

**ANN ARBOR CHARTER TOWNSHIP  
BOARD OF TRUSTEES MEETING MINUTES  
MONDAY, FEBRUARY 18, 2008**

**I. CALL TO ORDER**

The regular monthly meeting of the Ann Arbor Charter Township Board of Trustees was called to order by Supervisor Moran at 7:32 p.m. at the Township Hall, 3792 Pontiac Trail, Ann Arbor, Michigan, 48105.

Present: Supervisor Michael Moran, Clerk Rena Basch, Trustees John Allison, Della DiPietro, Richard Dieterle and Randolph Perry.

Absent: Treasurer Virginia Forshee.

Also Present: Township Attorney Sandra Sorini Elser, Township Engineer Damien Wetzel and Utilities Superintendent Rick Judkins.

**II. CITIZEN PARTICIPATION – No citizen signed up for participation.**

**III. APPROVAL OF MINUTES**

Corrections to the 1/21/08 minutes: On page 1 under item B in the motion after “moved” strike “approval” and on page 2 under item E at the end of the second sentence strike “salary” and insert “salaried department head.” **Dieterle moved approval of the January 21, 2008 minutes as amended. Basch seconded the motion which was adopted unanimously.**

**IV. PUBLIC HEARING – IMRA INDUSTRIAL FACILITIES TAX EMEMPTION**

**A. Presentation**

Takashi Omitsu President of IMRA America, Inc. stated the company has been in business since 1990; they develop and manufacture lasers for the automotive and medical fields. They now make the laser inside eye surgery equipment. Takashi said they would like to expand their existing facility to complete the original plans of 18 years ago. The new space will accommodate their new technology and applications.

Tim Robinson with Ann Arbor SPARK pointed out that with the new site plan, which includes 51 land banked parking spaces, IMRA’s impervious surface will be at 19.14%, which is over the 18% limit of the abatement policy. Robinson said IMRA would like to forgo those 51 land banked parking spaces which will reduce impervious surface of the site to 17.55%. IMRA indicated that the parking spaces will not be needed for employee parking because their facility is laboratory space, so there is a higher amount of square footage per employee than typical office buildings.

**B. Public Comments**

Moran opened the public hearing at 7:41 p.m. There were no public comments. Moran closed the public hearing at 7:42 p.m.

**C. Board Discussion/Action**

Allison recommended adding language in the resolution and agreement which would indicate the removal of the 51 land banked parking spaces and that impervious surface will not be greater than 18%. Moran noted the computer equipment listed for tax abatement totaling \$40,600 needs to be deducted from the personal property costs. **DiPietro moved approval of the resolution approving the application of IMRA America, Inc. for an industrial facilities tax exemption**

as amended, for the amount of \$9,268,730 made up of \$5,681,000 in real property and \$3,587,730 in personal property for six years ~~and six years~~ after construction with additional language in the resolution on page 2 under item 3, “with the impervious surface not to exceed 18%”, and in the agreement on page 3 under item 4, “based on a site plan approved by the Planning Commission with impervious surface not to exceed 18%.” Allison seconded the motion which was adopted unanimously.

## V. ANNEXATIONS, ORDINANCES, CONDITIONAL USES, ZONING

### A. Annexation

Moran noted in this situation property owners had signed an agreement with the City to annex several years ago but never followed through with it. The property owners ended up filing late with the City and therefore penalties will apply. **Allison moved approval for release of annexation for AZ-1-08, 3490 E. Huron River Drive, parcel # I-09-35-280-010. Basch seconded the motion which was adopted unanimously.**

### B. Zoning Ordinance Amendment

Moran explained the proposed amendment to section 74-426 establishing a process for approval of conditional uses not specifically listed for any district was previously tabled at the last Board meeting based on concerns raised by Trustee Perry. Moran said the Township attorney and planner continue to work on this issue and recommended that the Board re-table the matter. **Basch moved to re-table the proposed amendment to section 74-426 ~~until recommendation from the Planning Commission.~~ DiPietro seconded the motion which was adopted unanimously.**

### C. Zoning Ordinance Amendment

Moran indicated the proposed amendment is a correction to the wording changing “agricultural preservation” to “agricultural production”. Allison explained the proposed amendment is to correct a typographical error in the ordinance as it was originally constructed, and until the change is made, effectively makes the open space preservation district impossible to use. Allison added that the Planning Commission recommends approval. **Allison moved approval of the recommended modification to section 74-543 (b)(6) Preservation Residential District Ordinance. Dieterle seconded the motion which was adopted unanimously.**

## VI. APPOINTMENTS, RESOLUTION, REPORTS, DISCUSSIONS

### A. Discussion of Cost Overrun for WCC Water Main Loop

Township Engineer Damien Wetzel provided the Board with several letters indicating the reasons for the cost overrun, additional costs associated with requests made by WCC, timeline of the WCC watermain loop, and bid tabulation for contract documents for the WCC watermain loop. Wetzel apologized for his lack of communication and indicated he should have advised the Board of the additional costs much earlier. Wetzel said the cost overrun is in large part due to the WCC request to install a distribution main instead of a transmission main as was previously agreed upon between WCC and the Township. Wetzel stated the additional costs amount to \$147,000 and of that \$82,250 is attributable to WCC. The Board discussed the cost overrun and identified cost parameters to discuss with the WCC President. Moran said if WCC agrees to pay their share of the costs he would recommend moving forward with the project.

