

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD 2022 **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, March 15th, 2022 **6:00 pm**

PRESENT: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski,
Sundland

ABSENT:

STAFF: Township Manager Walsh, Assistant Township Manager and Director of Public
Works and Engineering Opsommer, Chief of Police Plaga, IT Director Gebes, HR
Director Tithof, Director of Economic Development Clark, Director of Financing
Mattison, Clerk's Assistant Zachary Lemaster, Multimedia Staff Samantha Diehl
Senior Parks and Land Management Coordinator Jane Greenway, Land Stewardship
Coordinator Emma Campbell, Utility Worker Mike Ellis, Chad Fidewa

1. CALL MEETING TO ORDER

Supervisor Jackson called the meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Jackson led the Pledge of Allegiance.

3. ROLL CALL

Clerk's Assistant Zachary Lemaster called the roll of the board. All Present.

4. PRESENTATION

A. 2021-2022 Deer Management Program

Senior Parks and Land Management Coordinator Jane Greenway, Parks Stewardship
Coordinator Emma Campbell, Chad Fidewa, Mike Ellis and Chief Plaga gave a presentation on
the 2021-2022 Deer Management Program.

Clerk Guthrie asked how Mike Ellis processes deer.

Mike Ellis stated once the officers dispatch the deer they are brought to the service center
where they are field dressed and then transported to the beef barn where the deer is ground
into one-pound packages that are then distributed to food banks.

Treasurer Deschaine asked Chad Fidewa if he was aware about how many deer are in the
township.

Chad Fidewa replied the estimate seven years ago was 65 deer per square mile.

B. Township Manager's Quarterly Report

Manager Walsh gave his Quarterly Report to the board. He reported the Assessing Department is fully staffed and the Board of Review is currently underway. Assessor Winstead has started the program to become a level four Assessor as required by the state. The Communications Department is fully staffed and is overseeing upgrades to the Town Hall Room. The Community Planning and Development Department is fully staffed. Demolition is taking place at the new Trader Joe's, and Hyper Shine Carwash sites. Nothing Bundt Cakes is coming in at the corner of Okemos Rd. and Grand River Rd. Buddies Pizza is opening soon and the Sparrow Development on Jolly is moving forward. Meridian townships tax base has reached two billion dollars. Director Schmitt is working on a sign ordinance, director Clark is working on Pine Village and the Village of Okemos. Finance department is fully staffed and working on the 2021 audit report and received an award in excellence of finance from the Government Finance Officers Association. The Fire Department is fully staffed with 34 Firefighter Paramedics. The Emergency Operations Plan is in development and the township has acquired a new ambulance, a new fire pumper, a new ladder truck, and a new command staff vehicle that are paid for in full. Human resource department is fully staffed and is rewriting personnel policies and moving forward with Diversity Equity and Inclusion program. Information and Technology infrastructure is being improved through Brightline, with the main improvements being replacement of switches and the firewall. Parks and Recreation celebrated 25 years with Harris Nature Center, there is an event on April 16th for the Flashlight Easter Egg Hunt at Nancy more park. Love of Park day is coming up, and Celebrate Meridian is coming back this year. Public Works department is replacing the roof at Okemos's library, bids on solar array are due Friday. There has been major progress on community signage. The MSU to Lake Lansing pathway, the Daniels Drain project, the Local Roads project, the Okemos's Bridge project and the Grand River project are all progressing.

Clerk Guthrie asked for a brief update on the Village of Okemos Project.

Manager Walsh stated there is a lot of infrastructure that needs to be improved around the village of Okemos's site and it will be paid for initially by the township. He stated the township will not invest in the development itself, and the township will capture the future taxes through Tax Increment Financing to reimburse the township's infrastructure investment.

Manager Walsh also reported he is holding listening sessions for each union group and coming up with a comprehensive plan to offset employee cost of living increases due to inflation. He stated this plan may come forward in about three to four weeks.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened Public Remarks at 6:44 pm.

