

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES MEETING**

Tuesday, April 27, 2021
7:00 PM

APPROVED MINUTES



CALL TO ORDER AT 7:00 P.M. by Supervisor Heise.

A. ROLL CALL: PRESENT: Kurt Heise, Supervisor
Mark Clinton, Treasurer
Jerry Vorva, Clerk
Chuck Curmi, Trustee
Bob Doroshewitz, Trustee
John Stewart, Trustee
Audrey Monaghan, Trustee

ALSO PRESENT: Dan Phillips, Fire Chief
Dan Kudra, Police Lieutenant
Kevin Bennett, Township Attorney
Aaron Powers, Assessing
Tracey Haley, Assessing
Denisa Terrell, Recording Secretary

B. PLEDGE OF ALLEGIANCE Brent McCullum

C. APPROVAL OF AGENDA
Tuesday, April 27, 2021

Moved by Clerk Vorva and seconded by Trustee Monaghan to approve the agenda for the Board of Trustees meeting of April 27, 2021. Ayes all.

D. APPROVAL OF CONSENT AGENDA

D.1 **Approval of Minutes:**
Special Meeting - Tuesday, April 6, 2021

- D.2 **Acceptance of Communications, Resolutions, & Reports**
- Building Department Monthly Report -March 2021
 - Fire Department Monthly Report- March 2021
 - Planning Department Monthly Report- March 2021
 - Police Department Monthly Report -March 2021

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- FOIA Monthly Report- Clerk's Office -March 2021
- FOIA Monthly Report-Police Department- March 2021

D.3 Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	683,652.84	349,750.49	1,033,403.33
Solid Waste Fund	226	4903.84	109,406.39	114,310.23
Improvement Revolving (Capital)	246	.00	.00	.00
Drug Forfeiture Fund	265	.00	.00	.00
Drug Forfeiture State	266	.00	2,475.00	2,475.00
Drug Forfeiture IRS	267	.00	.00	.00
Golf Course Fund	510	.00	.00	.00
Senior Transportation	588	5,256.91	.00	5,256.91
Water/Sewer Fund	592	329,875.85	352,025.93	681,901.78
Trust and Agency	701	.00	.00	.00
Police Bond Fund	702	.00	.00	.00
Tax Pool	703	.00	.00	.00

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Special Assessment Capital	805	.00	725.00	725.00
TOTALS:		1,023,689.44	814,382.81	1,838,072.25

Moved by Trustee Curmi and seconded by Trustee Stewart to approve the consent agenda for the Board of Trustees special meeting of April 6, 2021, as amended to Trustee Doroshewitz statement to reflect cost per sq. ft. and Trustee Curmi request to remove the following checks for review:

- McCallister Rentals in the amount of \$2081
- Advanced Satellite Communications in the amount of \$2445
- Plante & Moran, PLLC in the amount of \$2750
- Watkins Ross & Co in the amount of \$2000

Roll Call Vote

Ayes: Trustee Stewart, Trustee Monaghan, Trustee Doroshewitz, Trustee Curmi, and Treasurer Clinton
Nays: Supervisor Heise, Clerk Vorva
 Motion Carried

E. PUBLIC COMMENT (*Limited to 3 Minutes*)

Duane Zantop read a statement regarding the January 6, 2021 rally at Michigan’s Capital. Mr. Zantop emphasized the rally was a peaceful protest carried out by individuals from all walks of life without property destruction.

Dan Callahan shared that he is a conservative republican. He is also a Vietnam Veteran who served two tours and will exercise his freedom of speech. He participated in the rally that took place at the Capitol in Lansing and it was peaceful.

Jack Dempsey expressed his sincere strong support for the formal designation of a neighborhood park at the 9-acre public property located at Beck/ Ann Arbor Trail and Powell. The record reflects his support as well as several distinguished community-minded organizations that he listed. He also indicated the park follows the public’s will in recreation plans as well as fulfills the Townships’ Master Plan.

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Martin Friedburg echoed Mr. Dempsey's comments of support for the park at Beck and Ann Arbor Trail. He stressed the need to preserve the green space within the Township. He also noted that the Webasto Corporation planted eighty trees on the property.

Trustee Stewart thanked the supporters for coming out to the meeting.

