

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES REGULAR MEETING  
PROPOSED MINUTES**

Tuesday, March 26, 2024  
6:00 PM



**CALL TO ORDER AT 6:00 P.M.**

- A. ROLL CALL:** Supervisor Heise ✓  
Treasurer Doroshewitz ✓  
Clerk Vorva ✓  
Trustee Buckley ✓  
Trustee Curmi ✓  
Trustee Monaghan ✓  
Trustee Stewart ✓

**ALSO PRESENT:** P. Fellrath, DPW Director  
J. Knittel, Police Chief  
P. Conely, Fire Chief  
J. Schrot, Engineer  
K. Bennett, Attorney  
L. Kutey, Finance Director  
L. Simpson, Recording Secretary

**B. PLEDGE OF ALLEGIANCE – Glenn Miller**

**C. APPROVAL OF AGENDA**

- Tuesday, March 26, 2024

Moved by Clerk Vorva and Supported by Treasurer Doroshewitz to approve the agenda for the Board of Trustees Meeting of March 26, 2024.

**All Ayes**

**Motion Passed.**

**D. CLOSED SESSION**

At 6:01 PM, It was Moved by Supervisor Heise and Supported by Trustee Monaghan that a Closed Session be called, in response to a request by the Township Labor Attorney John Clark, pursuant to MCL 15.268(1)(h) to discuss an

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES REGULAR MEETING  
PROPOSED MINUTES**

Tuesday, March 26, 2024  
6:00 PM



attorney-client privileged memorandum that is exempt from disclosure pursuant to MCL 15.243(1)(g).

**All Ayes**

**Motion Passed.**

**RETURN TO OPEN SESSION**

At 6:29 PM, It was Moved by Supervisor Heise and Supported by Clerk Vorva that the Board return to Open Session.

**All Ayes**

**Motion Passed.**

**DECISION REGARDING RESULTS OF CLOSED SESSION**

Moved by Supervisor Heise and Supported by Clerk Vorva to approve the recommendation of the Labor Counsel as expressed in Closed Session.

**All Ayes**

**Motion Passed.**

**E. APPROVAL OF CONSENT AGENDA**

1. **Approval of Minutes** – Regular Meeting March 12, 2024

2a. BCP Plymouth, LLC (Halyard Ridge Business Park), Storm Drain Agreement,  
**Resolution # 2024-03-24-13**, *Jeremy Schrot, P.E., Township Engineer*

2b. BCP Plymouth, LLC (Halyard Ridge Business Park), Water Main Easement,  
**Resolution # 2024-03-26-14**, *Jeremy Schrot, P.E., Township Engineer*

2c. Appointments of Cheryl Pond and Sarah Visel to the Environmental Leadership Commission, *Supervisor Kurt Heise*

2d. Appointment of Kevin Kramer to the Downtown Development Authority/Brownfield Redevelopment Authority, *Supervisor Kurt Heise*

3. **Approval of Township Bills:**

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES REGULAR MEETING  
PROPOSED MINUTES**

Tuesday, March 26, 2024  
6:00 PM



<b>FUND</b>	<b>ACCT</b>	<b>ALREADY PAID</b>	<b>TO BE PAID</b>	<b>TOTAL:</b>
General Fund	101	560,469.82	64,501.73	624,971.55
Drug Forfeiture Federal	262	.00	.00	.00
Drug Forfeiture State	265	.00	.00	.00
Drug Forfeiture IRS	266	.00	.00	.00
ARPA	285	.00	.00	.00
Improv. Rev.	446	.00	.00	.00
Senior Transportation	588	5059.80	91.79	5,151.59
Water/Sewer Fund	592	247,532.35	26,243.23	273,775.58
Solid Waste Fund	596	4,832.91	114,315.36	119,148.27
Tax Pool	703	.00	.00	.00
Police Bond Fund	710	.00	.00	.00
Special Assessment				

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES REGULAR MEETING  
PROPOSED MINUTES**

Tuesday, March 26, 2024  
6:00 PM



Capital	805	.00	.00	.00
TOTALS:		817,894.88	205,152.11	1,023,046.99

Moved by Clerk Vorva and Supported by Trustee Monaghan to approve the Consent Agenda for the day March 26, 2024.

