



AGENDA

CHARTER TOWNSHIP OF
MERIDIAN
TOWNSHIP BOARD
REGULAR MEETING
March 3, 2015
6:00 P.M.



1. CALL MEETING TO ORDER⁺
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. SPECIAL PRESENTATION
 - A. Introduction of Derek N. Perry – Assistant Township Manager/Director of Public Works
 - B. Wayne Beyea, MSU School of Planning, Design & Construction – Sustainability Assessment
5. PUBLIC REMARKS*
6. TOWNSHIP MANAGER REPORT
7. BOARD COMMENTS & REPORTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
 - A. Communications
 - B. Minutes – February 17, 2015 Regular Meeting
 - C. Bills
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)

**Public Comment

 - A. City of Williamston Recreation Agreement
 - B. Final Preliminary Plat #05012 (Eyde), Request to Extend the Final Preliminary Plat Approval for Georgetown
 - C. Central Fire Station – Final Bid Approval
13. BOARD DISCUSSION ITEMS (ORCHID)

**Public Comment

 - A. The Avenue on Grand River, Mixed Use Planned Unit Development Concept Plan
 - B. Township Legal Services – Search Process
14. PUBLIC REMARKS*
15. FINAL BOARD MEMBER COMMENT
16. ADJOURNMENT
17. POSTSCRIPT – BRETT DREYFUS

***PUBLIC REMARKS (Any topic - 3 minutes per person)**

****PUBLIC COMMENT (Agenda item specific - 3 minutes per person)**

*Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by writing or calling the following:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864-1198. (517-853-4258) — Ten days notice required.*

Meridian Charter Township: 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 Township Hall Room; www.meridian.mi.us

⁺ Appointment of President Pro Tem and/or Temporary Clerk if necessary

Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, MARCH 3, 2015

(1) Board Information (BI)

BI-1 Beth Hubbell, 1158 Woodside Drive, Haslett; RE: Trees

BI-2 Karla Hudson, 6009 Skyline Drive, East Lansing; RE: Consumers Energy and Meridian Township Resident

BI-3 Eckhart Dersch, 2203 Butternut Drive, Okemos; RE: Commercial Planned Unit Development Concept Plan – Meridian Mall

(2) Staff Communication (SC)

SC-1 Associate Planner Martha Wyatt; RE: Site Plan Review Decision as of February 27, 2015

MEMORANDUM

4-B

TO: Township Board

FROM:



Mark Kieselbach
Director of Community Planning and Development

DATE: February 26, 2015

RE: Wayne Beyea, MSU School of Planning, Design & Construction – Sustainability Assessment

Material for Wayne Beyea's presentation was provided in a previous board packet. If you do not have a copy and would like another copy please contact staff.

**CLERK'S OFFICE
BOARD COMMUNICATIONS
MARCH 3, 2015**

Board Information (BI)

Sandy Otto

From: Beth Hubbell <jeremiah@shytoun.com>
Sent: Wednesday, February 18, 2015 6:06 PM
To: Board
Subject: trees

Members of the Board,

So you saved a 200 year old tree – that is Great! However, the more important questions that need to be asked, are:

- 1) How many trees have you cut down?
- 2) How many have you planted?

There have been so many trees cut in the past few years from the ones that were diseased & dying to the ones cut for roads, electric lines, and various building projects. Many of these are very beautiful big, mature trees that do so much for the environment. I see and hear of this all the time, but have yet to hear of any being planted. I would like to know of any, and am proposing a program where it be required to plant 2 trees for every one being cut down. Let's keep our township Green! I believe this concept should be nation-wide, and hope my township can be a leader in this effort. I also hope our state will adopt this concept, and will be working toward that.

I look forward to hearing what plans you have to improve this . I have enjoyed the ski trails behind the Historical Village, but have notice some cutting there. Hopefully no mature trees are being cut, as there are several very old, beautiful ones.

Beth Hubbell
Jeremiah@shytoun.com

MAR 03 2015

BI-1

MAR 03 2015

Brett Dreyfus

From: Karla Hudson <Hudson.KC@live.com>
Sent: Thursday, February 26, 2015 10:46 AM
To: Julie Brixie; Brett Dreyfus; Elizabeth Ann LeGoff; Milton Scales; Ronald Styka; John Veenstra; Angie Wilson
Cc: Frank Walsh
Subject: Consumers Energy and Meridian Township Resident

February 26, 2015

Dear Township Board,

I am writing to express my concerns regarding interactions between, Township manager, police department, Consumers Energy and myself a township resident. On Monday of this week Consumers Energy approached my home stating that some work on my yard would need to be completed. I let the individuals in my yard to access my meter. I attempted to get information about what exactly would be occurring in my yard. These individuals indicated that they were only "set-up" and really did not know what work would be conducted. Later that morning two more individuals come asking me about the sewer in front of my home. After a brief discussion the Consumers Energy employee stated he might need to come in and look for something related to plumbing in my home. Sure enough he taps on my door again and now is asking to come in my home. Again, I was not expecting all of this invasive need to be all over my property. After discovering that what they needed was under my carpet they resolved themselves to the fact that I would not be pulling up carpeting for whatever project this was they were attempting to complete. These individuals were also unable to describe what exactly they would be doing on my property as far as digging and so forth. Of course, that afternoon I phoned Consumers energy to get clarification and the staff had no record of any "ticket" being pulled for my address. Also discovered they had spilled green paint on my sidewalk leading to my front door and reported this to Consumers to insure replacement if paint did not fade. When the various workers were invading my property I requested that they have a supervisor call me with more details about the project. I received no call.

On Tuesday morning down my street comes five Consumers Energy trucks. Keep in mind that in October I had received a letter from Consumers stating that we might need to access your property as work would be done at 6020 skyline drive and the letter did not describe the work that would be done. Of course, at that time I logically thought that we would see them in the next week or two not in February when it is freezing cold. You need to also know that my husband and I are both blind. As the trucks emerge on my street my 9 year old son describes to me that a very large truck is now pulling up on our drive way with heavy equipment. The policy at the Hudson home is no "big trucks" pull on our cement driveway. We do not even allow CATA to pull large SpecTran buses on our driveway. This is when the dispute begins with Consumers Energy. I halt the truck and all of the action explaining in admittedly a loud tone as the trucks are loud that large trucks will not be pulling up on my driveway. The entire projects stops as I request to speak to a supervisor and learning that this work is not of emergency nature request that Consumers returns in April when they can restore my lawn immediately after performing the work. I also request obtaining written communication of what exactly they plan to do to my property as they have marked the area all the way to my front door. The group does not seem to know what to do with these requests. I am leaving for an appointment and give one of the workers my home and cell phone and request for a supervisor to call me.

MAR 03 2015

BI-2

MAR 03 2015

Later that morning Dave from consumers Energy call me and I explain my requests to him asking for explanation of the project in writing. I also suggest that if we might wait on this project until April all the work could be completed at once and I would not be left to look at a dirty destructive mess for two months. I also indicated that he would be leaving my 90 year old neighbor without heat during a very cold time of the year and that April might be a better choice. Dave indicated that this was not an emergency but that the Michigan Public Service Commission required his company to do the work "now." I asked Dave to have the MPSC call me and we might negotiate a better time for all of this work. After not hearing from MPSC that morning I phone them myself and indicate that Dave from consumers suggests this work needs to be done as required by their organization. The individual takes my complaint letting me know it may take ten days to deal with the case.

On Wednesday morning I am subjected to a visit by Consumers Energy staff and the Meridian Township police. You know the five foot four very threatening blind lady is a threat to Consumers Energy. The home owner who was only trying to get information from Consumers Energy and not have them destroy her property is now the villain. In my interaction with this officer and Consumers staff I explain that when Consumers was on my property two years prior they destroyed my grass and never return to fix the issue. This ended up costing me money and time. I also told the officer and Consumers staff that nothing about this project had been communicated to me nor my neighbor. Basically the conversation ends with me the home owner feeling unsupported by both police and Consumers Energy with no rights in the issue at all. The work proceeded to occur and once they left we took photos of the mess.