F. NEW BUSINESS

Copies of attachments, resolutions, or ordinances referred to below are available in the Clerk's office for public perusal.

1. Aaron Powers and Tracey Haley from WCA Assessing, delivered a presentation on the Townships' assessing department. The assessing department conducts mass appraisals of approximately 12,129 separate parcels of property every year. He explained the different methodologies used to determine property values and appraisals. The presentation also provided an in-depth review of State of Michigan requirements, the March Board of Review processes, the available property exemptions, property inspections, and property transfers. Mr. Powers thanked Tracey and her staff for their work in assessing.

Supervisor, Heise also thanked the staff for servicing the Township.

Supervisor Heise asked Mr. Powers his opinion of completing a reassessment of every property in the Township. Mr. Powers suggested starting with a sample study to determine if there is a need for reassessment. He stated that historically it is rare to determine a reassessment is necessary, however, a reinspection may reveal physical characteristics of properties that may or may not be updated resulting in additions and losses.

Trustee Curmi inquired when was the last reassessment or reinspection conducted on residential properties in the Township. Mr. Powers' response was in the early 2000s. Trustee Curmi also inquired when the property value cards were last updated on a wholesale basis. Mr. powers indicated 3-5% are updated on an annual basis.

Trustee Curmi also indicated the primary residential exemption, (PRE) has been abused in different areas of the state. He inquired how widespread is PRE-abuse in Plymouth Township. Mr. Powers indicated the applicant submits an affidavit

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that attest the PRE-is correct. The county and Michigan Dept of Treasury research the PRE.

Trustee Doroshewitz Stated only 8 of the 20 residential appeals submitted were approved. He wanted to know what did the majority of the applicants do wrong. Mr. Powers indicated there could be a variety of aspects that would result in denial. There could be a negative influence the property owner is unaware of including something in the surrounding area or the physical characteristics of the property are incorrect. **(Sample- 3 full bathrooms-Only 2½ bathrooms)**

2. Application by EoTech, LLC, for Industrial Facilities Exemption Certificate, #2021-04-27-27, Supervisor Kurt Heise, Aaron Powers, and Tracey Haley, WCA Assessing

Joe Taradonich, Chairman of the Board and Managing Partner of the real estate, presented information on EoTech including the company is the most advanced holographic lab in the world. It is the only lab of its kind in the United States of America. There will be 150 highly technical jobs created in Plymouth Township and salaries are in the six-figure range. Everyone is trained in skilled areas. The company creates electro-optics that are used on weapons sites. The company also develops wide-ranging technology including satellite technology and supercomputing. The assembly of products will take place in Plymouth Township and are available for purchase from Amazon or Cabella's. The organization is spending \$18 million on the facility.

Trustee Monaghan inquired about the base starting pay.

Jobs are initiated through temporary agencies due to high turnover rates. The average starting pay is approximately \$16 an hour. After the three-month training, the full-time job provides benefits and incentives are available.

Trustee Stewart Welcomed the organization to the Township.

The motion to approve Resolution #2021-04-27-27, approving a ten (10) year Industrial Facilities Exemption Certificate to EOTech, LLC, for the existing building improvements located at 46900 Port Street as requested was moved by Trustee Stewart and seconded by Trustee Curmi.

All Ayes, the motion carries.

3. Golf Cart Sale/Lease Program, Resolution# 2021-04-27-28, Treasurer Mark Clinton

Treasurer Clinton advised the age of the 55 golf carts purchased 10 years ago have exceeded the expected life span. He has identified a proposal to lease 75

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golf carts per year for 5 years from the manufacturer. The cost would be \$23,000 per year for an operating lease.

Treasurer Clinton recommended that the Board execute an operating lease.

The motion to approve Resolution # 2021-04-27-28, to trade in the Township's current fleet of golf carts and replace them through a 5-year operating lease agreement with Midwest Golf & Turf for 75 carts, and the Finance Director to appropriate \$23,000 of General Fund balance to the Parks & Recreation Department 101-691-940.000 Leased Equipment account was motioned by Trustee Stewart and seconded by Trustee Monaghan.

All Ayes, The Motion Carries.

4. Formal Establishment of Golfview Park, Resolution #2021- 04-27-29, Supervisor, Kurt Heise

Supervisor Heise presented taking the necessary steps to formally designate a park, being referenced as Golfview Park. Former Trustee Dempsey suggested the Board creatively consider ways to name the park including a citizen's contest. It is necessary to have a legal description to be considered for grants. The request has been talked about in the past.

