

**ANN ARBOR CHARTER TOWNSHIP
BOARD OF TRUSTEES MEETING MINUTES
MONDAY, JULY 21, 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 7:30 p.m. at the Township Hall, 3792 Pontiac Trail, Ann Arbor, Michigan, 48105.

Present: Supervisor Michael Moran, Clerk Rena Basch, Treasurer Della DiPietro, Trustees John Allison, Richard Dieterle and Claudia Sedmak.

Absent: Trustee Randolph Perry.

Also Present: Township Attorney Sandra Sorini Elser, Fire Chief Rick Ericson and Utilities Superintendent Rick Judkins.

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

III. APPROVAL OF MINUTES

Corrections to the 6/16/08 minutes: On page 3 in the first paragraph in the eighth line add “Antone indicated he did not want to reopen the PUD agreement.” and under item D in the second line add at the end of the sentence “starting in 2009.” On page 4 under item F in the first line strike “on” and insert “to assign the easements to the Township”, in the second line strike: “pursuant to opportunities”, “and” and “the City should”. **Allison moved approval of the June 16, 2008 minutes as amended. Dieterle seconded the motion which was adopted unanimously. DiPietro moved approval of the June 25, 2008 special meeting minutes. Dieterle seconded the motion which was adopted unanimously.**

IV. ANNEXATIONS, ORDINANCES, CONDITIONAL USES, ZONING

A. Economic Development Corporation

1. Presentation

The Township attorney advised the Board that she slightly modified the resolution and articles of incorporation to include the following language under the purpose section: “to assist and retain local non-profit commercial enterprises whose activities are consistent with the Township’s Master Plan”. Moran gave a brief synopsis of the current status of the EDC. Bowden Brown, bond counsel, advised the Board that after approval of a resolution comes a 60-day contest period. Bowden said they would begin the EDC process as soon as possible and would establish a board of nine directors. Moran indicated that this is a public hearing for the establishment of an EDC which could authorize tax-free bonds with no state and federal taxes in order to accomplish state-approved goals which are identified in the articles of incorporation.

2. Public Hearing

Moran opened the public hearing at 7:38 p.m. There were no public comments. Moran closed the public hearing at 7:39 p.m.

3. Board Discussion/Action

The Board discussed possible members for the board of directors and questioned Bowden’s expertise in EDCs and obligations of the Township for the bonds. Bowden explained the Township **EDC** would be a conduit of the bonds whereby it issues bonds and then lends money

to a private developer and assigns the Township's rights under the loan agreement. Bowden added the EDC cannot do projects without the approval of the Township Board and proceeds of the bonds can only be used for the project area or district project area. Moran said he previously understood that proceeds from the bond fees would be available to the Township. Moran said there is a cost in the effort of time and resources; if the Township's role is to facilitate tax-free bonds when there are other sources of revenue for the project, then the Township will need to decide if it is worthwhile to divert efforts from other activities. The Township attorney said she would have to research to see how the Township can receive fees generated by the EDC. DiPietro said in this very tight credit market it would be an additional benefit to the Township to help pave the way for a project that the Township supports. Basch said she was comfortable in moving forward with the EDC and there is very low risk to the Township. Basch added the EDC may also help with agriculture economic development within the Township. **Basch moved to approve the resolution creating the Economic Development Corporation of the Charter Township of Ann Arbor. Sedmak seconded the motion. Motion did not carry.** Allison said it is not clear the fees from the bonds can be used by the Township and further research is needed to clarify the issue.

Moran moved to table the discussion on the EDC. DiPietro seconded the motion. The motion carried with two opposed.

B. Release for Annexation AZ 4-08

Moran informed the Board this is a petition by the owner Scott Mihail for release of parcel I-09-21-125-004 for connection to City utilities pursuant to the boundary agreement. **Allison moved to approve the petition for annexation AZ 4-08. Basch seconded the motion which was adopted unanimously.**

C. Release for Annexation AZ 5-08a

D. Release for Annexation AZ 5-08b

Moran informed the Board these are petitions by the same owner, Janet Muhleman, for the release of parcels I-09-27-475-037 and I-09-27-475-030. Moran said the owner had signed an agreement some time ago but never completed the annexation as required by the city. **DiPietro moved to approve the petition for annexation release of AZ 5-08a and AZ 5-08b. Allison seconded the motion which was adopted unanimously.**

E. Release for Annexation

Moran informed the Board this is a petition by the owner Frances Willing for the release of parcel I-09-35-450-010. **Dieterle move to approve the petition for annexation AZ 6-08. Basch seconded the motion which was adopted unanimously.**

F. Master Plan Update

Moran indicated the Board discussed the proposed master plan at length during their special meeting on June 25, 2008, and asked members if they wanted to incorporate any further changes. Allison noted the Goodrich property is missing from map 4 and clarification is needed on whether or not golf courses can be classified as protected lands. **Allison moved to transmit the Master Plan draft with changes identified this evening to the Chair of the Planning Commission for distribution to all municipalities entitled to review a copy. Dieterle seconded the motion which was adopted unanimously.**