I share these details as I want you to see what bullies the utility company is when interacting with your residents. I also want you to know that Consumers Energy contacted Frank Walsh and between he and the police department decided to defend the utility company rather than learning from their resident what exactly was happening on Skyline Drive. I strongly believe this was miss use of police department staff. I would prefer that the police department spend their time protecting my children in their school rather than worry about the blind lady having a dispute with Consumers Energy. When I spoke with Frank he was misled by Consumers Energy thinking that this issue was an emergency gas problem. If frank had taken the time to phone me, his tax paying resident, he might have learned the gas line issue was from a project two years prior that they were returning to address. If this had been an emergency with potential gas lines exploding Consumers Energy would not have allowed me to remain in my home over the past three days. I found it interesting that Consumers Energy staff communicated with Frank Walsh and police department very quickly but could not return my calls. The fact that the township Supervisor was more interested in defending and protecting the rights of the utility company over his residents is of huge concern. He compared my interactions with Consumers Energy as that of neighbors having a dispute.

As our township representatives I want you to be aware of ways township management is handling resident challenges with the public utility service and how police resources are being utilized. The township manager seemed more concerned about Consumers Energy than his own resident. I would think one of his responsibilities is to communicate with residents when they are having hardships not just send the police. This action was just an excessive use of resources and power. I hope that you will review with Frank and others what they might have done differently in this situation. I look forward to any feedback you might give regarding this issue.

Sincerely,

Karla Hudson

517-336-9830

6009 Skyline drive

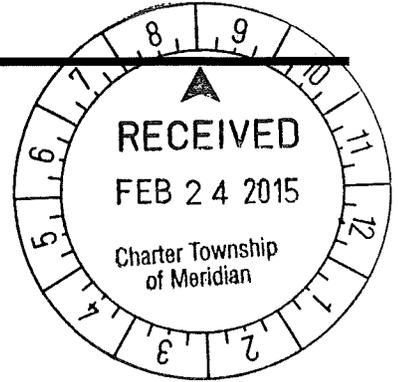
MAR 03 2015

BI-2
(page 2 of 2)

MAR 03 2015

Brett Dreyfus

From: Eckhart Dersch <dersch@anr.msu.edu>
Sent: Monday, February 23, 2015 8:31 PM
To: Board
Cc: Frank Walsh
Subject: Commercial Planned Unit Development at Meridian mall
Attachments: Mall C-PUD.docx



Dear Trustees,

Attached is a letter written the Planning Commission regarding the proposed Commercial Planned Unit Development in the southwest corner of the mall property.

I bring this to your attention not only because this has been a troublesome site over the years, but also because anything done to this site will have an impact on its current ability to reduce and treat runoff from the surrounding land AND because this green island significantly breaks the monotony of wall-to-wall commercial development along Grand River Avenue. Rather than attempting to place another very risky development on this site, it would seem to be best to preserve it as a green island to enhance the goals of the Grand River Corridor plan.

Sincerely,
Eckhart Dersch

MAR 03 2015

BI-3

MAR 03 2015

2203 Butternut Drive
Okemos, MI 48866
February 23, 2015

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

RE: PROPOSED COMMERCIAL PLANNED UNIT DEVELOPMENT AT MERIDIAN MALL

Dear Commissioners: Scott-Craig, Chair
Herring Jackson, Vice Chair
Van Coevering
DeGroff
Deits
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Tenaglia,

A sudden high fever prevented me from attending your meeting this evening. However, I believe that it is important for me to bring to your attention several red-flags associated with the Commercial Planned Unit Development proposed for the southwest corner of the Mall property. They are:

1. The official Soil Survey of Ingham County maps the entire C-PUD site as Hn (Houghton Muck). The report further emphasizes that Hn is characterized by severe limitations for all of the following:
 - a. Shallow excavations
 - b. Dwellings with or without basements
 - c. Small commercial buildings
 - d. Local roads and streets

The primary reasons given for these limitations are: excess humus, subsidence, low bearing strength, and ponding. In addition, the Soil Survey warns that: "Building site development and sanitary facilities are not practical on this (Hn) soil. The limitations caused by the high water table, flooding, and the instability of the soil are difficult to overcome.

2. Several years ago the Mall Corporation successfully argued that this area was unbuildable, and was consequently granted a waiver of property tax on this same land. (I do not know if this continues to be the case).
3. Despite warnings by LINC, a bank building was approved for construction on this same site several years ago. A short time after completion, a massive structural failure occurred due to very unstable soil conditions, and the nearly new bank building had to be torn down and removed.
4. More recently, yet another commercial structure was proposed for this same site, but the developer wisely withdrew the proposal upon learning of the severe problems associated with this site.

MAR 03 2015

BI-3

(page 2 of 3)

MAR 03 2015

5. This site, AS IT IS, is already an extremely valuable natural island providing many important environmental benefits to the community. Among these are:
 - a. The wooded wetland and its surrounding wet areas serve as a natural sump for runoff from all surrounding land and parking lots (to the west).
 - b. It helps filter and clean surface runoff from surrounding areas.
 - c. It serves as a much needed green island which breaks-up the monotony of wall-to-wall commercial development along Grand River Avenue. (It also will greatly enhance the Grand River Corridor concept currently being developed).

IN CONCLUSION, let us learn from the history of this site and not make the same mistakes again. It will be to everyone's advantage (developer, Township planners and officials, and residents of the broader community) to keep and even enhance this site as an attractive green island within the commercial district of our community.

Sincerely,
(Sent via email attachment)

Eckhart Dersch

Cc: Gail Oranchak
Meridian Township Board of Trustees

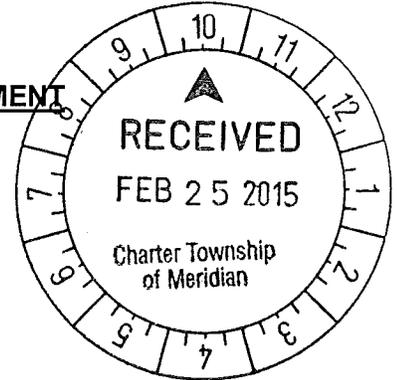
MAR 03 2015
BI-3
(page 3 of 3)
MAR 03 2015

**CLERK'S OFFICE
BOARD COMMUNICATIONS
MARCH 3, 2015**

Staff Communications (SC)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SITE PLAN REVIEW DECISIONS



Site Plan Review Approvals (as of 2/27/15):

#14-15 (Dawn Avenue Associates)

Request to do site improvements at an existing site as follows: add peaked roof and covered walkway to existing office building and add onto office building; remove an existing building; redesign the parking area by adding 2 detention areas, landscaping, and four parking spaces at 4884 Dawn Avenue, East Lansing, MI

Approved]: 1/16/15

#15-88-13 (St. Martha Parish)

Request to request modify the approved plans for a 2-story addition to the parish building, with a reduction in the size of the addition from approximately 52,302 square feet to approximately 18,563 square feet, at 1100 Grand River Avenue, Okemos, MI

Approved: 2/12/15

#15-01-30 (Michigan State University Federal Credit Union)

Request to construct 4 additional parking spaces at the credit union site, at 1775 Central Park Drive, Okemos, MI

Approved: 2/24/15

#15-14-04 (Wolverine Building Group)

Request to modify the approved site plans for the Whole Foods supermarket, with a request to construct an approximate 2,080 square foot addition to the west side of the building, at 2750 Grand River Avenue, East Lansing, MI

Approved: 2/25/15

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MAR 03 2015

SC-1

MAR 03 2015

PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the February 17, 2015 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the February 17, 2015 Regular Meeting with the following amendment(s): [insert amendments].

**MARCH 3, 2015
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, FEBRUARY 17, 2015 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka,
Veenstra
ABSENT: Trustee Wilson
STAFF: Acting Township Manager David Hall, Director of Community Planning &
Development Mark Kieselbach, Director of Public Works and Engineering Ray Severy,
Communications Director Deborah Guthrie, Director of Parks and Recreation LuAnn
Maisner

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. SPECIAL PRESENTATION

A. Cynthia Stump, Area Manager Local Government and Luba Sitar, Customer Relations
Manager for ITC Holdings – Awarding of a Tree Grant

Director Kieselbach introduced Cynthia Stump and Luba Sitar from ITC Holdings.

Cynthia Stump offered an explanation of ITC Holdings as owner and operator of the high voltage transmission towers throughout most of the Lower Peninsula. Luba Sitar explained Right Tree, Right Place, a vegetation management program. She presented the Township with a \$5,000 check for urban tree canopy planting. She expounded on ITC's partnership with several organizations in the 2014 Go Green Youth Challenge which allows, through a grant application process, opportunity to procure funds for tree planting.