**All Ayes  
Motion Passed.**

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

- Dale Bernhardt had concerns about Plymouth Township residents should Northville Downs win the lawsuit.
- Duane Zantop had concerns over the number police calls with Northville Township Meijers.
- Diane Bielows had concerns about transparency.
- Mary and Bill Pine were concerned with potential cancer risks associated with Smart Meters.

**G. NEW BUSINESS**

1. FY2024 Budget Adjustments and FY2023 Carry-Forwards, **Resolution # 2024-03-26-16**, *Elizabeth Kutey, Finance Director*

Elizabeth Kutey addressed the Budget adjustments and Carry forwards. She explained that the budget amendment includes general fund PO (purchase order) carry forwards of \$178,843 and additional budget amendments of \$186,000. She noted that the carry forwards were budgeted for last year, but since they were not spent last year, they went into the fund balance. So, although the budget amendment is coming from the fund balance, a portion of it (49%) was actually budgeted last year. The additional appropriations are detailed in her presentation but include a new SAN for data storage and personnel, with revenues received being noted.

Moved by Clerk Vorva and Supported by Trustee Buckley that the Board of Trustees adopt **Resolution #2024-03-26-16**, authorizing various fiscal year 2024 budget amendments and fiscal year 2023 carry forwards as outlined in the attachment.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES REGULAR MEETING  
PROPOSED MINUTES**

Tuesday, March 26, 2024  
6:00 PM



**All Ayes  
Motion Passed.**

2. Public Hearing to Receive Comments Concerning MITC Parcel 13 Brownfield Plan, Amendment No. 5, *Clerk Jerry Vorva*

Moved by Supervisor Heise and Supported by Trustee Monaghan to open the Public Hearing at 7:06 PM.

**All Ayes  
Motion Passed.**

Hearing no comments, it was Moved by Supervisor Heise and Supported by Treasurer Doroshewitz to close the Public Hearing at 7:07 PM.

**All Ayes  
Motion Passed.**

3. MITC Brownfield Redevelopment Plan Amendment No. 5, **Resolution # 2024-03-26-15**, *Supervisor Kurt Heise and MITC Consultant James Harless*

Supervisor Heise noted that this is the Fifth Amendment to the MITC (Michigan International Technology Center) Brownfield Development Plan required by state law and added that it was already approved by the MITC Authority Board and by the Northville Township Board of Trustees. He also noted that this modifies the original source plan of Parcel 13 Brownfield Plan with the addition of Meijers on Five Mile. This plan includes approval of eligible activities and costs \$12.89 million for environmental clean-up, public infrastructure, and site preparation. He indicated that because of this, other projects are now showing an interest in further developing the areas nearby.

Dr. James Harless noted that the project on Parcel 15 is a portion of the original DeHoCo Prison Facility (about 800 acres). This parcel is 117 acres, though Meijer is only a portion of this. He added that Meijer is willing to redevelop the property, requiring underground demolition of tunnels, needing extensive remediation and cleanup, soil and groundwater contamination cleanup, and additional foundation demolition from former buildings. After the cleanup, a detention basin will be needed, an eight-foot bicycle path will be built, and a number of public utility upgrades completed. Those upgrades will cross all of parcel 15, not just the Meijer portion. He indicated that no taxes had been collected on this property in over 94 years and no developer had come forward in the seven years since the buildings were removed.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES REGULAR MEETING  
PROPOSED MINUTES**

Tuesday, March 26, 2024  
6:00 PM



Emma Stasek from the Michigan Economic Development Corporation noted that they had been working with MITC and the Meijer Project to develop ways to add value to the community and to encourage additional economic development.

Trustee Stewart thanked her for coming and asked her to investigate when the Township might anticipate groundbreaking on the NEL Hydrogen Plant.