NONE

Supervisor Jackson closed Public Remarks at 6:44 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh did not give a second report.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Treasurer Deschaine

- Attended Economic Development Corporation meeting on March 3rd
- Attended Downtown Development Authority meeting on March 7th
- March 16th is the CATA Board of Directors meeting at 4 pm at the old sears store

Trustee Wisinski

- Environmental Commission appointed Bill McConnel as its Chair and Kendra Grassechi as its Vice-Chair
- Emma Campbell is working with the Harris Nature Center to hold an educational session on gardening with native plants, the event is sold out but will be recorded, the Harris Nature Center is also holding a native plant sale
- The Green Grants have been decided by the Parks Commission and a letter has been drafted to grantees
- Attended March 9th Land Preservation Advisory Board meeting
- Groundwater Management board and Election Commission has not met since the last Township Board Meeting

Clerk Guthrie

- Attended Rotary meeting today where a review of coordinating food pantries was given by Cecelia Kramer
- Meridian Cares fundraiser, "Keep our Bellies Full" is taking place today at Culvers tonight

8. APPROVAL OF AGENDA

Supervisor Jackson reviewed the March 15th, 2022 Township Board Agenda.

Treasurer Deschaine moved to approve the agenda as presented. Seconded by Trustee Wisinski.

VOICE VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski, Sundland
NAYS: None

Motion carried: 5-0

9. CONSENT AGENDA

Supervisor Jackson reviewed the Consent Agenda.

Treasurer Deschaine moved to approve the Consent Agenda as presented. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski, Sundland,
Supervisor Jackson
NAYS: None

Motion carried: 5-0

A. Communications

Treasurer Deschaine moved that the communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski, Sundland,
Supervisor Jackson
NAYS: None

Motion carried: 5-0

B. Approval of Minutes – March 1, 2022 Regular Meeting and March 8 2022 Special Meeting

Treasurer Deschaine moved to approve and ratify the minutes of March 1, 2022 Regular Meeting and March 8 2022 Special Meeting, as presented. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski, Sundland,
Supervisor Jackson
NAYS: None

Motion carried: 5-0

C. Bills

Treasurer Deschaine moved to approve that the Township Board approve the Manager's Bills as follows: Seconded by Trustee Wisinski.

Common Cash	\$	250,312.42
Public Works	\$	2,250,756.34
Trust & Agency	\$	<u>207,899.53</u>
Total Checks	\$	2,708,968.29
Credit Card Transactions	\$	17,776.84
09/16/2021 to 09/29/2021		
Total Purchases	\$	<u><u>2,726,745.13</u></u>
ACH Payments	\$	<u><u>875,072.18</u></u>

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski, Sundland,
Supervisor Jackson
NAYS: None

Motion carried: 5-0

10. QUESTIONS FOR THE ATTORNEY- NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. Daniels Drain Public Drain Improvement SAD #21 Resolution 3 & Resolution #4-Set a Public Hearing for April 12, 2022

Assistant Manager Opsommer outlined the Daniels Drain Public Drain Improvement SAD #21 Resolution 3 & Resolution #4 and setting a Public Hearing for April 12, 2022.

Assistant Manager Opsommer explained that after meeting with residents that he has updated the project. Resolution 3 and 4 reflect those updates.

Trustee Wisinski moved to approve Daniels Drain Public Drain Improvement Special Assessment District No. 21 Resolution No. 3, which approves the Special Assessment District, and defraying the cost thereof by Special Assessment against the properties specifically benefited thereby; and approves the Special Assessment District estimate of cost in the amount of \$2,768,322; and determines the Special Assessment District. Seconded by Clerk Guthrie.

Trustee Wisinski asked if Assistant Manager Opsommer had made changes to the project since the last time the board has seen them.

Assistant Manager Opsommer replied he has. He stated a few parcels on Dobie Rd. do not have culverts or any drainage related to Daniels Drain. Any land that drains into a ditch will not be included in the assessment. A part of Cornell Elementary is in the drainage district and will not be assessed, as well as two lift stations that will also not be assessed.

Clerk Guthrie asked for clarification on why some homes on Dobie Rd. are being assessed for less drainage.

