 45789 Port Street, Lot 88, Metro West Industrial Park, Plymouth Township, Wayne County, Michigan. Seconded by Ms. Arnold.

Ayes all.

J.9 Brownfield Redevelopment Authority - Current Plymouth Township Hall Site  
Set date for public hearing

Attorney Cronin addressed the Board and answered questions.

Mr. Mann moved to set July 12, 2005, at 7:00 p.m. as a time for public hearing on the Brownfield Plan to use Local Site Remediation Revolving Funds for eligible activities/remediation of the current Township Hall properties, as recommended by the Brownfield Authority. Seconded by Mrs. Massengill.

Ayes all.

**K. SUPERVISOR COMMENTS** - There were none.

#### **L. TRUSTEE COMMENTS**

Mr. Reaume updated Ms. Arnold on when soil erosion permits might be issued and the silt fence installed so that stump removal work could continue on the Haggerty/Ann Arbor Road property.

Mrs. Massengill requested that the department heads be present at Board meetings. She also asked that Township employees be treated with respect when Trustees call the office.

Mr. Curmi had concerns regarding some wording in the upcoming newsletter about the police/fire bond issue election.

#### **M. PUBLIC COMMENT**

Mr. Roy Hart asked for a current total of Township taxes not received because of tax abatements.

## **N. CLOSED SESSION**

At 10:55 p.m., it was moved by Mrs. Massengill and seconded by Ms. Arnold that a closed session be called for the purpose of

RE: Discuss pending litigation - VanBuren vs Plymouth Township

This is a permissible purpose under the Michigan's Open Meeting Act, Public Act No. 267, Article 15.268, Section 8, Paragraph (e)

Ayes all on a roll call vote.

At 11:20 p.m., it was moved by Mrs. Massengill and seconded by Ms. Arnold to return to open session.

Ayes all on a roll call vote.

## **O. ADJOURN**

Mrs. Massengill moved to adjourn the meeting. Seconded by Ms. Arnold.

Ayes all.

Meeting adjourned at 11:21 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)