Moved by Clerk Vorva and Supported by Stewart to adopt **Resolution #2024-03-26-15**, authorizing the approval of the Michigan International Technology Center redevelopment authority, MITC Base Brownfield Plan Amendment #5.

**Roll Call Vote**

**Ayes: Supervisor Heise, Treasurer Doroshewitz, Trustee Stewart, Clerk Vorva, Trustee Buckley, Trustee Monaghan.**

**Nays: Trustee Curmi**

**Motion Passed.**

4. Extension of Paramedic Ambulance Services Agreement with Huron Valley Ambulance, Inc., **Resolution # 2024-03-26-17**, *Supervisor Kurt Heise and Fire Chief Pat Conley*

It was noted that the Township still requires assistance from Huron Valley Ambulance, so a nine-month extension is requested and will end December 31, 2024.

Moved by Clerk Vorva and Supported by Trustee Monaghan to adopt **Resolution # 2024-03-26-17** approving a 9-month extension to the Paramedic Ambulance Services Agreement with Huron Valley Ambulance, Inc., to December 31, 2024, and authorize the Supervisor and Clerk to sign on behalf of the Township.

**All Ayes**

**Motion Passed.**

5. Water AMI Assessment, **Resolution # 2024-03-26-18**, *Treasurer Bob Doroshewitz and Director of Public Services, Patrick Fellrath, P.E.*

Mr. Fellrath gave an overview and explanation of the Water AMI Assessment, (Advanced Metering Infrastructure). He explained that the water meters in the Township will need to be replaced soon and noted that the AMI layer will allow meter reading to be done virtually through the use of data transmitter signals, freeing up staff to complete other necessary duties and increasing opportunity for customers to track their water usage. He indicated that management would also be able to detect leaks and address situations before they escalate. He noted that RF (radiofrequency) emissions, average of one watt

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES REGULAR MEETING  
PROPOSED MINUTES**

Tuesday, March 26, 2024  
6:00 PM



of power, are significantly lower than cell phones, Wi-Fi routers, and microwave ovens and added that utilities use advanced encryption standards to protect customer data which is transmitted. He added that 5-10 fixed data collectors would likely be placed throughout the Township needing antennas 30 feet high. Some would be attached to Township owned properties. He added that USG was recommended as they maintain the product, and a third-party vendor is not needed.

Treasurer Doroshewitz indicated that extensive research, study, and analysis using the expertise of a consultant, had been done to evaluate meter replacement alone versus meter replacement with the advanced metering layer. After narrowing the field to two businesses, USG Water was selected, as this company manages itself and won't require management by the Township DPW. He indicated that purchase of the new meters and system could be done through the budget or through use of bonds. An increase in the water bill to the consumer was estimated to be approximately \$1.25 per month.

Mr. Andre Noel from USG Water Solutions noted that the billing and customer portals are customizable and added that they monitor the system daily, and are responsible for the network, software, and the transmitter on the house.

Moved by Clerk Vorva and Supported by Trustee Buckley to approve **Resolution #2024-03-26-18** authorizing the Township's Negotiation Team to negotiate final contract terms, conditions, and pricing with USG Water/Aclara for the proposed "Water Meter Replacement and AMI Implementation" project; and prepare final contract documents for Board review and approval.

**Roll Call Vote**

**Ayes: Supervisor Heise, Treasurer Doroshewitz, Clerk Vorva, Trustee Buckley, Trustee Monaghan.**

**Nays: Trustee Curmi, Trustee Stewart**

**Motion Passed.**

6. First Reading of Amendment of Section 93.03 of the Parks and Recreation Ordinance, *Township Attorney Kevin Bennett*

Attorney Bennett explained that the current Parks Ordinance Prohibits all animals within any public park in the Township. The proposed amendment would prohibit animals except licensed dogs on a leash and/or cats in a carrier, cage, or stroller within any public park in the Township. Park Rules will be amended to reflect this. The second reading would be on April 9, 2024.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES REGULAR MEETING  
PROPOSED MINUTES**

Tuesday, March 26, 2024  
6:00 PM



Moved by Trustee Curmi and Supported by Trustee Monaghan that the Board approve the first reading of the amendments to Sections 93.03 of the Parks and Recreation Ordinance.