G. Zoning Amendment – Agricultural Preservation Residential

Moran said the proposed amendment is a recommendation by the Planning Commission to increase the density bonus from 20% to 40% so that it is consistent with the Township's Master Plan. **Allison moved to adopt the July 14, 2008 draft of the Agricultural Preservation Residential District zoning code amendment. Sedmak seconded the motion which was adopted unanimously.**

V. APPOINTMENTS, RESOLUTION, REPORTS, DISCUSSIONS

A. Huron River Watershed Council

Moran informed the Board this is a request by the Huron River Watershed Council for funding for the Middle Huron Cooperative Agreement for reduction of Phosphorus Loading to the Middle Huron River Watershed for a two year period from 1-08 through 12-09. **Allison moved to approve the 2008-09 Work Plan for the Middle Huron Initiative. Dieterle seconded the motion which was adopted unanimously.**

B. Washtenaw Area Transportation Study

Moran informed the Board this is a request by WATS for membership dues. **Basch moved to approve the 2008-09 membership dues for WATS in the amount of \$1000. Sedmak seconded the motion which was adopted unanimously.**

C. Investment Policy

DiPietro informed the Board that all municipalities are required to have an investment policy and the proposed draft policy incorporates standard language from MTA and the Michigan Department of Treasury. DiPietro added that most of the important language pertaining to allowed investments by the Township comes directly from state law. **Allison moved to approve the resolution approving an investment and depository designation policy dated July 21, 2008. Basch seconded the motion which was adopted unanimously.**

D. Resolution to Add New Treasurer as Signer on Bank Accounts and Resolution to Establish a Returned Check Fee

Moran said the Board had previously approved two signatories during the interim period after Treasurer Forshee had resigned and before DiPietro was appointed. Moran said the resolution did not allow for the addition of the new Treasurer as a signer. **Basch moved to approve the resolution amending approved signatures on bank accounts.**

Moran requested the board approve a \$25 returned check fee. **Basch moved to adopt the resolution to approve a return check fee of \$25. DiPietro seconded the motion which was adopted unanimously.**

E. Re-ordering Board of Trustee Meetings

Moran said the Board's by-laws establish the basic order for the meetings. Moran said the Fire Chief and Utilities Director have asked to be placed earlier on the agenda but are willing to stay on to address any issues. **Dieterle moved to direct the Supervisor to bring the by-laws to the Board to permit the Fire Department Report and Utilities Report to be placed earlier on the agenda. Sedmak seconded the motion which was adopted unanimously.**

F. Supervisor's Report

Moran reported the Township worked out a deal with Northfield Township and the WCRC for improvement to Joy Road and the WCC master plan is now complete.

G. Clerk's Report

Basch reported the Clerk's office is busy with the August primary election and the public accuracy test is scheduled for July 28, 2008.

H. Treasurer's Report - DiPietro submitted a written report to the Board.

I. Planning Commission

Allison reported on the Planning Commission meeting held on July 7, 2008, and the workshop meeting held on July 14, 2008.

J. Public Safety

1. Fire Department

Ericson reported on Gabriel Richard HS parking issues and developing specifications for the 2009 deliveries for new 2009 rescue apparatus. Ericson also reported they are seeing more bicycle and motorcycle accidents perhaps due to the high price of gasoline.

2. Sheriff's Department - Sergeant P. Cook submitted a written report to the Board.

K. Utilities Department

Judkins reported that the Ayrshire easement acquisition is slow and the project will not go out to bid until all easements have been obtained. The water system GIS is in progress and all data has been collected. Judkins also reported on the status of the sanitary sewer state of infrastructure report proposal and a utility permit for communication facilities.

L. Building Department - John Hamlin submitted a written report to the Board

M. Farmland and Open Space Preservation Board

Allison reported there was no FOSPB meeting for lack of a quorum.

N. Approval of Claims Listing

Dieterle moved approval of the claims listing for July 1, 2008, in the amount of \$343,747.35. Allison seconded the motion which was adopted unanimously. Allison moved approval of the claims listing for July 16, 2008, in the amount of \$116,346.08. Basch seconded the motion which was adopted unanimously.

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

VII. NON-AGENDA ITEMS

DiPietro requested the Board approve a resolution to invest in bonds through a bank broker. **DiPietro moved to approve the resolution authorizing the Treasurer to invest in bonds through a bank broker. Allison seconded the motion which was adopted unanimously.**

VIII. PUBLIC COMMENTS – None

X. ADJOURNMENT

DiPietro moved to adjourn the meeting at 9:30 p.m. Sedmak seconded the motion which was adopted unanimously.