Assistant Manager Opsommer stated the grading allowed for some drainage to run into the ditches of some front yards and become groundwater, never utilizing a drain.

Clerk Guthrie stated some residents had called and asked if flags in their yards were related to the Daniels Drain project, but noted they were not in the assessment district.

Assistant Manager Opsommer stated he couldn't be sure what the flags are related to as there are several projects ongoing but if residents would like to know about the flags please contact the Department of Public Works at meridian.mi.us.

Treasurer Deschaine stated residents are not upset just because of the Daniels Drain Assessment, but that multiple drain assessments have taken place recently. He asked if Opsommer has reached out to the Drain Commissioner about this.

Assistant Manager Opsommer replied he has.

Supervisor Jackson clarified after Assistant Manager Opsommer removes property from the assessment he has to recalculate the assessments and that all this is, is an updated assessment role.

Assistant Manager Opsommer replied yes.

ROLL-CALL VOTE: YEAS: Treasurer Deschaine, Trustees Wisinski, Sundland, Supervisor Jackson, Clerk Guthrie
NAYS: None

Motion carried: 5-0

Trustee Wisinski moved to approve Daniels Drain Public Drain Improvement Special Assessment District No. 21 Resolution No. 4, which provides for the Special Assessment Roll to be filed with the office of the Township Clerk and shall be available for public examination during regular working hours on regular working days; provides that the Township Board shall meet at 6:00 pm on Tuesday, April 12, 2022 for purposes of reviewing and hearing objections to the Special Assessment roll; and directs the Township Clerk to cause notice of such hearing and the filing of the assessment roll. Seconded by Clerk Guthrie.

ROLL-CALL VOTE: YEAS: Trustees Wisinski, Sundland, Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine
NAYS: None

Motion carried: 5-0

B. Final Preliminary Plat #19012 (Giguere Homes), Sanctuary III

Director Schmitt outlined Final Preliminary Plat #19012 (Giguere Homes), Sanctuary III.

Treasurer Deschaine asked if this item would have come back to the board since no progress had been made in the last two years.

Director Schmitt stated it would have.

Treasurer Deschaine moved to approve the resolution for Final Preliminary Plat #19012 (Giguere Homes), a request to construct Sanctuary III, a single family subdivision consisting of 7 lots located East of Hulett Road, north of Jolly Road, off of Robins Way. Seconded by Trustee Wisinski.

Clerk Guthrie asked what a 433 agreement is.

Director Schmitt replied it is an agreement with respect to modifying drainage district boundaries.

ROLL-CALL VOTE: YEAS: Trustee Sundland, Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustee Wisinski
NAYS: None

Motion carried: 5-0

C. Special Use Permit – 22-011 – The Meridian Company– Building greater than 25,000 square feet

Director Schmitt outlined Special Use Permit – 22-011 – The Meridian Company– Building greater than 25,000 square feet.

Trustee Wisinski moved to adopt the resolution approving the request from M&J Management, LLC to construct a building greater than 25,000 square feet on the vacant property adjacent to their existing facility at 1999 M-78 Highway. The vacant 5-acre parcel is zoned I, Industrial. Seconded by Clerk Guthrie.

ROLL-CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski, Sundland
NAYS: None

Motion carried: 5-0

D. Ordinance 2022-01 – Fire Hydrant Hose Connection Standards – Final Adoption

Director Schmitt outlined the Ordinance 2022-01 – Fire Hydrant Hose Connection Standards – Final Adoption

Trustee Sundland moved to adopt the resolution approving Ordinance 2022-01, an ordinance to add fire hydrant hose connection standards in Chapter 26, Fire Prevention and Protection. Seconded by Treasurer Deschaine.

ROLL-CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski, Sundland, Supervisor Jackson
NAYS: None

Motion carried: 5-0

E. Appointment of New Township Trustees

Supervisor Jackson outlined the Appointment of New Township Trustees.

Treasurer Deschaine moved to appoint Scott Hendrickson as Meridian Township Trustee for a term of March 15, 2022 to November 20, 2022. Seconded by Trustee Wisinski.