**All Ayes  
Motion Passed.**

7. First Reading of Amendment of Sections 90.02, 90.10, and 90.15 and for the Addition of Section 90.24 of the Animals Ordinance, *Township Attorney Kevin Bennett*

Attorney Bennett noted that this would amend the Animals Ordinance, changing the definition of kennel to describe a place where there are more than four dogs older than 3 months old on any one parcel in the Township, thus clarifying previous contradictory definitions. Secondly, the amendment places the sole responsibility on the dog owner or custodian to clean up their dogs' waste from other persons' private property and on public property.

Moved by Trustee Curmi and Supported by Trustee Monaghan that the Board approve the first reading of the amendments to Sections 90.02, 90.10, and 90.15, and the addition of Section 90.24 to the Animal Ordinance.

**All Ayes  
Motion Passed.**

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

Dale Bernhardt had concerns of scammers with the new water meters. He also asked if the transmission pad could the pad be customized and moved further away from the home if that is possible.

Mary Pine still had concerns about cancer.

Trustee Doroshewitz noted that these are closed systems that are encrypted.

**I. BOARD COMMENTS**

Trustee Stewart had concerns with the cost of the AMI system.

Trustee Buckley noted that there is an issue with the route of the Hometown Heroes Ruck March, and it may need to be postponed for a year. She added that the Plymouth



**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES REGULAR MEETING  
PROPOSED MINUTES**

Tuesday, March 26, 2024  
6:00 PM



Township Veterans Commission now has a Facebook Page, and she indicated they hope to create a 911 Memorial in the Township.

Treasurer Doroshewitz noted a lot of time and hard work was spent in gathering and analyzing information on a new metering system before anything was decided. He added that the winter tax cycle has been completed with summer taxes to begin in about a month.

Clerk Vorva also added his gratitude to Treasurer Doroshewitz and Patrick Fellrath for their hard work.

Trustee Monaghan appreciated the detailed presentation and hard work spent on the metering system research and analysis by Treasurer Doroshewitz and Patrick Fellrath. She felt this presentation really demonstrates the Board's transparency to the entire Township, and she wished everyone a peaceful Easter Week.

Trustee Curmi noted that the presentation was well done and answered many questions. He did have a question to the (ELC) Environmental Leadership Commission about the proposed landscape ordinance. Chairperson Mary Ann MacLaren from the ELC noted that they have been invited to a Planning Commission Study session to discuss current landscape ordinances.

Supervisor Heise thanked Treasurer Doroshewitz and Patrick Fellrath for all their time and effort spent in researching the metering systems. He noted the next meeting is April 9, 2024, when a zoning on a Northville Road home will be discussed, the second readings of the animals and parks ordinances, and treasurer's report will be presented. He also noted the public hearing on the Salem Sewer Project, on April 4, 2024, at Northridge Church at 7:00 PM, although the EGLE presentation will begin at 6:00 PM. He added that the project will put 840,000 gallons of treated sewage water daily into Fellows Creek, which would run directly into Plymouth Township, potentially causing serious ramifications. Many legislators and Canton are in opposition to this. He added that the Senior Fraud Seminar at Friendship Station will be held on April 4, 2024, at 10:00 and wished everyone Happy Easter.

**J. ADJOURNMENT**

Moved by Treasurer Doroshewitz and Supported by Clerk Vorva to adjourn the Meeting of the Board of Trustees on March 26, 2024, at 9:04 PM

**All Ayes**

**Motion Passed.**

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES REGULAR MEETING  
PROPOSED MINUTES**

Tuesday, March 26, 2024  
6:00 PM



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, 9955 N Haggerty Road, Plymouth, MI 48170. Phone number (734) 354-3202 TDD units: 1-800649-3777 (Michigan Relay Services)

**The public is invited and encouraged to attend all meetings of the Board of Trustees of the Charter Township of Plymouth**