5. PUBLIC REMARKS

Supervisor LeGoff opened and closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh is currently on vacation.

7. BOARD COMMENTS & REPORTS

Clerk Dreyfus responded to a Board member's inquiry at the last Board meeting regarding the processing of applications for public service which is handled through the Clerk's office. He reported his attendance as Board Liaison at the last Economic Development Corporation (EDC) meeting where seed money (\$120,000) is available from a program called Fund Lansing was discussed. Clerk Dreyfus announced his attendance at the grand opening of a Flagstar Bank branch office in Okemos. He noted the availability of a grant program through Flagstar Bank for "rehabbing" projects. Clerk Dreyfus reported the EDC donated \$1,000 to the Chinese New Year Program. He indicated the EDC discussed a Meridian Township asset inventory to provide information to Lansing Economic Area Partnership (LEAP) and other business development groups to direct new business opportunities to Meridian Township. Clerk Dreyfus stated several aspects of the sale of the Meridian Area Resource Center (MARC) was also vetted.

Trustee Scales announced a Chinese New Year celebration will be held at Meridian Mall February 21st from 1:30 P.M. until 6:00 P.M. He thanked Peter Menser for the article he wrote for the February edition of the *Greater Lansing Business Monthly* regarding Meridian Township rolling out the red carpet to Move Meridian Forward. Trustee Scales reported Zeta Phi Beta sorority hosted a training session for Black History Month which included high school students from Lansing, East Lansing and Haslett Public Schools, noting HOMTV interviewed the three (3) officers of the Haslett High School Black Student Union. He also announced the Phi Beta Sigma fraternity hosted a youth workshop for young men in the greater Lansing area the next day, where a Haslett High School officer was also interviewed by HOMTV.

Trustee Styka announced HOMTV received an award for its series on Sustaining the Future. He announced Parks and Recreation is hosting a Snowman Snow Sculpture contest, with photograph submissions due by March 6, 2015. Trustee Styka reported his attendance at the swearing in ceremony for the new Fire Battalion Chief Ken Phinney.

Treasurer Brixie reported the Ingham County Board of Commissioners granted Meridian Township its variance request for retention of the oak tree on Cornell Road. She reminded residents that late tax payments will be accepted in the Treasurer's office until the close of business on March 1st and, after that date, they will be turned over to Ingham County for collection, with additional penalties assessed. Treasurer Brixie also reported her attendance, as well as Trustee Wilson and staff, at the grand opening of the Flagstar Bank branch in Okemos.

Trustee Veenstra delineated the schedule of events for the Chinese New Year celebration to be held at Meridian Mall February 21st from 1:30 P.M. until 6:00 P.M.

8. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda as submitted. Seconded by Trustee Scales.

VOICE VOTE: Motion carried 6-0.

9. CONSENT AGENDA

Supervisor LeGoff reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Trustee Veenstra.

ROLL CALLVOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

A. Communications

Commission Linkage (CL)

CL-1 John Scherbarth, Environmental Commission; RE: Notice of resignation effective August 1, 2015

On File in the Clerk's Office (OF)

Material handed out at the February 3, 2015 Board Meeting

Neil Bowlby, 6020 Beechwood Drive, Okemos; RE: Proposed Consumers Energy Solar Farm

Leslie Kuhn, 6162 Oakpark Trail, Haslett; RE: Support to Deny the Appeal of Special Use Permit #14111-2049 Grand River Avenue

Planning Commissioner Patricia Herring Jackson, 2512 Capeside Drive, Okemos; RE: Synopsis of rationale for Planning Commission denial of Special Use Permit #14111

Gil White, 6005 Lake Drive, Haslett; RE: Notice of resignation from the Economic Development Corporation

Board discussion:

- Inquiry as to the process for including communications in the Board packet

- Clarification that the subject communication was addressed to an individual Board member, not the entire Board
- Communication was included in the packet to inform the community and give the Board an opportunity to find prospective candidates over the next five (5) months

Treasurer Brixie 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 Trustee Veenstra.

ROLL CALLVOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the February 3, 2015 Regular Meeting. Seconded by Trustee Veenstra.

ROLL CALLVOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

C. Bills

Treasurer Brixie moved that the Township Board approve the Manager’s Bills as follows:

Common Cash	\$ 407,966.61
Public Works	\$ 220,386.43
Total Checks	\$ 628,353.04
Credit Card Transactions	\$ 9,533.07
Total Purchases	<u>\$ 637,886.11</u>
ACH Payments	<u>\$ 581,890.31</u>

Seconded by Trustee Veenstra.

ROLL CALLVOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

(Bill list in Official Minute Book)

D. Approval of Polling Location Change

Treasurer Brixie moved to adopt the resolution “Change Location of Precinct #11 Polling Place in Meridian Township”. Seconded by Trustee Veenstra.

Board discussion:

- Board member concern with transportation to the new polling location for students who do not have automobiles
- When locating polling locations, there is a need for sensitivity to the minority of registered voters who must walk to polling locations

ROLL CALLVOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

- E. Perry Road, Special Assessment District No. 42 – **Resolution #4** (Set Public Hearing Date for March 17, 2015)
Treasurer Brixie moved to approve the Perry Road Special Assessment District No. 42 – Resolution #4, which files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on March 17, 2015. Seconded by Trustee Veenstra.

ROLL CALLVOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

10. QUESTIONS FOR THE ATTORNEY (See Agenda Item #13A)

11. HEARINGS (None)

12. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

John Gardner, Senior Manager, External Affairs, Comcast, 1401 E. Miller Road, Lansing addressed changes to the over 400 communities throughout Michigan, including Meridian Township, when the Comcast/Time Warner merger takes place. He requested the Board approve the transfer of control on tonight’s agenda.

Supervisor LeGoff closed Public Remarks.

- A. 2014 Order to Maintain Sidewalks, Special Assessment District No. 15 – **Resolution #5**
Trustee Veenstra moved to approve the 2014 Order to Maintain Sidewalk Special Assessment District No. 15 - Resolution No. 5, which approves the special assessment roll; designates the project as “2014 Order to Maintain Sidewalk Special Assessment District No. 15”, the assessment roll as the “2014 Order to Maintain Sidewalk Special Assessment District No. 15 Special Assessment Roll”, and the district as the “2014 Order to Maintain Sidewalk Special Assessment District No. 15”; adopts the amount of \$13,853.08 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected.

Seconded by Treasurer Brixie.

Board discussion:

- Work was performed in 2014

ROLL CALLVOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

- B. Transfer of Comcast Control

Director Guthrie summarized Comcast’s Transfer of Control Application as outlined in staff memorandum dated February 13, 2015.

Michael Watza, Kitch Drutchas Wagner Valitutti and Sherbrook, One Woodward Avenue, Suite 2400, Detroit, suggested the Board go into closed session to discuss the details of the transfer agreement.

Board discussion:

- Preference to go into closed session at the end of the meeting to address the remaining agenda items
- Inquiry if a motion has been prepared for the Board to consider

- Section of the law in the Open Meetings Act under which the closed session is permitted

ATTORNEY COMMENT: The section I would recommend you go into the closed session is (h): To consider material exempt from discussion or disclosure by state or federal statute, unless your counsel here wants to counter that. I don't think there is litigation right now, so I think you would want to use (h) to go into the closed session. If you want to postpone this action item until later, then you still have to vote to go into closed session or take other action on it. Or you can go into closed session now, but you need a motion to go into closed session.

Continued Board discussion:

- Inappropriateness of the Board discussing strategy in open session on how to deal with an adversarial entity
- Board member preference to deal with this issue now and not wait until the end of the meeting

Trustee Styka moved to go into closed session under MCL 15.268 (h) to consider material exempt from discussion or disclosure by state or federal statute. Seconded by Trustee Scales.

Continued Board discussion:

- Courtesy to other members of the public to complete the remaining action items now

Trustee Veenstra moved to table the motion. Seconded by Supervisor LeGoff.

VOICE VOTE: Motion carried 4-2 (Trustees Scales, Styka)

Treasurer Brixie moved to take up Agenda Item #12B after Agenda Item #13B. Seconded by Trustee Veenstra.

VOICE VOTE: Motion carried 6-0.

