

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, JANUARY 26, 2016 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson
ABSENT: None
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works Derek Perry, Director of Community Planning & Development Mark Kieselbach, Fire Chief Fred Cowper

1. CALL MEETING TO ORDER
Supervisor LeGoff called the meeting to order at 6:00 P.M.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
Supervisor LeGoff led the Pledge of Allegiance.
3. ROLL CALL
The secretary called the roll of the Board.
4. PRESENTATION (None)
5. PUBLIC REMARKS
Supervisor LeGoff opened Public Remarks.

David VanderHaagen, 4789 Ardmore, Okemos, addressed articles in the Lansing State Journal and Towne Courier regarding mileage reimbursement payments, characterizing the articles as informative, a bit embarrassing and mildly entertaining. He suggested the Township establish a mileage reimbursement policy which excludes reimbursement for travel within the Tri-County area. Mr. VanderHaagen stated a number of area businesses have such provisions in their mileage reimbursement policies and such an exclusion would avoid “a lot of silliness” and make the policy easier to administer. He believed a policy which requires a good deal of time in order to total the relatively minor amounts, issue checks, etc. is ultimately unproductive.

Ann Alchin, 5972 Cypress, Haslett, continued to request the Board follow Robert’s Rules. She asked the Board to “see to it” that either the Supervisor or the Township Manager was in charge of the meetings, and see to it the meetings conform to that procedure. Ms. Alchin did not believe such is currently happening. She spoke to Treasurer Brixie’s behavior as it relates to her “hatred” for the Clerk. Ms. Alchin addressed the unprofessional, childish behavior displayed by the Board, chastising Board members who “went along” with the Treasurer. She urged this type of behavior to stop. Ms. Alchin also stated that, thanks to Treasurer Brixie “whispering in the Manager’s ear”, it was deemed unnecessary to discuss a bill which went \$30,000 over what it was approved for, while there was an uproar over \$4.60 in mileage reimbursement. She urged the Board to start acting in a professional manner.

Sherry Martin, 4137 Trillium Court, Okemos, requested more transparent and accurate information regarding Capital Area Transportation Authority’s (CATA) Bus Rapid Transit (BRT) proposal. She lodged her formal protest against the project and offered several contradicting figures being reported. Ms. Martin spoke to the “shortfall” in excess of \$40 million per year, stating she did not believe the service provided warranted the cost to taxpayers.

Leonard Provencher, 5824 Buena Parkway, Haslett, expressed appreciation to the Assistant Township Manager and Township Manager for their quick response to several items of concern which he expressed to them. He thanked the Board for their selection of the current Township Manager, specifically as it relates to another Township Manager candidate who was Flint's Emergency Manager and is now the Emergency Manager for Detroit Public Schools. Mr. Provencher voiced concern there should be a plan in place to deal with the underfunded pension liability, and it should be one of the Board's 2016 Goals.

Kathy DeVito, 470 Chimney Oaks, Okemos, stated she passed out flyers concerning the BRT and many of the business owners she visited were in opposition to its placement on Grand River. She noted many business owners were unaware of CATA's meeting here at the Township. Ms. DeVito believed the prohibition on left hand turns off Grand River would be detrimental to those business owners and, as a result, customers will go elsewhere to shop.

Shirley Decker, co-owner of Mert's Specialty Meats, 1870 Grand River, Okemos, stated her retail store is one of convenience and believed the BRT would decimate her business with no allowed left hand turns. She stated Meridian Township is not a bus environment, and her experience traveling the Grand River corridor several times a day showed buses in Lansing are full, buses in East Lansing are full during the winter and buses in Okemos are nearly empty.

Debbie Alexander, 2535 Capeside, Okemos, Project Manager for the BRT, clarified the medians for the current BRT project in Meridian Township end at Okemos Road. She handed out information being circulated around the community, alleging it contains a significant amount of inaccurate information. Ms. Alexander stated the proposed medians have the ability to reduce auto and pedestrian accidents by 40% and would be a safety improvement. She also indicated removing buses from the auto lanes increase auto capacity and improve movement. Ms. Alexander noted the current cash fare is \$1.25, and calculations mentioned in earlier public comment were inaccurate. She added the cost per fixed route rider is \$2.58, and the cost for trips on Redi-Ride services or other demand response services is in the \$20 range. Ms. Alexander emphasized CATA is always willing to make presentations to interested members of the public in order to provide accurate information. She stated that as of this meeting, all the costs of the BRT project will be absorbed through the existing revenue and there is no recommendation for a tax increase.

Rhonda Bueche, 4126 Leeward Drive, Okemos, stated she was very supportive of public transit. She noted she had the opportunity to listen to a CATA BRT representative and felt the proposed BRT was a "beautification" project. Ms. Bueche expressed her dismay CATA stops at Marsh Road and does not service residents who live in Meridian Township east of Marsh Road. She asked the Township Board not to support the BRT as presented, as it does not increase accessibility or destination points. Ms. Bueche offered that no businesses have currently elected to own a bus station, despite a comment from CATA regarding funding for bus stations could come from a federal grant and from Meridian Township business owners.

Trustee Veenstra responded to Ms. Bueche by stating even though CATA's line service does not go to her neighborhood, she is eligible to use CATA's Redi-Ride, a curb to curb service, which runs from 9:00 AM until 5:00 PM.

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported the following:

- The economic development staff person walked the business district and handed out information regarding the January 14, 2016 meeting on the BRT
- #1 Goal in the 2016 Board Goals document lists creation of a plan to address legacy costs

- Trustee Styka, Trustee Wilson and he attended the Master Plan consultant interviews
- He attended the Neighborhood Leadership meeting held on January 14th where he presented 2015 accomplishments, 2016 Goals and results of the 2015 Citizens Survey
- Representatives from the Michigan Department of Environmental Quality (MEDQ) were unable to attend tonight's meeting to discuss The Square Brownfield Redevelopment Plan
- Appreciation event for Board and Commission members to be held January 28th at the new central fire station
- Ribbon cutting ceremony for the new central fire station to be held Monday, February 1st at 1:00 PM
- He is scheduled to meet with the new Supervisor for Williamstown Township to discuss the police contract which will expire in December, 2016
- Contract extension for fire services in Alaiedon Township will be on the next Board agenda

7. BOARD COMMENTS & REPORTS

Trustee Scales reported his attendance at the January 14th Neighborhood Leaders meeting. He also attended the Okemos Public Schools discussion on Diversity held at the Meridian Senior Center and announced Okemos High School has started a Black Student Union as an outcome of that discussion. He announced Trustee Styka, Veenstra and he convened the organizational meeting of the Redi-Ride Review Committee on January 11th and broke it down into three (3) phases: 1) What was Redi-Ride established to do; 2) Is the goal relevant today; and 3) What is needed going forward. Trustee Scales noted he was selected as Chairperson and specific information was requested in order to review and the committee will reconvene in 30-45 days.

