

Board of Trustees Minutes

October 10, 2006

Supervisor Reaume called the meeting to order at 7:05 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:

Mark Lewis, Chief Building Official
Randy Maycock, Fire Chief
Thomas Tiderington, Police Chief
Timothy Cronin, Township Attorney
Michael Bailey, Dietrich Bailey & Associates
Joe Bridgman, Deputy Clerk
Alice Geletzke, Recording Secretary
7 Members of the Public

Wayne County Commissioner Laura Cox updated the Board on various matters before the County, such as property purchased in conjunction with the Sheldon Road underpass and ordinances passed regarding curfews and drug paraphernalia sales. She informed the Board the Michigan Public Service Commission will be holding a consumer forum in Canton on October 25 at the Summit.

Mrs. Cox agreed to work with Mr. Helmkamp in getting a timeline on the Sheldon Road underpass work to the Board, per Mr. Curmi's request.

Supervisor Reaume presented a proclamation to Fire Chief Randy Maycock, declaring the week of October 8-14 as Fire Prevention Week. They reminded citizens of the Fire Safety Open House to be held on Saturday, October 14, from 11 a.m. to 4 p.m.

D. APPROVAL OF AGENDA

Regular Meeting - Tuesday, October 10, 2006

Mrs. Massengill moved approve the agenda for the Board of Trustees Regular Meeting of October 10, 2006, as presented. Seconded by Ms. Arnold.

Ayes all.

E. CONSENT AGENDA

E.1 Approval of Minutes

Regular Meeting - Tuesday, September 26, 2006

E.2 Approval of Township Bills

		Year 2006
General Fund	(101)	\$310,505.28
General Fund Loan to Downtown Development Authority	(101)	-
Water/Sewer	(592)	191,789.83
Improvement Revolving	(246)	63,490.22
SWD	(226)	548.40
Trust and Agency	(701)	-
Tax Pool	(703)	-
Drug Forfeiture	(265)	-
Special Assessment Capital Project Fund	(805)	-
	Total:	\$566,333.73

E.3 Approval of Easements

St. John's Center & Golf Course - Adam J. Maida, Archbishop of the Archdiocese of Detroit

Ruby Tuesday - RT Detroit Franchise, LLC

E.4 Communications-Resolutions-Reports

A. Communications - N/A

B. Resolutions - N/A

C. Reports - N/A

Mr. Edwards requested the removal of the bills from the consent agenda for discussion.

Mrs. Massengill moved to approve the consent agenda, with the exception of the bills. Seconded by Ms. Arnold.

Ayes all.

Mr. Edwards requested the addition of an invoice from DeMattia Group in the amount of \$115,056.49, under Improvement Revolving (246).

E.2 Approval of Township Bills

		Year 2006
General Fund	(101)	\$310,505.28
General Fund Loan to Downtown Development Authority	(101)	-
Water/Sewer	(592)	191,789.83
Improvement Revolving	(246)	178,546.71
SWD	(226)	548.40
Trust and Agency	(701)	-
Tax Pool	(703)	-
Drug Forfeiture	(265)	-
Special Assessment Capital Project Fund	(805)	-
	Total:	\$681,390.22

Ms. Arnold moved to approve the bills as submitted, with the addition of \$115,056.49 for DeMattia Group under (246) Improvement Revolving, changing the total to \$681,390.22. Seconded by Mr. Edwards.

Ayes all.

The Board also discussed at length remaining funds owed to A3C. Consensus was to pay the \$5,100 which was approved for payment in April when the as-built drawings are received and approved by DeMattia Group. Prior to release of any of the remaining funds (approximately \$16,000), the Supervisor should meet with Building Official Lewis, DeMattia Group, Clerk Massengill and Treasurer Edwards to list any open issues.