C. Renewal of Open Space Easement/Lease Agreement – 4275 Dobie Road

Trustee Veenstra moved to approve extension of the existing Open Space Development Rights Easement and Lease Agreement with Dr. Maureen Sander for 31.9 acres of natural area through February 5, 2025 for Parcel #33-02-02-27-177-007 and to authorize the Supervisor and Clerk to sign on behalf of the Township. Seconded by Trustee Styka.

Board discussion:

- Appreciation to Dr. Sander for allowing the Township to lease the 32 acres of property for \$1.00
- Natural area is in the “middle” of a residential area

ROLL CALLVOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

D. Township Legal Services – Request for Proposals

Treasurer Brixie moved to direct the Township Manager to seek request for proposals for legal services. Seconded by Trustee Styka.

Board and staff discussion:

- Hubbard Law Firm has ably represented the Township for the last 14 years
- Board member belief the motion is premature
- Board member belief the Township should take the opportunity to perform an in-depth review of all attorney services

- Board member suggestion to investigate the option of an in-house attorney
- Township need for separate expertise in specific areas
- Board member preference to first determine what is needed for the Township overall in the area of legal services (labor law, general law, prosecutorial services, etc.)
- Noted interest of five (5) Board members to serve on the three-member interview subcommittee
- Board member preference to have the Committee of the Whole vet this issue
- Key to a successful discussion on this issue is to request the “right” information from staff
- Single in-house attorney cannot offer the skill set necessary to provide adequate representation on all Township issues
- Manager will evaluate all the legal services needed and present the information to the Board
- Board member belief having the Committee of the Whole vet this issue would “clog up” Board meetings
- Board does not have to take a monolithic approach to this issue
- Board member preference for all Board members to be involved in the needs assessment and determine the direction the Board wants to move in
- Law firms are structured to provide expertise in a broad range of services
- Board determination as to what is needed prior to sending out request for proposals
- Board member comment that Board members are not the best individuals to determine what goes into a request for proposals
- Township Manager is the best person to investigate the needed legal services and prepare what is included in the request for proposals
- Concern that “time is of the essence” as the Township will be without counsel effective tomorrow
 - Township Manager has had experience in this area
 - Proposal could contain options from the individuals submitting request for proposals
 - Township is not currently engaged in litigation
 - \$10,000 per month is currently available for external contractual services if necessary
- Board member preference for more Board input early in the process as it results in better “buy in” as a group and greater transparency among Board members

Trustee Scales offered the following amendment:

- **Insert “after review of our legal need in conjunction with the Township Board” after “services”.**

Seconded by Clerk Dreyfus.

ROLL CALLVOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Clerk Dreyfus
 NAYS: Treasurer Brixie
 Motion carried 5-1.

ROLL CALLVOTE ON THE MAIN MAIN MOTION YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

13. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

David Pierson, 1305 W. Washington Avenue, Lansing, attorney for Keith Schroeder and Schroeder Homes, gave an overview of a possible zoning amendment to the Planned Residential Development (PRD) Overlay District. He requested the Township Board consider looking at an amendment to the ordinance relative to site condominiums.

Brent Forsberg, 2422 Jolly Road, Okemos, offered several updates to the concept plan based on previous Board discussion. He reported several meetings have been scheduled to take place with the neighboring community and those areas which will be affected through the tie-in to the pathway system.

Supervisor LeGoff closed Public Remarks.

A. Possible Zoning Amendment to the PRD Overlay District

Director Kieselbach summarized a possible zoning amendment to the Planned Residential Development (PRD) Overlay District as outlined in staff memorandum dated February 12, 2015.

Board, staff and applicant's representative discussion:

- Zoning amendment request is not from staff, but is being presented by staff from another individual
- PRD ordinance amendment request would allow site condominiums for the next phase of Ember Oaks and any future PRDs
- In order to change lot sizes, road configurations, etc. in a plat if any lots had been sold, a suit would need to be filed in Circuit Court to vacate the plat and to replace it with the changed plat
- Amendment would shorten the time for the overall process from the conventional standard platting process to a site condominium
- Possibility of using the PUD process in an effort to avoid the PRD process
- PUD requires 50% of the developable land (exclusive of wetlands and floodplain) to be designated as open space and is a concern as the overall amount of developable land diminishes
- PRD requires 20% of the developable land to be designated as open space (exclusive of wetlands and floodplain)
 - PRDs are currently being handled under the standard plat process
 - Ordinance amendment request would shorten the time of the process
 - Change in a recorded plat would require going before Circuit Court
 - Benefits of PRD v. PUD
 - Standard plat does not require open space
 - Clustering of housing saves infrastructure
 - This request last came before the Board in 2007
- Michigan law states a person cannot be prohibited from owning property as a condominium v. fee ownership
- Mr. Pierson's belief the PRD language mandates use of only the standard plat process and is prohibited by the Michigan Condominium Act
- Amendment would allow site condominiums for an already approved PRD
- One option would be to leave "everything" in place until the final plat step and then allow as either a final plat or a site condominium
- Only other way to address the problem is to start over using the PUD process
- Ember Oaks was approved as a PRD with a subdivision plat

Compliance of Meridian Township's PUD ordinance with the State Condominium Act:

(Questions for the Attorney (See Agenda Item #10))

- Q. Given Mr. Pierson's comments, wouldn't our PUD (which allows site condos) comply with the Condominium Act in the state. It isn't like we're not allowing site condominiums.

- A. Questionably. I think, as he said, it's unlikely that you are going to get sued. There is a question there if what's offered is consistent with the law because you can choose the PRD for one type, but not another type of ownership. That's why he raised the issue. It's not clear how a court would come out on that issue. I don't think the PUD necessarily resolves that because it is a different type; it's not a PRD. As he said, it is unlikely you are going to get sued for that, but that seems to follow the ruling you have to allow site condo ownership for the other types of housing that's offered. There's an argument there; that's the best I can provide for you.

Continued Board and staff discussion:

- Concern with the fairness of making this ordinance amendment "retroactive" for individuals who purchased lots in the subdivision thinking they were of a certain size
- Amendment cannot happen without Board approval
- Enforcement of property rights through restrictions
- Board member request for staff to supply a side by side comparison between the PUD and PRD (focusing on open space) and place this on for discussion at a future date
- Request for staff to research this issue when it was before a different Board and provide a summary of those responses

It was the consensus of the Board to direct staff to provide additional information at a future Board meeting.

B. Okemos Pointe Mixed Use Planned Unit Development (MUPUD) Concept Plan

Board discussion:

- Concern with sufficient on-site recreation
- Appreciation for the applicant's desire to have a portion of the project contain affordable housing
- Need for proper screening for residents on Kansas Street
- Pond should not be included in the density for 44 acres as it is not buildable
- Request for the applicant to minimize the energy consumption of the buildings
- Appreciation for the applicant's utilization of the concept plan process
- Board member request to be apprised of the meetings to take place with both the nearby residents and business owners
- Some of the site "works well" for high density development
- Importance of the green space preservation component in smart growth as a trade-off for clustered development
- Portion of the apartment complex adjacent to Kansas Street is problematic
- Number of apartments proposed is too dense for the site
- Placement of single family homes on land zoned RR can serve as a buffer to Kansas Street residents
- Questionability of having a C-2 rezoning on the subject parcel
- Board member belief that 92% of the project is residential
- Board member preference for the applicant to request a rezoning to multi-family with portion west of the pond remaining RR
- Area is in need of a facelift
- Appreciation for the significant connectivity to the adjacent areas
- Residential component of the MUPUD ordinance is not limited to multi-family
- Suggestion for the applicant to consider placing duplexes or a loop of single family homes on the western portion of the property which abuts Kansas Street
- Master Plan designated the subject land as PO as it was the transitional zoning from the residential neighborhood (Indiana and Kansas Streets) to commercial land to the east
- Applicant will need to request "exceptions" as there are more units being requested than allowed under the MUPUD ordinance

14. FINAL PUBLIC REMARKS

Supervisor LeGoff opened and closed Public Remarks.