Trustee Scales reported his attendance at the January 13th meeting of the Ingham County Road Advisory Board where the Transportation Improvement Program (TIP) projects were reviewed as follows:

- 1) Completion of the emergency repair of the Marsh Road Bridge
- 2) In 2016, the entire Marsh Road Bridge will be replaced
- 3) In 2016, Park Lake Road will be resurfaced from M-43 to Merritt Road
- 4) Deferred funding applications were reviewed and three (3) projects in Meridian Township are on hold until funding is available:
 - A. Resurfacing of Central Park Drive from Okemos Road to M-43
 - B. Resurfacing of Lake Lansing Road from Hagadorn Road to BL-69
 - C. Resurfacing of Meridian Road from Jolly Road to M-43
- 5) Okemos Road bridge over the Red Cedar River:
 - A. Request for Proposal (RFP) sent for temporary repair
 - B. \$1.725 million of the project's cost to be funded from the local bridge program
 - C. \$1.775 million of the project's cost to be funded from new resources
 - D. Temporary repair to be performed in order to open the bridge in the Spring of 2016
 - E. Once the temporary repair is made, it will make approval of complete replacement funding by the Regional Bridge Council more problematic
- 6) Actual 2015 road revenues for Ingham County was \$12.90 million, with anticipated revenues in 2021 of \$21.870 million an increase in state funding of \$8.971 million over fiscal year 2015. Additional federal funding is still needed
- 7) Funding for a project at the intersection of Hagadorn and Mt. Hope Roads was taken by the Tri County Regional Planning Commission (TCRPC) to fund the BRT

Trustee Veenstra noted that as the Township representative to the TCRPC, he was unsuccessful in retaining the funding for the Hagadorn/Mt. Hope Road intersection. He indicated the Board received a presentation on the BRT last August and at that time, the cost of the BRT was stated to be \$167 million. He suggested a public hearing be held by the Township Board to hear a full presentation of the BRT in its latest form, as he believed the January 14th forum to be

unsatisfactory. Trustee Veenstra reminded interested parties the Township Board does not have a vote on approval of the BRT; however, the Township has two (2) members who sit on the CATA Board who can voice the Township's concern with the project. He noted the resignation of Jim Hershiser from the Zoning Board of Appeals (ZBA) after 20 years of service and suggested the Township pay tribute to him. Trustee Veenstra acknowledged letters from Mary Ann Martin and Juan Arellano regarding building a Chick-fil-A in a small wetland in front of Meijer and expressed concern it will aggravate flooding problems at Grand River and Okemos Road.

Trustee Wilson reported her attendance at the January 7th interviews for consultants to update the Township's Master Plan. She also reported her attendance at the Michigan Townships Association (MTA) Conference held January 19-22, 2016. Trustee Wilson agreed it would be helpful and informative to have a presentation from CATA on the BRT to obtain accurate information on the most recent version.

Supervisor LeGoff also reported her attendance at last week's MTA Conference.

Trustee Styka expressed appreciation for the number of residents attending tonight's Board meeting. He attended the January 14th Neighborhood Leadership meeting where there were few reports of crime in Meridian neighborhoods. He also attended the Diversity session hosted by Okemos Public Schools, as well as the interviews for a potential consultant to assist in the update of the Township's Master Plan. Trustee Styka noted his attendance at the January 11th organizational session of the Redi-Ride Review Committee where improvement will be encouraged and examined in detail. He agreed with earlier comment there needs to be more informational sessions for the public regarding the BRT.

Clerk Dreyfus reported his attendance as the Board representative to the Meridian Economic Development Corporation where the following issues were discussed:

- 1) Property owners were notified of the CIA public hearing
- 2) Engaging business owners along Grand River to ensure it is an inclusive process
- 3) Challenges of business owners along the Grand River Corridor who are absent, out of state, corporate chains, etc.
- 4) Approval of a \$1,000 contribution from the EDC budget to help fund the Joan Smith Memorial Fund
- 5) Approval of a \$1,000 contribution from the EDC budget to be spent on the 2016 Chinese New Year Event to be held at Meridian Mall on February 7th
- 6) The top 3 2016 EDC Goals and objectives:
 - A. Support endeavors that foster entrepreneurship, startups and businesses of all sizes through volunteerism, advocacy and funding
 - B. Work strategically to ensure Meridian Township is a great place to run a business
 - C. Collaborate with other entities within the Township and the greater Lansing to ensure Meridian remains competitive and congruent with regional development initiatives

Clerk Dreyfus reported his attendance at a presentation hosted by Jane Rose and held in the Okemos Library titled "Meridian, Going Back in Time". He noted the Clerk's Office maintains an archive of historical newspaper clippings, articles, photographs, etc. related to Meridian Township and any resident interested in Meridian's history may make an appointment to review the materials dating back to the late 1800s. Clerk Dreyfus indicated he attended the Neighborhood Leadership Meeting where there was harmony among neighborhoods and no "overarching" concerns expressed. He pointed out the issue of strengthening the Township's public nuisance ordinance, specifically related to problems associated with vacant commercial properties. Clerk Dreyfus reported his attendance at the January 14th meeting on the proposed BRT, acknowledging a well-publicized public hearing on the system needs to be held.

Clerk Dreyfus announced March 8th is the Presidential Primary Election, adding a voter must select either a Democratic Party or Republican Party ballot. He noted over 2,000 absentee ballot applications have been returned to the Clerk's Office, 200 of which were missing the necessary designation. As a public service, he indicated his office has sent out letters to those 200 prospective voters, apprising them of their need to make a selection and return the application back to the Clerk's Office.

Treasurer Brixie reported the Pension Board met earlier today and took action to update to an actuarial life expectancy table which is multi-generational, believed to offer a more accurate reflection of how long people currently live. She added longer life has implications for funding of Meridian's pension program. Treasurer Brixie attended the Land Preservation Advisory Board (LPAB) meeting last week and will likely bring to the Board a grant opportunity to purchase property in the Township for permanent preservation.

Treasurer Brixie reported her attendance at the January 14th meeting on the BRT, held to seek public input on design elements. She indicated one reason CATA uses stations and posters at its meetings is because history revealed residents do not stay for an entire formal presentation and do not offer input. Treasurer Brixie believed there is room for improvement in reaching the citizenry with factual information on the BRT, highlighting CATA's offer to provide a presentation in the near future. She reminded fellow Board members that in addition to the two CATA Board representatives, the Township has representation on the BRT Steering Committee, which the Supervisor sits on. Treasurer Brixie indicated much of the decision making on the BRT is handled through TCRPC, and Trustee Veenstra is the Board representative to that body. Treasurer Brixie emphasized she was aware inaccurate information was given out at the Neighborhood Leadership Meeting regarding the costs of fixed route service, costs for Redi-Ride service, and costs for SpecTran service. She reminded the public that voters approve the spending and subsidy of public transit, which are supplemented by federal and state funding.

Trustee Scales suggested scheduling a special meeting dedicated solely to the BRT, as he has heard information tonight from the CATA representative that currently all costs would be absorbed and there are no recommended tax increases at this time.

Trustee Veenstra expanded on the Clerk's earlier comment, adding that Jane Rose has written a book on the early history of Meridian Township, titled "Images of America – Meridian Township." He clarified CATA charges the Township \$22.50 for each Redi-Ride. He also requested an updated presentation and a public hearing on the BRT so the public can voice their comments and concerns.

8. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda as submitted. Seconded by Clerk Dreyfus.

Trustee Veenstra offered the following friendly amendment:

- **Amend Action #12D by deleting the word "Appeal" and Inserting the word "Repeal"**

The friendly amendment was accepted by the maker and seconder.

Trustee Veenstra moved to amend the agenda by moving Agenda Item #13A (the Brownfield credit for The Square on Grand River Avenue) to Action Item #12E

The motion died for lack of a second.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

9. CONSENT AGENDA (SALMON)

Supervisor LeGoff reviewed the consent agenda.

Trustee Veenstra moved to adopt the Consent Agenda. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

A. Communications

(1) Board Deliberations (BD)

BD 13A-1 Dave Bueche, 2689 Roseland, East Lansing; RE: Opposition to The Square
Brownfield Redevelopment Plan

(2) Board Information (BI)

- BI-1 Mary Ann Martin, 2504 Arrowhead Drive, Okemos; RE: New construction in floodplain/wetland (Chick-Fil-A)
- BI-2 Christine Beavers, 5125 Brookfield Drive, East Lansing; RE: January 5, 2016 Board Meeting
- BI-3 Trustee Milton Scales; RE: Anti-Racism Awareness & Training Event on January 30, 2016
- BI-4 Dr. B Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE: Redi-Ride Review Commission
- BI-5 Donna Rose, 6207 Cobblers Court, East Lansing; RE: Response to Dr. Horn's letter on the Redi-Ride Review Commission
- BI-6 Christine Beavers, 5125 Brookfield Drive, East Lansing; RE: Travel Vouchers
- BI-7 William and Chris Collette, 2373 Barnsbury Road, East Lansing; RE: CATA's Bus Rapid Transit (BRT) Proposal
- BI-8 Treasurer Julie Brixie; RE: Response to William and Chris Collette on CATA's BRT Proposal
- BI-9 Vance Poquette, 2226 Kent Street, Okemos; RE: CATA's BRT Proposal
- BI-10 Barbara O'Kelly, 2576 Woodhill Drive, Okemos; RE: CATA BRT
- BI-11 Juan and Olga Arellano, 2170 Seminole Drive, Okemos; RE: Okemos Citizens Sympathize & Empathize with Flint

(3) Commission Linkage (CL)

- CL-1 Brian Seipel, 4114 Spinnaker Lane, Okemos; RE: Resignation from the Cable Communications Commission
- CL-2 Richard Searl, 1445 Forest Hills Drive, Okemos; RE: Resignation from the Environmental Commission
- CL-3 John C. Schlinker, 2426 Burcham Drive, East Lansing; RE: Resignation from the Pension Board of Trustees
- CL-4 Jim Hershiser, 2580 Saranac Lane, Okemos; re: Resignation from the Zoning Board of Appeals

(4) Regional Linkage (RL)

- RL-1 Ingham County Drain Commissioner Patrick Lindemann, 707 Buhl Street, Mason; RE: Button, Spring Lakes Branch Drain Drainage District “Notice of Day of Review of Drainage District Boundaries” to be held on January 28, 2016 from 9:00 A.M. to 5:00 P.M. at the Drain Commissioner’s Office
- RL-2 Ingham County Drain Commissioner Patrick Lindemann, 707 Buhl Street, Mason; RE: Herron Creek Drain Drainage District “Notice of Day of Review of Drainage District Boundaries” to be held on January 28, 2016 from 9:00 A.M. to 5:00 P.M. at the Drain Commissioner’s Office
- RL-3 Ingham County Drain Commissioner Patrick Lindemann, 707 Buhl Street, Mason; RE: Okemos Preserve Drain Drainage District “Notice of Day of Review of Drainage District Boundaries” to be held on January 28, 2016 from 9:00 A.M. to 5:00 P.M. at the Drain Commissioner’s Office
- RL-4 Ingham County Drain Commissioner Patrick Lindemann, 707 Buhl Street, Mason; RE: Sanders-Tacoma Hills Drain Drainage District “Notice of Day of Review of Drainage District Boundaries” to be held on January 28, 2016 from 9:00 A.M. to 5:00 P.M. at the Drain Commissioner’s Office

(5) On File in the Clerk’s Office (OF)

Material handed out at the January 5, 2016 Board Meeting

Melanie C. Lynn, Board President, Okemos Public Schools’ Board of Education, 2001 Timberview Drive, Okemos; RE: Community Conversation to be held on January 13, 2016 from 7:00 P.M. to 8:30 P.M. in the Meridian Senior Center

Trustee Veenstra moved that the communications be received and placed on file, and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

B. Minutes

(1) Trustee Veenstra moved to approve and ratify the minutes of the January 5, 2016 Regular Meeting as submitted. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

(2) Trustee Veenstra moved to approve and ratify the minutes of the January 12, 2016 Joint Meeting as submitted. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

C. Bills

Trustee Veenstra moved that the Township Board approve the Manager's Bills as follows:

Common Cash	\$ 725,071.94
Public Works	\$ 576,562.76
Trust & Agency	\$ 6,167,171.37
Total Checks	\$ 7,468,806.07
Credit Card Transactions	\$ 53,018.77
Total Purchases	<u>\$ 7,521,824.84</u>
ACH Payments	<u>\$ 1,845,316.98</u>

Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

[Bill list in Official Minute Book]

D. Ratification of Police Officer Appointment

Trustee Veenstra moved to ratify the appointment of Adam Slavick to the position of police officer contingent upon successful completion of those items stipulated in the conditional offer of employment. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS

A. Corridor Improvement Authority (CIA)

Supervisor LeGoff opened the public hearing at 7:12 P.M.

Associate Planner Menser summarized the proposed CIA as outlined in staff memorandum dated January 21, 2016.

Chris Buck, Chair of the Meridian Economic Development Corporation (EDC), explained the need to establish a CIA in order to have a voice and "seat at the table" to develop what the Grand River corridor will look like with the possible addition of the CATA BRT. He clarified the CIA will be comprised of volunteer citizens who are interested in the progress of the Grand River Corridor, irrespective of whether the BRT comes to fruition. Mr. Buck stated the City of Lansing, Lansing Township and the City of East Lansing all have established a CIA, meeting both individually to address their portion of the corridor and collaboratively to focus on continuity. He requested, both as a business owner and Chair of the EDC, that Meridian Township establish a CIA so it has a voice in what the "after" looks like.

Keith Lambert, Tri-County Development Manager, Lansing Economic Area Partnership (LEAP), 1000 S. Washington Avenue, Suite 201, Lansing, indicated there are two CIAs in Lansing, one on Saginaw Street and one on Michigan Avenue from the Capitol Building to the jurisdictional line shared with Lansing Township. He added under his leadership, City of Lansing, Lansing Township and the City of East Lansing came together in a single forum for a regional planning approach to this area's economic spine. Mr. Lambert offered LEAP's support for the proposed CIA as Meridian Township's non-profit economic development agency.