F. PUBLIC COMMENT AND QUESTIONS - There were none.

G. PUBLIC HEARING - N/A

H. COMMUNITY DEVELOPMENT - N/A

I. UNFINISHED BUSINESS

I.1 Request from Karmann Manufacturing, LLC for a ten (10) year Industrial Facilities Exemption on building improvements and new machinery, equipment, furniture and fixtures to be purchased and installed within the facility located at 15111 Keel Street
Resolution No. 06-10-10-27

Postpone at the September 26, Meeting

Mr. Tim Olind, Chief Operating Officer for Karmann Manufacturing, addressed the Board and answered questions. He indicated it was determined that the special tooling should not be

included in the request, as discussed at the previous meeting.

Mr. Doroshewitz moved to approve Resolution No. 06-10-10-27, granting the request from Karmann Manufacturing, LLC, for a ten (10) year Industrial Facilities Exemption covering the cost of building improvements to a leased facility located at 15111 Keel Street, Lots 31, 32, and 33, Metro West Industrial Park, Plymouth Township, Wayne County, Michigan. The request includes new machinery, equipment, furniture and fixtures to be purchased and installed within said facility. Seconded by Ms. Arnold.

Ayes all on a roll call vote.

The resolution reads as follows:

WHEREAS, pursuant to P.A. 198 of 1974, as amended, after a duly noticed public hearing held on May 22, 1984, the Board of Trustees of the Charter Township of Plymouth, by resolution, established an Industrial Development District for Metro West Industrial Park, Plymouth Township, Wayne County, Michigan; and

WHEREAS, Karmann Manufacturing, LLC, filed an application on July 27, 2006, requesting a ten (10) year Industrial Facilities Exemption Certificate, with respect to the cost of building improvements to an existing facility and new machinery, equipment, furniture and fixtures to be purchased and installed within the leased facility located at 15111 Keel Street, Lots 31, 32 and 33, Metro West Industrial Park No. 2; and

WHEREAS, before acting on said application, the Board of Trustees held a public hearing on Tuesday, September 26, 2006, in the Town Hall Meeting Room at Plymouth Township Hall, 9955 N. Haggerty Road, Plymouth, MI, commencing at 7:00 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 building improvements and the installation of new machinery, equipment, furniture and fixtures within the facility had not begun earlier than six (6) months before July 27, 2006, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, said building improvements to the existing facility and the installation of new 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 Karmann Manufacturing, LLC, for an Industrial Facilities Exemption Certificate with respect to the building improvements and installation of new machinery, equipment, furniture and fixtures installed on the following described parcel of real property situated within an Industrial Development District, to wit:

15111 Keel Street
Lots 31, 32, and 33
Metro West Industrial 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 ten (10) years, after completion, in accordance with Township requirements and applicable statutory provisions found in MCL et seq.

1.2 Request from Automotive Components Holdings, LLC (ACH) for a two (2) year Industrial Facilities Exemption on new machinery, equipment, furniture and fixtures to be purchased and installed within the facility located at 14425 Sheldon
Resolution No. 06-10-10-28

Della DiPietro, Director of Public Affairs; Larry Reed, Sheldon Road Plant Manager; and Craig Sigworth, Chief Tax Officer, addressed the Board and answered questions. They indicated they changed their request to a two-year exemption, which would cover the period prior to selling or closing the plant by 2008, and agreed to withdraw their petition for appeal to the Michigan Tax Tribunal, relative to the existing IFT properties for tax year 2006, for parcel 78-998-01-9891-107.

Mr. Edwards and Mr. Doroshewitz expressed their objections to granting the abatement.

Mr. Curmi moved to approve Resolution No. 06-10-10-28 for a two (2) year Industrial Facilities Exemption for Automotive Components Holdings, LLC, for the purchase and installation of new machinery, equipment, furniture, and fixtures within the existing facility located at 14425 Sheldon Road, Plymouth Township, Wayne County, Michigan, subject to the submission of a signed Abatement Contract between Plymouth Township and the company which is required prior to the request being forwarded to the State Tax Commission. Seconded by Mr. Reaume.