Trustee Monaghan stated it is a great time to consider this resolution as everyone has been locked down and be prepared for federal funds that may become available.

Trustee Curmi stated currently the area is free-range and does not like the limitations that will come with designating the area as a park. He also would be concerned with who would maintain the area.

Supervisor Heise stated the golf course employees will continue to maintain the area.

Treasurer Clinton also expressed concern about maintenance and reverting back from the formal park designation if needed.

Trustee Stewart advised a bench has been donated as a memorial for people to enjoy. He also learned that there would be minimal maintenance.

Public Comments

Duane Zantop expressed concern about parking and if it has to be ADA compliant.

Chris Hunter the only thing that would make the park idea more beautiful is to remove the opportunity for the land to be developed.

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Tom finds it offensive when he takes a walk he has to leave his dogs at home due to park ordinances. He likes free range. He also stated there are trees that touch powerlines.

Brent McCullum

Works for the Township Parks and likes the ideas.

Sybil Hunter as a resident she sees the park as a positive thing.

Trustee Doroshewitz expressed concern about maintenance. Supervisor Heise advised the golf course will continue with the shared maintenance.

The motion to approve Resolution 2021-04-27-29 formally designating the Township-owned triangular parcel bound roughly by Beck Road, Powell Road, Ann Arbor Trail as the Plymouth Township Golfview Neighborhood Park and authorizing the Township Attorney to draft, prepare and file all legal documentation needed to effectuate this designation is moved Stewart and seconded by Trustee Monaghan.

Roll Call Vote

Ayes Clerk Vorva, Trustee Monaghan, Trustee Doroshewitz, Trustee Stewart, Supervisor Heise

Nays Trustee Curmi, Treasurer Clinton

The Motion Carries

5. Addendum to Park Rules and Regulations Regarding Dogs at Golfview Park, Supervisor Kurt Heise

Supervisor Heise presented a pilot program to allow dogs to be walked in the Golfview Park effective May 29, through September 1.

The rules include:

- a. Dogs must be on a leash no more than (10) feet in length'.
- b. Dogs must be on a leash at all times.
- c. Dog waste must be retrieved and disposed of by the dog walker.
- d. Dog walker is responsible for the dog's conduct and behavior.
- e. Dogs must stay clear of other dogs and people unfamiliar to the dog.

The policy may be amended by the Township Supervisor.

Trustee Curmi expressed concern that the triangle area now has restrictions.

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Clerk Vorva inquired of Mr. Bennett if designating the area as a park precludes dogs from the area.

Mr. Bennett indicated the park will be subject to park rules.

Trustee Doroshewitz asked if the area becomes a dog-friendly area who will enforce the park rules.

Supervisor Heise advised parks will have to check the park.

Clerk Vorva confirmed if no action is taken because the area is a park now will dogs be allowed. The response was, dogs will not be allowed if action is not taken. Clerk Vorva is in favor of residents taking their dogs to the park

The motion to approve the pilot program Addendum A effective May 1st to the Township's Park Rules and Regulations allowing for dogs at the Township Golfview Park was moved by Trustee Monaghan and seconded by Supervisor Heise.

Roll Call

AYES Trustee Monaghan, Trustee Stewart, Clerk Vorva, Supervisor Heise

NAYS Trustee Curmi, Treasurer Clinton, Trustee Doroshewitz

The Motion Carried

G. PUBLIC COMMENT (*Limited to 3 Minutes*) – There are purple lights illuminating the podium.

H. BOARD COMMENTS

Supervisor Heise

May is busy. There will not be a study session. The Board of Trustees meeting will take place on May 11th and it will be an aggressive agenda. Plan ahead.

Chief Phillips is administering Covid shots.

Compliments to Jerry for spearheading the new sound system.

Trustee Stewart

Scouts are coming to the June 8th Board meeting. The Scouts will be working at the Township Park.

Trustee Curmi

Request an update from the police department on accreditation.

ADJOURNMENT

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Moved by Trustee Stewart and seconded by Clerk Vorva to adjourn the meeting at 9:30 p.m. Ayes all.



Jerry Vorva, Township Clerk