- Public
Maria Cowan, 1914 Wilder Street, Haslett, inquired as to how business owners or members of the public can be involved.

Mr. Buck and Mr. Menser explained interested parties must be either a business owner, property owner or someone with a business interest within the boundaries of the proposed CIA, as mandated in state law. They noted agendas are published and members of the public are invited to attend meetings.

Supervisor LeGoff closed the public hearing at 7:22 P.M.

B. Daniels Drain Improvements

Supervisor LeGoff opened the public hearing at 7:22 P.M.

Assistant Township Manager/Director of Public Works and Engineering Perry summarized the process for the improvements to the Daniels Drain as outlined in staff memorandum dated January 21, 2016.

- Public
Vij Pankaj, 4532 Mistywood Drive, Okemos, representative for the Board of Whispering Oaks Subdivision, expressed concern benefits to the subdivision are minimal based on existing wetlands and current drain infrastructure. He requested the map included as part of the project be amended based on the survey performed by the developers of Whispering Oaks and benefits reduced for some of the properties within Whispering Oaks.

Cecilia Kramer, 4560 Oakwood, Okemos, thanked Clerk Dreyfus for his remarks regarding the recent Friends of the Library Event where Jane Rose was hosted to dialogue on her Historic Meridian book. She also expressed appreciation to Trustee Scales and Veenstra for their attendance at that event. As the president of Forest Hills Homeowners Association, she acknowledged stormwater from the affected portion of the subdivision flows down through Walden Pond and into the Daniels Drain system. Ms. Kramer also acknowledged the Board has a responsibility for maintenance and improvements which are necessary and conducive to public health, safety and welfare. She believed it necessary for stormwater detention to be moved from garden apartments, cleanup of easements, centerline descriptions and to ensure the drain pipes are clean, whole and in alignment, while acknowledging these items go well beyond a normal maintenance project for this drain. Ms. Kramer believed outlet work should be conducted under Grand River Avenue and urged the Board, at the appropriate time, to look closely at the benefit derived relative to the additional upgrades and improvements to Walden Pond itself.

Margaret Lynch, 1555 West Pond, #32, Okemos, spoke to the 2.78 acre retention pond in the middle of Walden Pond. She indicated the purpose of the pond is to filter water for the immediate area. Ms. Lynch stated because the drainage basin no longer does its job properly, wells servicing nearby homes may be negatively impacted. She added Walden Pond is a regulated wetland and the water discharge terminates in Lake Michigan. Ms. Lynch believed the recent water emergency in Flint has emphasized the need to properly take care of the Township's water system. She requested the cleanup of this water basin be taken up as soon as possible, since the Ingham County Drain Commissioner met with the Board of The Ponds Cooperative, Inc. four (4) years ago regarding the extensive work needed on the pond.

Quenda Story, 4526 Marlborough, Okemos, offered information on the history of The Ponds, stating the soil “problems” were known when The Ponds was being created, alleging the land would not carry the weight of the buildings. She stated her property and that of her immediate neighbors are serviced with ditches and do not receive the amount of runoff like some homes in the area. Ms. Story voiced concern with the proposed cost per parcel

Chuck Barbieri, Foster Swift, 313 S. Washington Square, Lansing and attorney for The Ponds Cooperative, Inc., noted the hearing is being held to move on to the next step in the process to develop improvements needed for the Daniels Drain. He indicated that at its February 2, 2016 meeting, the Board will have an opportunity to pass a resolution authorizing the filing of a petition with the Ingham County Drain Commissioner. He believed the purpose of this hearing is to consider creation of a special assessment district to provide a way to “cover” the costs the Township may be assigned so the pond can be restored, pollution is limited, collapsed pipes can be replaced, and other necessary changes to control runoff. He submitted a letter and petition with 77 signatures.

Treasurer Brixie suggested the Township Manager consider instructing Assistant Township Manager/Director of Public Works and Engineering Perry to meet with Mr. Pankaj regarding concerns with the map provided in the notice sent to affected property owners.

Supervisor LeGoff closed the public hearing at 7:37 P.M.

12. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

John Scott-Craig, 5244 Wardcliff Drive, Okemos and Chair of the Planning Commission, spoke in support of Board approval of the Master Plan Consultant Contract.

Leonard Provencher, 5824 Buena Parkway, Haslett, suggested that as progress is made throughout the year, the public be made aware of when goals are achieved or problems are encountered.

Supervisor LeGoff closed Public Remarks.

A. 2016 Goals Document

Township Manager Walsh summarized the 2016 goals document as outlined in staff memorandum dated January 21, 2016.

Treasurer Brixie moved to approve the 2016 goals document. Seconded by Trustee Styka.

Trustee Veenstra moved to change the target date for the tree ordinances from December, 2017 to December, 2016. Seconded by Clerk Dreyfus.

Board and staff discussion:

- Township Manager will create a work plan for each department head based on the approved 2016 goals document
- Process for the goals document is different from how it was handled in previous years
- Target dates are set to allow time for any particular item to be thoroughly vetted for a quality end result
- Board member belief adjusting the target date for each item defeats the purpose of having the goals document be inclusive
- Target dates do not prohibit staff from achieving goals prior to their target date
- Goals document has a long life and contains many ongoing components
- Board sets priorities and directs staff activity to implement the goals
- Board member preference for the MUPUD target date to be moved up to sometime in 2016
- Each Board member has favorite goals
- Board members asked the Township Manager and staff to perform a risk analysis and risk benefit

- Street Tree Ordinance is on tonight's agenda
- Board member optimism the goals are realistic and target dates may be achieved earlier than outlined
- Review of the Township's MUPUD ordinance is on the 2016 Action Plan
- Need to take sufficient time to make sure review of the MUPUD ordinance is thoroughly vetted for the best work product available
- March, 2017 target date for review of the MUPUD ordinance is realistic given the amount of worked involved

VOICE VOTE: Motion failed 3-4 (Trustees Scales, Styka, Wilson, Treasurer Brixie).

Continued Board discussion:

- Appreciation to staff and the public for their input
- Reminder that providing medical first response to a portion of Alaiedon Township (Goal #2n) will be a mutually agreed upon service, including input from Delhi Township
- Board member assurance that services to the residents of Meridian Township are paramount in any shared services agreement
- Clarification that any medical first response to Alaiedon Township would be to only the portion of Alaiedon where we currently provide fire services
- Agreement would be similar to police services Meridian provides to Williamstown Township
- Mutually agreed upon services speak to the caliber of service provided by our township staff
- Such service is not typical and builds on Meridian's commitment to a regional approach
- Fire station on south Okemos Road is within ½ mile of Jolly Road and an ambulance could respond much quicker to the designated area than the current services provided to Alaiedon Township by another entity
- Need to increase efforts to make the public aware of Granger's free recycling services to residents who utilize Granger's trash pickup service in Meridian Township
- Board member suggestion for an annual presentation by Granger regarding their services offered in Meridian Township
- Board member belief recycling opportunities in apartment buildings should be required
- Board member belief the target date for review of the cost/benefit analysis of implementing a railroad quite zone be changed to October, 2016

Trustee Scales called the question. Seconded by Trustee Styka.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Wilson, Supervisor LeGoff, Treasurer Brixie

NAYS: Trustee Veenstra, Clerk Dreyfus

Motion carried 5-2.