All board members spoke in support of the motion to appoint Scott Hendrickson as Township Trustee.

ROLL-CALL VOTE: YEAS: Treasurer Deschaine, Trustees Wisinski, Sundland,
Supervisor Jackson, Clerk Guthrie
NAYS: None

Motion carried: 5-0

Clerk Guthrie moved to appoint Marna Wilson as Meridian Township Trustee for a term of March 15, 2022 to November 20, 2022. Seconded by Treasurer Deschaine.

All board members spoke in support of the motion to appoint Marna Wilson as Township Trustee.

ROLL-CALL VOTE: YEAS: Trustees Wisinski, Sundland, Supervisor Jackson, Clerk Guthrie,
Treasurer Deschaine
NAYS: None

Motion carried: 5-0

F. Community Services Millage

Assistant Manager Opsommer outlined the Community Services Millage.

Treasurer Deschaine moved to adopt the resolution authorizing the Ballot Proposal for a 10-year renewal of the community services millage. Seconded by Clerk Guthrie.

Treasurer Deschaine stated this millage is .15 mil for a typical township home with a taxable value of \$145,000. The cost is about \$40 per household but provides a lot of value to residents with the senior center program, Parks and Recreation and the Meridian Human Services as well. The millage does not provide the services but provides for the coordination of the services.

Clerk Guthrie stated

Trustee Wisinski asked how the Headlee Roll Back amendment works.

Assistant Manager Opsommer stated when the township's tax base growth exceeds the rate of inflation, the millage rates roll back proportionately. Since some very valuable parcels have sold this past year their value has uncapped and caused a large growth that will trigger a rollback this year.

Treasurer Deschaine clarified that annually taxes go up 5% or at the rate of inflation whichever is less.

ROLL-CALL VOTE: YEAS: Trustee Sundland, Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine
Trustee Wisinski
NAYS: None

Motion carried: 5-0

G. American Rescue Plan Study Session-Set a Date

Manager Walsh outlined American Rescue Plan Study Session-Set a Date.

Treasurer Deschaine moved to modify the start time our regularly scheduled Tuesday, April 26, 2022 Board Meeting from 6:00 p.m. to 5:00 p.m. for the sole purpose of discussing the Township's American Rescue Plan funding process. Seconded by Trustee Wisinski.

VOICE VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski, Sundland
NAYS: None

Motion carried: 5-0

H. Township Mileage Rate

Manager Walsh outlined the Township Mileage Rate.

Trustee Wisinski moved to increase the Township's mileage reimbursement from 55.5 cents per mile to 62.5 cents per mile based on the significant uptick in gas prices. The increase shall be revisited at the first board meeting in May 2022. Seconded by Trustee Sundland.

Clerk Guthrie asked how this number was chosen.

Manager Walsh stated he simply wanted a number higher than the federal rate.

Supervisor Jackson noted this is a temporary increase.

Manager Walsh stated that is correct and that he may raise it again.

VOICE VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski, Sundland, Supervisor Jackson
NAYS: None

Motion carried: 5-0

13. BOARD DISCUSSION ITEMS

A. Village of Okemos, LLC Meridian Redevelopment Fund Request #2

Director Clark outlined the Village of Okemos, LLC Meridian Redevelopment Fund Request #2 for discussion.

Eric Helzer of Advanced Redevelopment Solutions further outlined the Village of Okemos, LLC Meridian Redevelopment Fund Request #2 for discussion with a presentation.

Mr. Helzer explained why the developer is requesting additional funds from the township and how Advanced Redevelopment Solutions plans to repay the redevelopment fund over 20 years using tax dollars.

Trustee Sundland asked if the developer is putting a restaurant on the corner.

Mr. Helzer replied yes, the corners of Okemos Rd. and Hamilton Rd. will likely be restaurants.

Supervisor Jackson asked if the boulevard would remain a part of the project.

Mr. Helzer replied it would.

Supervisor Jackson asked about the trees on the top of the building.

Mr. Helzer stated there will be a rooftop patio that will have potted trees.

Supervisor Jackson asked about usage of the roof patio.