9.C

**Charter Township of Meridian
Board Meeting
03/03/15**

6610M

**MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S
BILLS AS FOLLOWS:**

COMMON CASH	\$ 1,251,204.57
PUBLIC WORKS	<u>124,279.43</u>
TOTAL CHECKS:	\$ 1,375,484.00
CREDIT CARD TRANSACTIONS	10,726.51
TOTAL PURCHASES:	<u><u>\$ 1,386,210.51</u></u>
ACH PAYMENTS	<u><u>\$ 415,458.16</u></u>

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 03/03/2015 - 03/03/2015
 JOURNALIZED OPEN AND PAID
 BANK CODE: GF - CHECK TYPE: PAPER CHECK
 COMMON CASH

Vendor Name	Description	Amount	Check #
1. ADP INC.	2/6/15 PAYROLL PROCESSING FEE	1,718.18	
2. AFFORDABLE TIRE	TIRES	603.96	
3. ALLGRAPHICS CORP	KICKBALL SHIRTS	209.00	
4. ALLIANCE FOR COMMUNITY	ANNUAL DUES-HOM-TV	25.00	
5. AMWAY GRAND PLAZA	MTA CONF LODGING-TWP BRD MEMBERS	1,883.52	
6. AT & T	FEB SERVICE	39.49	
7. AT&T	FEB WIRELESS SERVICE	52.02	89025
8. BANNASCH WELDING INC	PLOW REPAIR PARTS/WELDING	942.20	
	PLOW REPAIR PARTS/WELDING	718.00	
	TOTAL	1,660.20	
9. BARYAMES CLEANERS	POLICE UNIFORM CLEANING EXPENSE-FEB	705.85	
10. BEN HOLLAND	REIMB-EAGLE SCOUT PROJEC/ FENCE MATERIALS	170.00	
11. BLUE CROSS BLUE SHIELD OF MICHIGAN	MARCH PREMIUM	2,881.61	89026
	MARCH PREMIUM	101,883.20	89027
	TOTAL	104,764.81	
12. BOARD OF WATER & LIGHT	JAN STREET LIGHTS	564.00	
13. BOBCAT OF LANSING	EMERGENCY WINDSHIELD AND VISOR REPLACEMENT	950.00	
14. BODWIN & STOVER, P.C.	LEGAL FEES-UTC	6,682.51	
15. BRD PRINTING	CHINESE NEW YEAR FLYERS	156.17	
	CHINESE NEW YEAR POSTER	31.45	
	TOTAL	187.62	
16. BSN SPORTS	STEEL DRAG FOR ATHLETIC FIELDS	239.88	
17. CARES-EMPLOYEE ASSISTANCE	1ST QTR EAP SERVICES	1,094.00	
18. CINTAS CORPORATION #725	MECHANICS UNIFORMS	20.08	
	MECHANICS UNIFORMS	20.08	
	MECHANICS UNIFORMS	20.08	
	TOTAL	60.24	
19. CITY OF EAST LANSING	JAN-SHARED ASSESSOR SERVICES	6,736.80	
20. CITY PULSE	TWP ADS/NOTICES	74.20	
21. COMCAST CABLE	MARCH SERVICE-HNC	129.52	
22. COMPLETE BATTERY SOURCE	BATTERIES	33.91	

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 COMMON CASH

Vendor Name	Description	Amount	Check #
23. CONSUMERS ENERGY	TWP UTILITIES	385.70	89021
	FEB UTILITIES	407.06	
	FEB UTILITIES	158.70	
	FEB UTILITIES	24.13	
	FEB UTILITIES	270.15	
	CRC FUNDS-PAST DUE UTILITIES	99.00	89040
	TOTAL	1,344.74	
24. DELTA DENTAL	MARCH PREMIUM	13,447.72	89028
25. FERRERLLGAS	CRC FUNDS-PROPANE	200.00	89041
26. GOODYEAR COMMERCIAL TIRE	TIRES - TRUCK 504	984.03	
27. GOV'T FINANCE OFFICERS ASSOC	ANNUAL DUES-GOMOLKA, BARGY	250.00	
28. GRANGER	FEB-APRIL CART SERVICE-TWP BLDGS	483.00	
	FEB-APRIL RECYCLING/FIRE STNS	9.00	
	TOTAL	492.00	
29. HAWORTH INC	HAWORTH C/O DBI -ARM CAPS FOR TOWN HALL CHAIR	63.73	
30. HIGGINS ELECTRIC SIGN CO	SIGN PERMIT FEE REFUND-1982 GRD RIVER	170.00	
	PERMIT FEE REFUND-1982 GRD RIVER	164.00	
	TOTAL	334.00	
31. INGHAM COUNTY	FILING FEE-DISCHARGE OF JEOPARDY ASSESSMENT	10.00	89043
32. INGHAM COUNTY DRAIN COMMISSIONER	DRAINS AT LARGE ASSESSMENTS	483,542.43	
33. INGHAM COUNTY HEALTH DEPT	RIVER SAMPLING/MAY-SEPT	2,442.00	
34. INGHAM COUNTY ROAD DEPARTMENT	ROAD RESURFACING-2014	486,226.49	89042
	2014 ROAD STRIPING AGREEMENT	7,189.26	
	TOTAL	493,415.75	
35. JACK DOHENY COMPANIES INC	SNOW BLOWER REPAIR	297.56	
36. JEFFORY BROUGHTON	RADIO REPAIR-POLICE DEPT	960.00	
37. JEROME J GALLAGHER PH.D.	EMPLOYMENT EVALUATION-POLICE DEPT	1,300.00	
38. JIYOUNG BAEK	SOCCER FEE REFUND	20.00	
39. JOBMATCH LLC	ANNUAL USER FEE-MCT	1,145.00	
40. KCI	PERSONAL PROPERTY STATEMENTS & ASSESSMENT NOTICES	2,000.37	
	POSTAGE-ASSESSMENT NOTICES	5,325.28	
	TOTAL	7,325.65	
41. KEN PHINNEY	MILEAGE REIMB	132.25	

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COMMON CASH

Vendor Name	Description	Amount	Check #
42. LANSING UNIFORM COMPANY	POLICE UNIFORM PURCHASES	87.90	
	STANDARD UNIFORM PURCHASE-POLICE DEPT	284.80	
	STANDARD UNIFORM PURCHASE-POLICE DEPT	335.00	
	STANDARD UNIFORM PURCHASE-POLICE DEPT	150.00	
	STANDARD UNIFORM PURCHASE-POLICE DEPT	24.00	
	POLICE UNIFORM PURCHASE - SHOES AND BOOTS	269.00	
	POLICE UNIFORM PURCHASE - SHOES AND BOOTS	269.00	
	STANDARD UNIFORM PURCHASE-POLICE DEPT	146.85	
	POLICE UNIFORM PURCHASES	92.95	
	POLICE UNIFORM ALTERATIONS	15.00	
	TOTAL	1,674.50	
43. LETAVIS ENTERPRISES	PATROL CAR WASH COUPONS	300.00	
44. LISKEY'S PROFESSIONAL WHEEL	VEHICLE REPAIR-BALL JOINTS	1,153.62	
45. LYDEN OIL COMPANY	BULK OIL	1,454.75	
46. MATERIALS TESTING CONSULTANTS INC	TEST PILE CAPACITY- OKEMOS RD PATHWAY BRIDGE	4,750.00	
47. MATTHEW BENDER & CO INC	ANNUAL ADVANCE LEGISLATIVE SERVICE CONTRACT	116.42	
48. MCHENRY POWER EQUIPMENT	BLADE SHARPENER AND BALANCER	1,290.00	
49. MEGAN SLIVA	FITNESS INSTRUCTOR'S PAY	160.00	
50. MERIDIAN PROFESSIONAL FIREFIGHTERS	DEDUCTION FOR RETIREES	725.00	89030
51. MERIDIAN TOWNSHIP	TO TRANSFER FUNDS TO FLEX SPENDING BANK	1,322.35	89034
52. MERIDIAN TOWNSHIP PETTY CASH	PETTY CASH REIMB-SERVICE CTR	110.59	
53. MERIDIAN TOWNSHIP RETAINAGE	RETAINAGE-TOEBE	2,063.60	
54. MICHIGAN MUNICIPAL LEAGUE	2ND QTR PREMIUM	33,574.69	
55. MICHIGAN MUNICIPAL LEAGUE	WEBSITE ADS-TWP ENGINEER	115.80	
56. MICHIGAN MUNICIPAL LEAGUE	WEBSITE ADS-TWP ASST MANAFER/DIRECTOR OF PW	164.80	
57. MOLLY HUNSBERGER	FITNESS INSTRUCTOR'S PAY	1,630.00	
58. NOKOMIS LEARNING CENTER	MARCH-P'MT/PARKING LOT LIGHT EXPENSES	70.09	
59. OFFICEMAX	OFFICE SUPPLIES	78.44	
60. PROFESSIONAL BENEFITS SERVICES INC	MARCH PREMIUM	9,209.80	89035
61. PROGRESSIVE AE	PROFESSIONAL ENGINEERING SERVICES FOR LAKE LANSING	1,119.53	
	2014 PROFESSIONAL ENG SERVICES- LK LANSING	638.15	
	2015 PROFESSIONAL ENG SERVICES-LK LANSING	879.00	
	TOTAL	2,636.68	
62. REFPAY TRUST ACCOUNT	DEPOSIT-REFEREE P'MTS/WILLIAMSTON BSKTBALL	1,034.60	
63. RM ELECTRIC INC	SERVICE CALL-LIGHT REPAIR	99.33	
64. ROYAL LAWN	REFUND-VENDOR BOND	500.00	