ROLL CALL VOTE ON THE MAIN YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Treasurer Brixie

MOTION: NAYS: Clerk Dreyfus

Motion carried 6-1.

Clerk Dreyfus moved to add to Goal #1 the Township review open space requirements by zoning category and development ordinances (such as MUPUD, PUD, PRD and CPUD). Seconded by Trustee Veenstra.

Board discussion:

- Number of goals already listed involve open space including one designated as ongoing (Goal #1d)
- Best way to achieve applying the best planning practices to encourage the preservation of green and open spaces is to review our ordinances
- Developer comment in the past the Township's open space requirements need to be looked at
- Board member belief the motion just offered and seconded is out of order as the Board just approved the 2016 Goals document

- Statement was made at the last Board meeting that Board members could introduce motions to add items to the 2016 Goals list and if approved, those items will be added
- Inquiry if the intent of the motion is to change the open space requirements of the different development categories
- Maker of the motion's preference for this addition to direct staff to prepare a written report which compares open space requirements for these categories with those in other communities
- Maker of the motion's preference to then place the item on the agenda for discussion and invite developers and other interested parties to speak to the issue
- Open space requirements can be evaluated under the review of the MUPUD
- Board member belief the motion was to bring back debate about the agenda item which just passed
- A Board member cannot speak to an item and then make a motion to table that same item

Supervisor LeGoff moved to table the amendment. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Wilson, Supervisor LeGoff, Treasurer Brixie

NAYS: Trustee Veenstra, Clerk Dreyfus
Motion carried 5-2.

B. Master Plan Consultant Contract

Director Kieselbach summarized the process to date as outlined in staff memorandum dated January 21, 2016.

Trustee Styka moved to authorize the Supervisor and Clerk to sign a contract with McKenna Associates, not to exceed \$50,000, for the update of the Meridian Township Master Plan, subject to the review and approval of the Township Attorney. Seconded by Trustee Wilson.

Board discussion:

- Interview process conducted was thorough and will move the Master Plan along to adoption
- All three (3) applicants were qualified
- Appreciation to the Planning Commission for its work toward the Master Plan to date
- McKenna Associates knew Meridian Township and what the Township desired in its Master Plan document
- "Add ons" were included in McKenna's fee structure regardless of the time needed to complete
- McKenna Associates understood the values of our Planning Commission and the community
- McKenna's presentation included:
 - Goal of smart growth has changed to a goal of sustainable growth for 2016
 - Reuse of existing infrastructure
 - Building on the Township's assets, with an emphasis on sustainability, strengthening our neighborhoods and preserving open space
 - Trends within the millennials and their interest in walkability and living in more urban core areas
 - Installation of green infrastructure, rain gardens, green roofs and blue infrastructure
- McKenna will use existing data already compiled by staff and the Planning Commission
- McKenna will provide priority development site scenarios which will "put" pictures to the words

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

C. Branding/Website Contracts

Trustee Styka moved to approve \$30,000 from the Cable TV Fund Balance for the

Township Brand Development and Campaign project. Seconded by Trustee Wilson.

Board discussion:

- Branding and the website go “hand in hand”
- Board member reiteration of public comment expressing concern spending \$110,000 (on website development and the branding “exercise”) is too much money
- Explanation by staff that \$30,000 was carried over from 2014 for website development
- \$50,000 for branding was approved and carried over from 2015
- \$30,000 in additional funds will come from the Cable TV fund balance for branding
- The community has been discussing this project since 2008
- Last year, the Township Board approved \$50,000 for the branding project without knowing an exact cost
- At the end of the bidding process, it became apparent the project would be more expensive than what had been budgeted
- Question before the Board is whether to use \$30,000 from the Communications Budget to move forward on the branding/website contracts
- There has been a discourse on the issues of the website, placemaking and branding since 2000
- Board member belief the branding component has recently taken on a “life of its own”
- Board member belief that while he is an advocate for website overhaul and the need for Township branding, the process should not be circumvented
- Board member reminder Goal #8 t. contained in the 2015 Goals Document adopted by the Board on December 9, 2014 stated “Begin the process of overhauling the Township website and branding up to an amount of \$30,000”
- Original \$30,000 budgeted for 2015 was for both the website and branding
- Special budget request on the September 15, 2015 agenda included \$50,000 to complete website and branding improvements
- A branding discussion was deleted from the September 1, 2015 agenda
- Board member comparison between \$44,000 consultant contract for more challenging Master Plan development v. \$80,000 consulting contract for less challenging branding assistance
- Board member belief website development is specific and incurs significant hard costs
- Concern the \$50,000 became an expense specifically designated toward branding, despite the explanation in the special budget request
- Board member belief \$80,000 is too high a fee to spend for the development of branding
- Board member preference for the Township to assemble a group of diverse and committed stakeholders in the community to “drive” the brand

Communications Director Guthrie offered a historical “recap” of discussions held at Economic Development Corporation and Township Board meetings beginning in 2008 as outlined in staff memorandum dated January 20, 2016. She introduced Tiffany Dowling, Chief Executive Officer and her team from M3 Group, who offered a Powerpoint presentation on their company and “plan of action” to establish a brand for Meridian Township.

Board, staff and M3 Group discussion:

- Important to ascertain who the Township is today, and where the Township wants to be in the future
- Logo is a visual representation of Meridian Township
- Branding will help transmit the goals of the Township and give a polished vision of Meridian
- Development of a strategic marketing plan
- How M3Group would measure success in attaining its proposed goals
- Township undertook a major change to overhaul its website which went live in 2009
- Board member belief the proposed overhaul to the current website will be much less extensive than the one in 2009 but will provide many new technical advantages
- Board member iteration of the timeline of the website and branding approval process, including monetary consideration
- Stated Board member opposition with spending \$80,000 to create “buzz”
- Township Manager’s in depth explanation of the timeline for the Board approved amounts for the website and the branding projects

- Sustainability as a community is also about attracting and retaining a diverse population
- 2015 Citizen Survey showed most residents moved to Meridian Township for its school systems
- 2015 Citizen Survey showed most residents don't know the myriad of services offered by the Township and branding will provide that information
- Need to move away from having the Township logo be Meridian's brand
- The Township's brand will be a reflection of "all the good produced by the community in its various manners"
- Board member belief it is incongruent to compare an update to the Master Plan to development of Township branding
- Township Board faith in the branding committee and staff to vet the branding requests for proposal (RFP) and bring that selection to the Board
- Cost of branding is based upon the parameters established by the Township

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Wilson, Supervisor LeGoff, Treasurer Brixie

NAYS: Trustee Veenstra, Clerk Dreyfus
Motion carried 5-2.

D. Resolution to Repeal Section 57 of P.A. 269

Manager Walsh summarized the effects of Section 57 of Public Act 269 on the ability of local communities to disseminate information regarding ballot questions within 60 days of an election as outlined in staff memorandum dated January 21, 2016.