Mr. Helzer replied it is a private area for residents.

Mr. Helzer described preexisting contamination that has been noticed on the project site and how the developer plans on managing that contamination.

Supervisor Jackson asked how many parking places will be available.

Director Clark stated they have 94 spaces and still need 5 more.

Clerk Guthrie asked if the amount of parking spaces are required by Ordinance.

Mr. Helzer stated it is due to Ordinance requirements.

Clerk Guthrie asked if there would be restaurant access in the pass through.

Mr. Helzer was not able to answer at this time.

Clerk Guthrie asked if there is a lot of greenery on Clinton and Ardmoo Ave.

Mr. Helzer replied it is fairly dense.

Director Clark stated the landscape plan was good as far as staff was concerned.

Clerk Guthrie asked for a layout of the commercial space.

Mr. Helzer replied they don't have any tenants yet but pointed out on blueprints where commercial areas would be.

Clerk Guthrie asked if the apartments are priced by apartment or bed.

Mr. Helzer stated it will be by apartment and will supply more information in the future.

Trustee Wisinski asked what type of parking would be available.

Mr. Helzer stated parallel parking will be available.

Trustee Wisinski asked if the contamination didn't exist, how the storm water would be managed.

Mr. Helzer stated it would be managed under the parking lot.

Trustee Wisinski asked if the developer could still go subsurface.

Mr. Helzer stated they would likely be using a Vapor Mitigation System.

Trustee Wisinski asked if the rendering of the facade is exact.

Mr. Helzer stated it is a plan and the only changes would be minor at this point.

Treasurer Deschaine asked if it was 95 parking spaces per block.

Director Clark replied 95 total spaces.

Treasurer Deschaine asked where tenants would park.

Mr. Helzer stated he would get back to him.

Supervisor Jackson stated Director Clark has brought this before the board to give approval of the Economic Development Corporation's recommendation to pay the developer 1.25 million dollars from the redevelopment fund, and asked if this project is dependent on forward progress.

Director Clark stated EGLE(Environment, Great Lakes, and Energy) needs to see forward progress this year or the developer may no longer be eligible for matching EGLE funds.

Supervisor Jackson asked if the sooner the 1.25 Million dollars is approved the sooner the board can secure funds from EGLE and Michigan Economic Development Corporation.

Director Clark stated that is correct.

Trustee Wisinski moved to suspend the rules and to approve the Village of Okemos LLC Meridian redevelopment request #2 and establish a hearing date for April 4th 2022 or a date the director decides to receive public comment. Seconded by Clerk Guthrie.

VOICE VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski, Sundland,
Supervisor Jackson

NAYS: None

Motion carried: 5-0

Trustee Wisinski moved to approve the Village of Okemos LLC Meridian Redevelopment request #2 and establish a hearing date for April 4th 2022 or a date the director decides to receive public comment. Seconded by Clerk Guthrie.

VOICE VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Wisinski, Sundland,
Supervisor Jackson
NAYS: None

Motion carried: 5-0

B. Update on the Grand River Ave/M-43 Construction Project

Assistant Manager Opsommer outlined the Update on the Grand River Ave/M-43 Construction Project for discussion.

Trustee Wisinski asked why these two projects are happening at the same time.

Assistant Manager Opsommer stated he doesn't believe it was intentional, as both projects have needed to be done for some time.

Treasurer Deschaine asked if the bridge project has accelerated.

Assistant Manager Opsommer stated he would need to reach out and get the most current information.

14. COMMENTS FROM THE PUBLIC

Supervisor Jackson opened Public Remarks at 9:25 pm.

NONE

Supervisor Jackson closed Public Remarks at 9:25 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Clerk Guthrie

- Thanked Director Clark and Communications team for posting about female business leaders in the community

16. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Wisinski.

VOICE/HAND VOTE: Motion carried 5-0

Supervisor Jackson adjourned the meeting at 9:26 pm.



PATRICIA H. JACKSON,
TOWNSHIP SUPERVISOR



DEBORAH GUTHRIE
TOWNSHIP CLERK