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COMMON CASH

Vendor Name	Description	Amount	Check #
65. SAFETY SYSTEMS INC	ANNUAL ALARM SERVICE AGREEMENT-HNC	660.00	
	ANNUAL ALARM SERVICE AGREEMENT-VILLAGE	564.00	
	ANNUAL ALARM SERVICE AGREEMENT-SERVICE CTR	1,236.00	
	ANNUAL ALARM SERVICE - PS BLDG	444.00	
	ANNUAL ALARM SERVICE AGREEMENT - S FIRE DEPT	588.00	
	ANNUAL ALARM SERVICE AGREEMENT-N FIRE STN	468.00	
	ANNUAL ALARM SERVICE AGREEMENT	516.00	
	TOTAL	4,476.00	
66. SOIL & MATERIALS ENGINEERS INC	CONCRETE TESTING-OKEMOS RD PEDESTRIAN BRIDGE	1,141.75	
67. STATE OF MICHIGAN	ANNUAL STORM WATER FEES	500.00	
68. STRATFORD PLACE APARTMENTS	CRC FUNDS-PAST DUE RENT	300.00	89044
69. THE HUBBARD LAW FIRM	LEGAL FEES	1,269.55	
70. THE LINCOLN NAT'L LIFE INS CO	MARCH PREMIUM	3,014.97	89033
71. THE POLACK CORPORATION	COPIER(7)-METER CHARGES-FEB	420.26	
72. THE SHIRTSMITH	WILLIAMSTON BASKETBALL SHIRTS	364.00	
73. TOEBE CONSTRUCTION LLC	OKEMOS ROAD PATHWAY BRIDGE	18,572.40	
74. U.S. BANK EQUIPMENT FINANCE	MARCH MAINT CONTRACT-7-COPIERS	954.00	
75. UNUM LIFE INSURANCE CO OF AMERICA	PAYROLL WITHHOLDING- LIFE INS	548.22	89038
76. USA BLUE BOOK	WORK GLOVES	408.41	
77. VERIZON WIRELESS	JAN SERVICE	1,766.57	
78. VISION COLLISION HASLETT	BODY REPAIR - POLICE VEHICLE	2,047.66	
79. WIELAND DAVCO CORP	PRE-CONSTRUCTION SERVICE-FIRE STN	7,685.00	
80. WORK SQUARED LLC	ADDITIONAL FURNITURE FOR THE MERIDIAN SENIOR CENTE	5,951.95	
	ADDITIONAL FURNITURE FOR THE MERIDIAN SENIOR CENTE	1,257.20	
	TOTAL	7,209.15	
TOTAL - ALL VENDORS		1,251,204.57	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 03/03/2015 - 03/03/2015
 JOURNALIZED OPEN AND PAID
 BANK CODE: PW - CHECK TYPE: PAPER CHECK
 PUBLIC WORKS

Vendor Name	Description	Amount	Check #
1. BLUE CROSS BLUE SHIELD OF MICHIGAN	MARCH PREMIUM	279.29	25736
	MARCH PREMIUM	13,456.09	25737
	TOTAL	13,735.38	
2. BOARD OF WATER & LIGHT	HULETT RD PUMPING STN MAINT-JULY-DEC 2014	10,756.24	
3. CHAMPION WOODS, LLC	MARCH P'MT-CHAMPION WOODS LIABILITY	4,100.00	
4. CLIFFORD BECKETT	REFUND-OVERP'MT OF FINAL U/B BILL	27.99	
5. CLOE PALMER	REFUND OF FINAL W/S BILL	19.64	
6. CONSUMERS ENERGY	FEB UTILITIES	14.03	
	FEB UTILITIES	176.77	
	TWP UTILITIES	697.82	25735
	FEB UTILITIES	114.08	
	TOTAL	1,002.70	
7. DAN PALACIOS	REIMB-COMMERCIAL DRIVER LICENSE RENEWAL FEE	30.00	
8. DELTA DENTAL	MARCH PREMIUM	1,213.55	25738
9. ETNA SUPPLY COMPANY	REED TUBE RE-ROUNDER-WATER DEPT	469.89	
10. FISHBECK, THOMPSON, CARR & HUBER	WETLAND CONSULTING FEES-SAW FRANT	84,233.10	
11. FTC&H	WETLAND MITIGATION MONITORING - FORMER RYSBERG PRO	2,390.06	
12. JOHNSON & ANDERSON INC	UPDATE & ENHANCE TOWNSHIP'S GIS INFORMATION	682.50	
	CITYWORKS & GIS REVIEW	357.50	
	TOTAL	1,040.00	
13. MERIDIAN TOWNSHIP PETTY CASH	PETTY CASH REIMB-SERVICE CTR	54.00	
14. MICHIGAN MUNICIPAL LEAGUE	2ND QTR PREMIUM	4,009.31	
15. MIDWEST GAS INSTRUMENT SERVICE	EQUIP MAINT-SEWER DEPT	75.51	
16. SCHONSTEDT INSTRUMENT CO	REPAIR SCHONSTEDT GA-72CD LOCATOR	299.53	
17. THE LINCOLN NAT'L LIFE INS CO	MARCH PREMIUM	410.91	25739
18. VERIZON WIRELESS	JAN SERVICE	411.62	
TOTAL - ALL VENDORS		124,279.43	