Treasurer Brixie moved Therefore, be it resolved to request the Township Board to pass a resolution of support to Repeal Section 57 of PA 269. Seconded by Trustee Wilson.

Board discussion:

- Manager Walsh and a number of Directors attended a state legislative committee hearing
- PA 269 prohibits school districts and municipalities from providing any mailed information relative to ballot issues within 60 days of an election
- Not all ballot issues involve money (e.g., annexation)
- Passage of this resolution is time sensitive and will have significance to the Legislature
- Class action lawsuit was filed today by school districts who have millage issues on the March 8, 2016 ballot
- It is essential to the democratic process for voters to be provided with the facts concerning a ballot proposal
- This "gag order" was enacted the night of the last state legislative session in 2015 through a 41 page substitute bill

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None
Motion carried unanimously.

[Supervisor LeGoff recessed the meeting at 9:29 P.M.]

[Supervisor LeGoff reconvened the meeting at 9:36 P.M.]

13. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Barb Sears, 9492 Coleman Road, Haslett, stated encouragement of The Square on Grand River through tax abatement is not reflective of the interests and priorities of Meridian citizens. She listed Meridian citizen values as parks, green space, libraries, school systems and many offered governmental services. Ms. Sears noted additional student apartments place increased demand on fire and police services, road maintenance, etc. She believed the Board has an opportunity to correct a bad decision it made earlier regarding this by following the recommendation of the Planning Commission for The Square on Grand River.

Eckhart Dersch, Vice-Chair, Liaison for Inter-Neighborhood Cooperation (LINC), PO Box 40, Haslett, read a letter in opposition to The Square on Grand River Brownfield Redevelopment Plan.

Eric Helzer, Advanced Redevelopment Solutions, PO Box 204, Eagle, noted recent data showed a cost savings of over \$1 million from the previous estimates for cleanup of the proposed site for The Square on Grand River. He stated the developer would amend the brownfield plan to reflect the data recently obtained.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke to the various entities which would “lose” money if The Square on Grand River Brownfield Redevelopment Plan is approved. He alleged the developer is not a good citizen as they do not want to pay their full share to our community and spoke in opposition to the plan. Mr. Provencher believed citizens should have use of the Community Room in the new central fire station as they approved a \$3.5 million millage for its construction. He stated citizens should have the ability to rent the room at a reasonable rate and the \$35 hourly rate is costly for non-profit organizations which host a monthly meeting. Mr. Provencher requested information on the occupancy limits for this room and the number of non-employee parking spaces available.

Cecilia Kramer, 4560 Oakwood, Okemos, read excerpts from the Daniels Drain petition language. She noted residents of the Forest Hills subdivision will be watching how the benefit derived is assigned. Ms. Kramer requested after the project is completed, the Board “take back” the cost of maintenance in the future.

Supervisor LeGoff closed Public Remarks.

A. The Square, 2655 Grand River Avenue – Brownfield

Board, Ingham County Brownfield Development Authority representative, and the applicant’s discussion:

- Need for the applicant to provide information which shows it is advantageous to the Township to embark upon the partnership for the brownfield redevelopment plan
- Additional \$4 million cost to the applicant turns the project “upside down”
- Board member suggestion for the developer to recoup cleanup costs through negotiation with the seller
- Developer statement that the cleanup costs are more than the value of the property
- Developer statement the seller cannot cover the cost of cleanup unless he gives the land away
- Board member statement the developer obviously wants this project as he is still before the Board
- Board member belief that although the brownfield allows school taxes to be collected, development of commercial property and the resulting tax dollars do not help the school district “that much”
- A school district receives its funding based upon the foundation allowance of student enrollment
- Real assistance to the schools is for the developer to provide the type of housing which will generate children for the school district, which this project does not do
- Developer for the Triangle knew of the onsite contamination and apprised the Township early on in the process
- Board member inquiry if the site is in compliance today

- Earlier statement made by the applicant that the site cannot be redeveloped with the contamination
- Site was previously redeveloped with the existing contamination (Foods for Living, Salvation Army)
- Redevelopment and blight have already occurred
- What the Board recently approved for The Square is further infill development of the site
- Michigan Department of Environmental Quality (MDEQ) is waiting for the applicant to submit the due care plan and assessments
- MDEQ stated the existing use (parking lot), is a good physical barrier to prevent water from spreading contamination throughout the system
- Board member belief the developer is “pretty much” in compliance with the existing use
- Board member concern the applicant is asking the Board to place the drainage system in one of the two areas of the site where the “very bad” contamination is located
- High standards for indoor air volatilization
- Cost of installing the vapor barrier and system used to pull benzene out in order for residents to live in a building constructed on top of contaminated soils
- Other parts of the site do not have contamination and are proposed to be a parking lot
- Standards would be different if the developer chose to place a retail building over the area proposed for construction of living units
- Cleanup proposed to occur does not clean it all up
- Cleanup for the Douglas J site would remove all of the contamination
- Board member concern with driving up the cost of the cleanup for this site while potentially exposing future residents to problems
- Purpose of the Brownfield Act is to allow for the cleanup of problem sites in order to be able to place them on the tax rolls
- Proposed site is on the Township’s tax rolls as it has already been redeveloped
- Board member uncertainty whether the cost of the plan and the cost of cleanup are worth the risks being taken, as well as the sacrifice to the General Fund
- Reminder that apartments are the most expensive type of housing for a community to maintain
- The brownfield process starts with the county instead of the Township because it is a county brownfield authority
- If the Township had its own brownfield authority, the entire brownfield process would stay within the Township
- County Brownfield Authority is a recommending body
- Under state law, the Ingham County Board of Commissioners (ICBC) cannot approve the brownfield unless the Township Board does
- Any amendments the Township Board makes to the brownfield plan must go before the ICBC for approval in the exact form passed by the Board
- The aforementioned process was used when the Board approved the brownfield plan for the Douglas J project at the Hamilton/Okemos Road intersection
- ICBC has the final approval
- If both the Board and the developer do nothing, there is no tax to be gained
- Seller conducted a baseline environmental assessment (BEA)
- BEA holds the seller harmless from past contamination
- Applicant relied on prior data and built upon that data for the new development
- Applicant’s statement that any BEA includes a Phase 1 environmental site assessment
- Purchaser obtained a Phase 1 (paper study) approximately 6-7 months ago from the seller,, which was “fairly clean”
- Based on that Phase 1, the applicant determined it was not a high priority to immediately conduct its own Phase 1
- Soil borings discovered buried concrete on the site
- Site engineers are required to determine the amount of load the soils can take
- Developer statement the seller was not aware of the buried concrete
- Applicant was aware there had been a gas station on the property at one point in time
- Board member inquiry if the site currently has any “contact hazards”
- The way the site currently sits, there is no direct contact hazard