### B. Appointments to Board of Review

Moran requested the Board to confirm the appointments of Claudia Sedmak and Joel Cameron to the Board of Review to fill the terms of retiring members Robert Mullins and John Talbot. **Perry moved to confirm the appointments. DiPietro seconded the motion which was adopted unanimously.**

### **C. Special Meeting of Board of Trustees**

Moran requested the Board schedule a special meeting in order to adjourn into closed executive session to participate in a court ordered settlement conference on March 6, 2008 at the Washtenaw County Courthouse. Moran said this involves the Whitmore Lake LLC lawsuit which is scheduled for trial on March 14, 2008. The Township has filed a motion with the court and arguments are scheduled for February 27, 2008 to permit five of the seven Board members to be present at the conference. **DiPietro moved to schedule a special meeting of the Board of Trustees at 2:00 p.m. on March 6, 2008 at the Washtenaw County Courthouse. Dieterle seconded the motion which was adopted unanimously.**

### **D. Personnel Manual**

Basch said she would like to request the Personnel Committee to revamp the personnel manual. Pam Baker from the PAR plan conducted a risk assessment for the Township and identified some missing items. Also the employee manual, from an accounting standpoint, is very laborious and needs to be revisited to simplify the process. **Basch moved to refer the matter to the Personnel Committee. Allison seconded the motion which was adopted unanimously.**

### **E. Discussion of Police Authority**

Moran informed the Board the next meeting of the police authority is February 27, 2008 at 10:00 a.m. Moran said he needs Board members' comments by the morning of February 26<sup>th</sup> so he can relay the Board's thoughts on the authority study. DiPietro expressed concern that there are substantial risks involved despite the cost savings and a smaller, rather than a larger authority may be a better option for the Township. Dieterle said it is more comfortable for the Township to stay with the Sheriff's Department but it is worth seeking other options and pursuing the study. Allison agreed that a smaller authority is better. **He sees the current proposed authority and sees it as lower costs for lower service.** Allison added once the Township is locked in with 7 or 8 governments it will never be able to change the level of service. Perry said it may be a net benefit to the Township to move forward with the authority, and he shares the concerns regarding services from the Sheriff's Department, and the uncertainty of future services and the cost of those services. Moran said an authority board will be an enormous amount of work to bring to fruition and to manage it. Moran added the authority will have to handle on going policy issues but the Township could save a fair amount of money. Basch said the situation with the Sheriff's Department is going from bad to worse and the real value in the study is it may push the townships and cities to work together to try to find alternative workable options.

### **F. Dexter-A2 Run Street Closing**

Moran said this is a request from the Ann Arbor Track Club for their annual Dexter – Ann Arbor Run. The AATC is requesting permission from the Township to close Huron River Drive on June 1, 2008 between 8:00 a.m. to 11:00 a.m. **Allison moved to approve the request to close Huron River Drive for the stated date and hours for the Dexter-Ann Arbor Run contingent upon the Township's attorney review and approval of the certificate of liability insurance. DiPietro seconded the motion which was adopted unanimously.**

**G. Supervisor's Report**

Moran reported that Sally Burden has filed an appeal on the Ayrshire SAD to the Michigan Tax Tribunal. Moran advised the Board of cost overruns for Wayne Appraisal fees, and that he is investigating what to do about it. Ann Arbor SPARK is making an effort at promoting agriculture as a business. Moran also reported the A2 Water System Customer Advisory Committee is looking for people to participate to help evaluate water quality.

**H. Clerk's Report**

Basch reported the Township needs to adopt a social security number privacy policy. Ann Arbor School Board election is in May again, although most other county school boards have moved their elections to an alternative dates. Basch said she has agreed to take voters from Northfield and Salem Townships who are in the Ann Arbor School district. Basch also reported she would like to update our software to allow for internet payments and provided the Board with a quote from BS&A for the cost to upgrade the software. She solicited input on the idea to accept internet payments for taxes and utility bills given the high fees charged by the vendor and passed to the customers.

**I. Treasurer's Report**

Forshee submitted a written report to the Board.

**J. Planning Commission**

Allison reported on the Planning Commission meeting held on February 4, 2008 and the workshop meeting held on February 11, 2008. The minutes were included in the Board's packets.

**K. Public Safety**

1. **Fire Department** – No report.
2. **Sheriff's Department** - Sergeant P. Cook submitted a written report to the Board.

**L. Utilities Department**

Judkins reported the Utilities Committee needs to set a meeting date for Zirbes' [request for sewer service](#), fire line fees and Superior Township contracts.

**M. Building Department**

John Hamlin submitted a written report to the Board.

**N. Farmland and Open Space Preservation Board**

Allison reported on the FOSPB meetings held on December 17, 2007 and January 28, 2008. The minutes were included in the Board's packets.

**O. Approval of Claims Listing**

**Allison moved approval of the claims listing for February 13, 2008 in the amount of \$65,445.50. DiPietro seconded the motion which was adopted unanimously.**

**DiPietro moved approval of the claims listing for December 31, 2007 through February 1, 2008 in the amount of \$222,462.44. Basch seconded the motion which was adopted unanimously.**

**VII. INFORMATIONAL ITEMS** - Items were included in the Board's packets.

**VIII. NON-AGENDA ITEMS – Executive session**

At 10:03 pm, **Dieterle moved to adjourn to closed session to discuss particular parcels to pursue for PDR. Allison seconded the motion which was adopted unanimously.**

The Board reconvened from closed session at 10:08 p.m.

**Allison moved to authorize the Supervisor and the Farmland and Open Space Preservation Board to pursue PDR rights on the properties discussed in closed session. DiPietro seconded the motion which was adopted unanimously.**

**IX. PUBLIC COMMENTS – None**

**X. ADJOURNMENT**

**DiPietro moved to adjourn the meeting at 10:09 p.m. Basch seconded the motion which was adopted unanimously.**