Transaction Review			
#	Transaction Date	Vendor Name	Settlement A Cardholder Name
1	02/10/2015	AC&E RENTALS OKEMOS	26.47 ROBERT MACKENZIE
2	02/25/2015	ACORN NATURALISTS	46.40 CATHERINE ADAMS
3	02/13/2015	ALL IN ONE POSTER COMP	88.30 CAROL HASSE
4	02/13/2015	AMAZON MKTPLACE PMTS	31.67 STEPHEN GEBES
5	02/24/2015	AMAZON MKTPLACE PMTS	31.25 CHRISTOPHER DOMEYER
6	02/17/2015	AMAZON.COM	7.97 CHRISTOPHER DOMEYER
7	02/11/2015	BANNASCH WELDING	69.65 KEITH HEWITT
8	02/11/2015	BIGGBY COFFEE #121	37.98 KRISTEN COLE
9	02/11/2015	BLONDIES BARN LLC	72.00 KRISTEN COLE
10	02/12/2015	C & S SOLUTIONS	42.50 JOE VANDOMMELEN
11	02/12/2015	CATHEY CO	65.49 KEN PUNG
12	02/17/2015	CREATIVE HEALTH PRODUCTS	114.37 GREG GROTHOUS
13	02/18/2015	DBI BUSINESS INTERIORS	27.99 DENISE K GREEN
14	02/12/2015	DISCOUNT ONE HOUR SIGNS I	5.00 KENNITH PHINNEY
15	02/15/2015	FEDEX 780210650699	28.81 MARK A VROMAN
16	02/15/2015	FRANK'S PIZZA	15.64 WILLIAM PRIESE
17	02/12/2015	GFS MKTPLC #1901	95.95 CHRISTOPHER DOMEYER
18	02/19/2015	GOPRO WWW.GOPRO.COM	21.19 DEBORAH GUTHRIE
19	02/13/2015	GRAND RIVER BAIT & TACKLE	9.00 GREG GROTHOUS
20	02/15/2015	GUEST SERVICES-UNIT 3750	300.48 WILLIAM PRIESE
21	02/13/2015	HASLETT TRUE VALUE HDW	46.97 DAN PALACIOS
22	02/16/2015	HASLETT TRUE VALUE HDW	-15.00 DAN PALACIOS
23	02/17/2015	HASLETT TRUE VALUE HDW	5.97 KEN PLAGA
24	02/18/2015	HASLETT TRUE VALUE HDW	5.58 TOM OXENDER
25	02/20/2015	HASLETT TRUE VALUE HDW	43.96 TOM OXENDER
26	02/24/2015	HASLETT TRUE VALUE HDW	15.98 JOE VANDOMMELEN
27	02/12/2015	JACK DOHENY COMPANIES NOR	227.20 TODD FRANK
28	02/23/2015	JETS PIZZA OF HASLETT	512.25 MICHAEL DEVLIN
29	02/19/2015	JO GALLOW	8.94 KYLE WILKINS
30	02/20/2015	LEOS SPIRITS AND GRUB	40.47 FRANK L WALSH
31	02/18/2015	MAGIKIST LTD	451.99 RAYMOND O SEVERY
32	02/18/2015	MAGIKIST LTD	2500.00 RAYMOND O SEVERY
33	02/19/2015	MARU SUSHI AND GRILL LLC	49.40 LUANN MAISNER
34	02/11/2015	MCALISTERS DELI Q81	71.71 KRISTEN COLE
35	02/20/2015	MEIJER INC #023 Q01	13.17 MICHAEL DEVLIN
36	02/10/2015	MEIJER INC #025 Q01	75.40 WILLIAM PRIESE
37	02/11/2015	MEIJER INC #025 Q01	5.99 CATHERINE ADAMS
38	02/16/2015	MEIJER INC #025 Q01	18.76 MICHAEL DEVLIN
39	02/16/2015	MEIJER INC #025 Q01	3.38 SCOTT DAWSON
40	02/16/2015	MEIJER INC #025 Q01	11.47 SCOTT DAWSON
41	02/17/2015	MEIJER INC #025 Q01	5.49 SCOTT DAWSON
42	02/18/2015	MEIJER INC #025 Q01	1.69 SCOTT DAWSON
43	02/18/2015	MEIJER INC #025 Q01	44.11 SCOTT DAWSON
44	02/19/2015	MEIJER INC #025 Q01	1.69 CHRISTOPHER DOMEYER
45	02/19/2015	MEIJER INC #025 Q01	13.91 CHRISTOPHER DOMEYER
46	02/20/2015	MEIJER INC #025 Q01	39.05 CHRISTOPHER DOMEYER
47	02/21/2015	MEIJER INC #025 Q01	2.64 LUANN MAISNER
48	02/23/2015	MENARDS LANSING SOUTH	83.98 KEITH HEWITT
49	02/18/2015	MI ASSOC OF BROADCASTERS	40.00 DEBORAH GUTHRIE
50	02/24/2015	MI ASSOC OF BROADCASTERS	50.00 BRANDIE R YATES
51	02/11/2015	MI ASSOC OF CHIEFS OF	50.00 GREGORY FRENGER
52	02/17/2015	MICHIGAN ASSOCIATION OF P	125.00 CAROL L MORGANROTH
53	02/18/2015	MICHIGAN ASSOCIATION OF P	95.00 CAROL L MORGANROTH
54	02/24/2015	MICHIGAN MUNICIPLE LEAGUE	100.00 CAROL HASSE
55	02/16/2015	MID MICHIGAN EMERGENCY E	232.00 TODD FRANK
56	02/17/2015	MID MICHIGAN EMERGENCY E	85.60 TODD FRANK
57	02/17/2015	MID MICHIGAN EMERGENCY E	53.00 TODD FRANK
58	02/12/2015	MTU-CASHIERS OFFICE WEB	75.00 YOUNES ISHRAIDI
59	02/12/2015	MTU-CASHIERS OFFICE WEB	95.00 YOUNES ISHRAIDI
60	02/20/2015	NATL ASSOC FOR INTERPRET	-265.00 KATHERINE RICH
61	02/12/2015	OFFICEMAX CT IN#194038	131.44 CAROL HASSE
62	02/13/2015	OFFICEMAX/OFFICEDEPOT #61	12.22 DENISE K GREEN
63	02/17/2015	OFFICEMAX/OFFICEDEPOT #61	93.96 SCOTT DAWSON
64	02/18/2015	OFFICEMAX/OFFICEDEPOT #61	116.50 KATHERINE RICH
65	02/21/2015	OFFICEMAX/OFFICEDEPOT #61	429.00 LUANN MAISNER
66	02/22/2015	OFFICEMAX/OFFICEDEPOT #61	26.49 SCOTT DAWSON
67	02/23/2015	OFFICEMAX/OFFICEDEPOT #61	42.48 CHRISTOPHER DOMEYER
68	02/15/2015	OHIO TURNPIKE	13.00 WILLIAM PRIESE
69	02/11/2015	OKEMOS HARDWARE INC	4.49 PETER VASILION
70	02/11/2015	OKEMOS HARDWARE INC	8.99 PETER VASILION
71	02/11/2015	OKEMOS HARDWARE INC	9.53 PETER VASILION
72	02/11/2015	OKEMOS HARDWARE INC	-9.53 PETER VASILION
73	02/11/2015	PAAM	100.00 GREGORY FRENGER
74	02/16/2015	PANERA BREAD #715	18.38 SCOTT DAWSON
75	02/17/2015	PANERA BREAD #715	6.99 SCOTT DAWSON
76	02/12/2015	PARKING EP/PS	10.00 LUANN MAISNER
77	02/13/2015	PARKING EP/PS	7.00 LUANN MAISNER
78	02/11/2015	PARKING-LC VERIFONES	6.00 DENNIS ANTONE

79	02/11/2015	PARKING-LC VERIFONES	6.00	MICHAEL DEVLIN
80	02/12/2015	PARKING-LC VERIFONES	6.00	DENNIS ANTONE
81	02/12/2015	PARKING-LC VERIFONES	6.00	MICHAEL DEVLIN
82	02/13/2015	PARKING-LC VERIFONES	6.00	MICHAEL DEVLIN
83	02/16/2015	PAYPAL CENTRALSTAT	175.00	BRANDIE R YATES
84	02/11/2015	PETSMART INC 724	24.49	CATHERINE ADAMS
85	02/24/2015	PETSMART INC 724	21.19	CATHERINE ADAMS
86	02/11/2015	PRINT MAKERS SVC INC	124.47	DENISE K GREEN
87	02/17/2015	QUALITY DAIRY 31280027	9.59	SCOTT DAWSON
88	02/11/2015	QUILL CORPORATION	60.45	CAROL HASSE
89	02/17/2015	SAFETY SERVICES INCORP	101.79	JOE VANDOMMELEN
90	02/23/2015	SAFETY SERVICES INCORP	780.82	RAYMOND O SEVERY
91	02/20/2015	SHAHEEN CHEVROLET	16.59	TODD FRANK
92	02/20/2015	SKILLPATH SEMINARS MAIN	199.00	BRANDIE R YATES
93	02/11/2015	SOLDAN'S FEEDS & PET S	28.73	CATHERINE ADAMS
94	02/17/2015	SOLDAN'S FEEDS & PET S	29.75	CATHERINE ADAMS
95	02/18/2015	SPEEDWAY 02298 GRN	14.86	SCOTT DAWSON
96	02/13/2015	SQ WESTERN MICHIGAN ASSO	45.00	KRISTEN COLE
97	02/11/2015	THE HOME DEPOT 2723	24.90	PETER VASILION
98	02/12/2015	THE HOME DEPOT 2723	39.52	CHRISTOPHER DOMEYER
99	02/13/2015	THE HOME DEPOT 2723	16.98	PETER VASILION
100	02/13/2015	THE HOME DEPOT 2723	146.94	PETER VASILION
101	02/13/2015	THE HOME DEPOT 2723	56.53	MIKE ELLIS
102	02/13/2015	THE HOME DEPOT 2723	57.49	KEITH HEWITT
103	02/17/2015	THE HOME DEPOT 2723	8.78	PETER VASILION
104	02/17/2015	THE HOME DEPOT 2723	36.91	DAVID LESTER
105	02/18/2015	THE HOME DEPOT 2723	22.55	KEITH HEWITT
106	02/19/2015	THE HOME DEPOT 2723	22.79	PETER VASILION
107	02/19/2015	THE HOME DEPOT 2723	15.20	CHRISTOPHER DOMEYER
108	02/19/2015	THE HOME DEPOT 2723	57.94	CHRISTOPHER DOMEYER
109	02/19/2015	THE HOME DEPOT 2723	-10.97	CHRISTOPHER DOMEYER
110	02/20/2015	THE HOME DEPOT 2723	31.88	ROBERT MACKENZIE
111	02/23/2015	THE HOME DEPOT 2723	13.44	PETER VASILION
112	02/23/2015	THE HOME DEPOT 2723	85.72	KEITH HEWITT
113	02/23/2015	THE HOME DEPOT 2723	179.00	KEITH HEWITT
114	02/23/2015	THE HOME DEPOT 2723	30.85	TODD FRANK
115	02/12/2015	TRACTOR SUPPLY #1149	50.00	ROBERT MACKENZIE
116	02/20/2015	TRACTOR SUPPLY #1149	28.42	KEITH HEWITT
117	02/11/2015	USA BLUE BOOK	150.81	JOE VANDOMMELEN
118	02/11/2015	USA BLUE BOOK	242.14	JIM ANDERSON
119	02/13/2015	USA BLUE BOOK	199.30	JOE VANDOMMELEN
120	02/15/2015	VERMILION VALL11243508	12.45	WILLIAM PRIESE
121	02/16/2015	WAL-MART #2866	56.52	GUY FERRIER
122	02/18/2015	WAL-MART #2866	56.32	GRETCHEN M GOMOLKA
123	02/21/2015	WEB NETWORKSOLUTIONS	6.99	DEBORAH GUTHRIE
124	02/20/2015	WEEBLY-CHARGE.COM	39.03	DEBORAH GUTHRIE
125	02/16/2015	WW GRAINGER	160.75	PETER VASILION
126	02/24/2015	WW GRAINGER	44.80	PETER VASILION
Net Transaction Total			10726.51	