- Western parcel had a total of 17 borings, where benzene was discovered as the predominant soil gas
- Discovery of methane in the southwest corner, known as the “stormwater” detention area
- Geoprobe (subsurface sampling tool) investigation was conducted in late summer of 2015
- Applicant intent to conduct two additional test bit “rounds” to quantify the northern and southern areas, which will focus on the environmental conditions
- Developer hit the aquifer at greater than 20 feet below grade
- Contaminant concern centers on the soils, not groundwater
- Information gathered by the developer has led to the estimated cost of cleanup based on the proposed redevelopment
- Soils in the northwest corner will be excavated and managed off site and be transported to a Class 2 landfill
- Fill in the southwest corner which contains methane, PVCs, and other chemicals of concern will be managed off site and not repurposed
- Material specific to the concrete fill and the soils below the concrete will be repurposed back around the development
- Clean Class 2 sand will be placed underneath the building footprints
- Buildings in the northernmost section of the site will be protected from existing chemical levels through use of a liner and venting system
- Cleanup costs include the liner and venting system in the event protection of the building is necessary
- Statement by the applicant’s representative that Part 201 regulations through the MDEQ are being followed
- After Part 201 standards are met, the MDEQ does not regulate indoor air
- After the BEA, the applicant must adhere to a due care compliance plan
- Applicant will provide an environmental construction management plan, a document available to the MDEQ and the public
- Environmental construction management plan will outline actions taken to manager the materials and protect occupants on the site
- Due care compliance plan is the final document which is transmitted to the MDEQ
- Applicant statement the state and county will ensure they do not spend any more money than necessary to clean up the site through review of all eligible expenses
- Township will receive some tax revenue during the abatement period
- Board member inquiry if the applicant would be willing to present a proposal which “splits” the cost of the brownfield cleanup
- 100% of the money required for the cleanup come from the developer
- Current proposal requests a \$320,000 per year reimbursement from the Township to the purchaser over a 13 year period
- 100% pass through would go to the Okemos Public School system and the debt mills
- Possibility of a ten percent (10%) pass through of taxes per year to the taxing jurisdictions during the term of the brownfield would lengthen the reimbursement period
- Need for the Board to ascertain the advantage to the Township to enter into this partnership with the purchaser
- Cost of cleanup on the site is higher than the value of the property
- Brownfield allows school taxes to be collected, but the school district bases its funding on student enrollment
- Best way to help the schools is to provide the type of housing which provides living arrangements for children
- Inquiry if the Township knew from the beginning that the Douglas J project would be seeking a brownfield
- Township Board can make better decisions for all parties involved when it is aware of the need for a brownfield
- Site was previously redeveloped with contamination on the site
- MDEQ response that the current use (parking lot), is preventing contamination from being washed into the River and aquifer
- placing living units above known contaminated sites when there are other areas where the living units could be located
- Retail building standards are different than living units

- Proposed cleanup will not be all inclusive
- Redevelopment and the subsequent proposed cleanup still exposes residents to contaminants
- Concern whether the costs of the redevelopment plan and the cleanup are worth the risk to the Township
- Apartment zoning is the most expensive type of development and the cost of the most expensive services (police, fire) will not be recouped for 13 years
- Current detention pond at the rear of the site has significant environmental issues
- Proposed plan will clean up the detention pond by using a sealed detention method
- Standards for placement of the living units near Foods for Living where there is no contamination are different than the proposed location
- This project will result in no net income to the Okemos School District
- Okemos School District Sinking Fund would lose \$150,000
- Sinking Funds are one of the few places school districts can obtain money beyond what the state gives
- Township will lose money for 13 years by providing police and fire services to the hundreds of students living within the development
- Inquiry if the site contaminants will work into the water table or river if the site remains “as is”
- Applicant’s representative statement the site, as it sits today, is a threat
- Applicant belief the proposed development, with a sealed water detention system, is a solution to existing groundwater problems
- Capping a problem area protects the groundwater situation
- Reminder by the applicant’s representative that in the north where the benzene is located, 50% of that parcel is open grass and the proposed development will remove the soils and then cap the property
- Applicant representative statement that residents walking the site in its current condition are not exposed to the known contaminants
- Board member statement local taxes in Meridian Township are less than half of the taxes assessed by Lansing and East Lansing
- Board member belief the current condition of the land should reduce the purchase price
- Board member concern with the placement of apartment buildings on a portion of the site which is so contaminated that both a vapor barrier and an passive/active vapor extraction system are needed
- Concern with the validity of a statement made that the actual expenses of the cleanup are the only items which can be billed to the brownfield credit given a previous comment regarding the brownfield credit for the Douglas J project
- Board member request for the Board to be apprised if a brownfield credit will be sought prior to any project approval
- Board member concern no entity is required to take responsibility for the existing contamination, but the Township is expected to approve a brownfield plan at a significant cost to the tax base for many years
- Board member allegation that a misapplication of the intent of the MUPUD ordinance allowed inclusion of existing commercial property (Foods for Living, Salvation Army) to provide higher density
- Board member belief if a strict application of the MUPUD ordinance was adhered to, one entire apartment building would have been eliminated (approximately 40% smaller in size), and the project could have been reconfigured to prevent living units over contaminated land
- Board member belief the misapplication of the MUPUD ordinance resulted in a series of cause and effects:
 - Increased density allowed for a larger project
 - Contamination on the site was discovered
 - Larger size of the project impinged on the contamination sites
 - Purchaser of the property cannot find the cash flow to pay for the environmental remediation
 - Applicant approached the municipality to request taxpayers fund the cleanup cost
- If the brownfield redevelopment plan does not move forward, the applicant has the option to come back to the Board with a project redesign which is smaller in scope
- Current applicant is in the business of developing apartments

[Sidebar discussion on Board policy regarding no new Township business discussed after 10:00 P.M.]

Trustee Scales moved to forge ahead and complete the end of tonight's agenda. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Wilson, Supervisor LeGoff, Treasurer Brixie

NAYS: Trustee Veenstra, Clerk Dreyfus
Motion carried 5-2.

B. Corridor Improvement Authority

Board discussion:

- 60 day waiting period ends March 26th
- Board member preference to move this item forward on the agenda at the end of the required waiting period
- Creation and implementation of a CIA would provide an additional planning tool
- Need for a more comprehensive outreach program to businesses and affected residents who live within the proposed CIA boundaries
- Suggestion for staff to send out a letter to every property owner and all occupants within the proposed CIA district
- Staff complied with the state law requirement that notices be sent to all property owners within the CIA district
- Board member request for the resolution provided at the April 5, 2016 meeting to include language at the end of the provision which states the CIA "will not include the use of tax increment financing (TIF)." The additional clause will read "or tax dollars for financing development projects"
- Board member belief the additional language to be included in the resolution will ensure the concept does not occur
- Notification process for this public hearing was discussed
- Board member understanding the state law requires one member of the CIA Board to be a resident who lives within the CIA district or within ½ mile of the district boundary
- Board member assertion the CIA is essentially an advisory committee

It was the consensus of the Board to place this item on a Board agenda after the 60 day waiting period.

C. Daniels Drain Improvements

Assistant Township Manager/Director of Public Works and Engineering Perry apprised the Board the next step in the process is to present a resolution of petition for the Board to consider at its February 2, 2016 Board meeting.