ROLL CALL: AYES: Curmi, Reaume, Mann, Arnold

NAYS: Doroshewitz, Edwards, 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 August 3, 1982, the Board of Trustees of the Charter Township of Plymouth, by resolution, established an Industrial Development District for property located at 14425 Sheldon Road, Plymouth Township, Wayne County, Michigan; and

WHEREAS, Automotive Components Holdings, LLC, a wholly-owned subsidiary of Ford Motor Company, filed an application on July 25, 2006, requesting a two (2) year Industrial Facilities Exemption Certificate, with respect to the cost of new machinery, equipment, furniture and fixtures to be purchased and installed within the facility located at 14425 Sheldon Road; and

WHEREAS, before acting on said application, the Board of Trustees held a public hearing on Tuesday, September 26, 2006, in the Town Hall Meeting Room at Plymouth Township Hall, 9955 N. Haggerty Road, Plymouth, MI, commencing at 7:00 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 installation of new machinery, equipment, furniture and fixtures within the facility had not begun earlier than six (6) months before July 25, 2006, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, the installation of new 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 Automotive Components Holdings, LLC, for an Industrial Facilities Exemption Certificate with respect to the installation 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:

14425 Sheldon Road
Plymouth Township, Michigan

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 two (2) years, after completion, in accordance with Township requirements and applicable statutory provisions found in MCL et seq.

J. NEW BUSINESS

J.1 MEMAC (Michigan Emergency Management Assistance Compact)
Resolution No. 06-10-10-29

Board members discussed with Fire Chief Randy Maycock and Police Chief Thomas Tiderington the pros and cons of adopting the assistance compact.

Ms. Arnold moved to approve Resolution No. 06-10-10-29, authorizing the Charter Township of Plymouth to enter into a MEMAC agreement with the Michigan State Police Emergency Management Division on behalf of the State of Michigan and authorize the clerk and Supervisor to sign the agreement. Seconded by Mr. Mann.

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

The resolution reads as follows:

WHEREAS, the State of Michigan Emergency Management Act, Act 390 of the Public Acts of 1976 as amended M.C.L. 30.401 et.seq. authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the statutes also authorize the state to coordinate the provision of any equipment, services, or facilities owned or organized by the State of its political subdivisions for use in the affected area upon request of the duly constituted authority of the area; and

WHEREAS, this Resolution authorizes the request provision, and receipt of inter-jurisdictional mutual assistance in accordance with the Emergency Management Act, Act 390 of the Public Acts of 1976, as amended, among political subdivisions within the State;

NOW, THEREFORE, be it resolved by the Charter Township of Plymouth that of all participating governments in the event of an emergency or disaster we hereby adopt the Michigan Emergency Management Assistance compact which is attached hereto and incorporated by Reference.

K. SUPERVISOR COMMENTS - There were none.

L. TRUSTEE COMMENTS

Mr. Doroshewitz noted the recommendation of the Michigan Townships Association that the order of roll call voting be rotated.

Mr. Doroshewitz moved that, beginning immediately, the order of roll call voting by the Plymouth Township Board of Trustees be rotated. Seconded by Ms. Arnold.

Ayes all.

Mr. Edwards indicated the dispatch services contract has been sent to the City of Plymouth. He also explained various items in the budget which was distributed to Board members.

Ms. Arnold was updated on negotiations with MDOT for light removal in front of the former fire station on Ann Arbor Road and attempts for installation of the light in front of the new fire station on Haggerty Road.

M. PUBLIC COMMENT - There was none.

N. ADJOURN

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

Ayes all.

Mr. Reaume adjourned the meeting at 8:45 p.m.

Marilyn Massengill, Clerk
Charter Township of Plymouth

The Charter Township of Plymouth will provide necessary reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon two weeks notice to the Charter Township of Plymouth. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Plymouth by writing or calling the Human Resource Office, Charter Township of Plymouth, 9955 N. Haggerty Road, Plymouth, Michigan, 48170, (734) 453-3202, TDD users: 1-800-649-3777 (Michigan Relay Service)-