Board and staff discussion:

- Staff memorandum contains a reasonable assumption that the estimated overall project cost is \$2 million
- Property benefit calculation roll contained in the packet were hypothetical cost estimates
- Cost estimates for \$100,000 were provided so affected property owners could perform "easy math"
- Drainage assessment costs cannot be definitively quantified until they are completed
- Staff explanation of the estimated costs

TOWNSHIP ATTORNEY COMMENT: The other thing I might add is that you shouldn't take the methodology, as Trustee Wilson suggested, that's on here and automatically assume that's going to be the methodology for assessments once the project has been designed. We had a gentleman testify earlier today during the public hearing about his specific development, and that might benefit differently than another development. We have to analyze that after the design has

been completed and then make those adjustments. This graphic was put together very early in the process to address the initial questions that you had about rough estimates of costs.

Continued Board discussion:

- Reminder that when costs are assessed it will be calculated on a benefit derived basis
- Residents who receive the greatest benefit from the project will be assessed the largest cost
- Board member belief his calculation of \$1,060 assessment to a typical subdivision lot for a \$2 million project is too high for lots which receive little benefit

It was the consensus of the Board to place this item on for action at the February 2, 2016 Board meeting.

D. Zoning Amendment #15080 (Township Board) – Street Tree Ordinance

Trustee Veenstra moved to table this item.

The motion died for lack of a second.

Director Kieselbach summarized the proposed zoning amendment to the street tree ordinance as outlined in staff memorandum dated January 21, 2016.

Board discussion:

- Part of the impetus for the zoning amendment was the new development on Cornell Road
- Prior to this proposed amendment, the Township subrogated itself to the Ingham County Road Department (ICRD) standards
- Proposed ordinance change will provide for a better dialogue with the Ingham County Road Department (ICRD) on projects relative to retention of large trees
- County standards provide for clear cutting a specific distance from the road

It was the consensus of the Board to place this item on for action at the February 2, 2016 Board meeting.

E. Expense Policy

Trustee Veenstra moved to table this item. Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustees Styka, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: Trustees Scales, Veenstra
Motion failed 2-5.

Human Resources Director Marx summarized the draft travel expense policy as outlined in staff memorandum dated January 22, 2016. She suggested Board members review the draft and provide any comments directly to her. Director Marx requested the Board contemplate the need for a separate policy for elected officials.

Board discussion:

- Agreement with the Director's comment the Board may wish to have a separate policy for elected officials, as some of the specifics contained in the draft are not applicable to Board members
- Not feasible for Board members to use a township vehicle for Township business and travel use
- Possible consideration of other expenses (e.g., meals) in the policy for elected officials

It was the consensus of the Board for staff to create a separate travel expense policy for elected officials.

F. Haslett-Okemos Rotary Club Community Room – Use Policy

Manager Walsh summarized the proposed use policy of the Haslett-Okemos Rotary Club Community Room as outlined in staff memorandum dated January 21, 2016.

Board discussion:

- Concept of making the policy similar to what was used at the Service Center is a sound one
- Board member preference to allow any group use of the community room
- Board member belief it is fair to charge a larger fee to a non-resident who is not a Meridian Township taxpayer
- Concern with earlier public comment suggestion to provide the room for free as there are fixed costs associated with the room rental
- Fees charged for non-profit v. for profit organizations
- Consideration of priority for users
- Rotary Club will have a standing meeting on Tuesdays at noon
- Rotary Club donated \$10,000 towards construction of the community room
- Community Room needs to be handled independent of the fire suppression division
- Concern with building access for renters use when fire personnel are out on a call
- Costs charged for the Service Center are reasonable and should be duplicated
- No fee would be charged if an elected official used the room for official township business
- A fee would be charged if an elected official used the room for non-township business
- Process used by other fire departments for rental of their community rooms
- No awareness that other fire departments rent out their training rooms to residents
- Primary use of the room is for fire training
- Rotary Club donated \$10,000 towards furnishing of the community room
- Fire staff would like to see service oriented groups use the community room
- Board member request for staff to research policies used by other fire departments in the area relative to rental of their community room
- Board member preference for this issue to be handled “right the first time”

14. FINAL PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Rhonda Bueche, 4126 Leeward Drive, Okemos, stated her belief the BRT project will not increase ridership, accessibility or improve/increase routes, destination points, distance traveled, or services for Meridian citizens. She referred to the Pittsburgh Transportation Authority study on line which revealed that an increase in ridership fares caused decreased ridership.

Ms. Bueche did not believe this project would survive without either fiscal funding or increasing fees. She noted CATA did not receive the federal grant money it applied for to fund this \$200 million project, questioning why it is being considered if the federal government did not believe this was a worthy project. She questioned how a project can be promoted when it is not known where funding would be obtained. Ms. Bueche suggested we emulate the Pittsburgh Transportation Authority program to provide bus transportation to and from airports and other communities (e.g., Detroit Metro Airport, Chicago’s O’Hare Airport).

Kathy DeVito, 470 Chimney Oaks Drive, Okemos, stressed the importance of publicizing the additional meeting on the BRT, suggesting the meeting be held later than 4:00 P.M. She voiced concern with a specific member of the Board telling residents the issue of the BRT would not be on tonight’s agenda, yet inviting a CATA representative to attend to address issues surrounding the BRT. Ms. DeVito noted her objection to the public receiving such conflicting information.

Supervisor LeGoff closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Trustee Veenstra suggested the three page summary of the brownfield redevelopment plan for The Square on Grand River be included in the packet for members of the public who are reading a board agenda for the first time. He stated basic information should always be included in the board packet.

Trustee Wilson spoke to results from the National Citizen Survey which showed a significant increase in citizens' appreciation for better customer service and attributed that increase to the new administration.

Clerk Dreyfus stated it would have been reasonable and appropriate to allow individual Board members the opportunity to make motions to add goals to the 2016 Goals Document. He believed it was the process agreed upon when discussed at the last Board meeting. Clerk Dreyfus alleged the processed used this evening circumvented the free speech of individual Board members to modify the document. He listed the four (4) goals he would have liked to review as:

- 1) Review Township open space requirements by zoning category and development ordinances (MUPUD, PUD, PRD, CPUD)
- 2) Inclusion of "no concealed weapons allowed in the Meridian Township workplace" as a goal in the employee personnel policy.
- 3) Strengthen the public nuisance ordinance dealing with vacant houses and vacant commercial properties, including review of signs, dilapidated facades, garbage and debris, dumpsters and vehicles.
- 4) Review of the parking ordinance, analyzing and potentially changing requirements through new definitions of dwelling units and considering unique circumstances which may impact parking requirements.

Treasurer Brixie responded to earlier public comment noting she was the Board member who approached a resident whose business is located east of Marsh Road. She clarified that when the resident indicated he was here regarding CATA's placement of the median, she explained that issue was not on tonight's agenda and that CATA had no plans to place a median in front of any business east of Marsh Road. She voiced appreciation for the additional meeting with CATA so that accurate information can be supplied to Meridian's business owners and residents.

16. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 11:45 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS
TOWNSHIP CLERK

Sandra K. Otto, Secretary