* Indicates transaction has been posted. No further allocation is allowed.

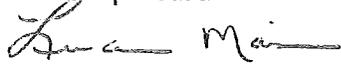
ACH Transactions
February 12, 2015 - February 25, 2015

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
2/18/2015	MCT-PW	\$ 485.00	Twp Utilities
2/2/2015	PNC Bank	25,274.97	P'mt-Twp Credit Cards
2/19/2015	ADP	355,267.30	02/20 Payroll
2/20/2015	ICMA	34,430.89	Payroll Deductions
	Total ACH Payments	<u>\$ 415,458.16</u>	

MEMORANDUM

12. A

TO: Township Board

FROM: 
LuAnn Maisner, CPRP
Director of Parks and Recreation

DATE: February 25, 2015

RE: Williamston Recreation Services Agreement Renewal Contract

In March 2011, the City of Williamston contracted with Meridian Township to provide recreation services for their residents. The programs administered included: softball, baseball, tee ball, flag football, tackle football, cheerleading, and basketball.

Williamston officials and residents were very pleased with the programs and the quality of service they received, and the contract was subsequently renewed in 2012, 2013 and 2014. Greg Grothous, Parks and Recreation Specialist, serves as the lead person coordinating the Williamston programs (while also coordinating activities at Snell-Towar Recreation Center and managing all of our adult sports programs and some community-wide special events).

The fee collected for administrative services during the 2011 contract period was \$18,800. Following an evaluation of time and effort put forth for these programs, the administrative fee was increased to \$28,250 for 2012 and 2013 and to \$29,500 in 2014. Williamston officials are once again interested in continuing this partnership.

The attached agreement for continuing recreation services for Williamston is a two-year proposal with the following increases:

2015-2016: Additional ten (10) hours of administration plus 3% increase = \$32,446
2016-2017: Additional 3% increase = \$33,419

All net revenues available at the end of the contract less administrative fees will be remitted to the City of Williamston; any net losses will be reimbursed to Meridian Township. A total of 734 children were served by these programs in 2014.

The Williamston City Council has reviewed and approved this proposal for 2015-2017.

Motion for Board Consideration:

MOVE TO APPROVE THE "AGREEMENT FOR ADMINISTRATIVE SERVICES FOR RECREATION PROGRAM MANAGEMENT" WITH THE CITY OF WILLIAMSTON TO PROVIDE YOUTH RECREATION PROGRAMS INCLUDING SOFTBALL, BASEBALL, TEEBALL, FLAG FOOTBALL, TACKLE FOOTBALL, CHEERLEADING, AND BASKETBALL FROM MARCH 1, 2015 THROUGH MARCH 31, 2017 FOR AN ADMINISTRATIVE FEE OF \$32,446 in 2015-16 and \$33,419 in 2016-17, AND TO AUTHORIZE THE TOWNSHIP MANAGER TO SIGN THE AGREEMENT ON BEHALF OF THE TOWNSHIP.

AGREEMENT FOR ADMINISTRATIVE SERVICES FOR RECREATION PROGRAM MANAGEMENT

THIS AGREEMENT is made this ____ day of ____, 2015, between the **CHARTER TOWNSHIP OF MERIDIAN**, a Michigan municipal corporation, 5151 Marsh Road, Okemos, Michigan 48864 ("Township"), and the **CITY OF WILLIAMSTON**, a Michigan municipal corporation, 161 Grand River Avenue, Williamston, Michigan 48895 ("City").

RECITALS:

WHEREAS, recreation services for the Williamston area have been operated and managed by Williamston Community Schools in cooperation with the Red Cedar Recreation Association (RCRA) (a volunteer parent group) until June of 2010; and

WHEREAS, the City has voted to become the provider of recreation services in the Williamston School District area including portions of Williamstown Township, Leroy Township, Locke Township, Wheatfield Township, Alaiedon Township and Meridian Township; and

WHEREAS, the Meridian Township Parks and Recreation Department infrastructure and staff provides an opportunity for the City to provide recreation services in the Williamston area until it can implement a program of its own; and

WHEREAS, the Township, through its Parks and Recreation Department, has agreed to assist the City in offering recreation programs by administering youth baseball, softball and teeball, youth tackle football, flag football, cheerleading, and youth basketball from April, 2015 through March, 2016 for an administrative fee of **\$32,446.00**; and a 3% increase for April, 2016 through March, 2017 for an administrative fee of **\$33,419.00**

WHEREAS, the Township and the City are each municipal corporations as defined in MCL 124.1, and as such each is authorized to enter into this inter-local agreement providing for the operation and maintenance of any property, facility, or service that each has the power to own, operate, and maintain separately pursuant to MCL 124.2; and

WHEREAS, the Township and the City find that the conditional transfer of operation and maintenance of recreation programs will provide necessary municipal services that will be beneficial to the residents of both the Township and the City.

THEREFORE, for and in consideration of the mutual covenants hereinafter contained, the parties agree as follows:

1. **TERM.** This Agreement shall commence April 1, 2015 and shall terminate on March 31, 2017, or upon the payment set forth in paragraph 7, whichever occurs later. It may be renewed upon the agreement of both parties for additional terms. Any such renewal shall be in writing, executed prior to expiration of the current term by the duly authorized representative of each party. Upon renewal, the parties may change the fee set forth in paragraph 6.

2. **ROLES AND RESPONSIBILITIES.**
 - A. The Township, through its Parks and Recreation Department, shall be responsible for the administration and management of the following youth sports programs for the City: summer baseball, softball and tee-ball, tackle football, flag football, cheerleading, and basketball (collectively "Covered Programs"), in accordance with the provisions of Attachment A.

 - B. The City and Williamston Parks and Recreation Commission shall serve in an advisory capacity to Covered Programs in accordance with the provisions of Attachment A, and provide volunteer assistance when necessary under the direction of the Township.

3. **FACILITIES.** The Township shall have access to the facilities that have been previously used by RCRA and Williamston Community Schools for the Covered Programs on a priority basis.

4. **EQUIPMENT.** The Township shall be entitled to use the equipment that has been previously purchased and/or utilized for the Covered Programs.

5. **INSURANCE.**
 - A. The City shall be responsible for maintaining its own insurance covering liability it may incur arising from the activities of its officers, employees and agents under this Agreement or from its ownership of any facilities or equipment used under this Agreement.

 - B. The Township shall be responsible for maintaining its own insurance covering liability it may incur from the activities of its officers, employees and agents under this Agreement or from its ownership of the facilities or equipment used under this Agreement.

- C. All liability to third parties, loss or damage as a result of claims, demands, costs, or judgments arising out of activities to be carried out by the Township in the performance of this Agreement, or due to ownership of the facilities or equipment used under this Agreement, shall be the responsibility of the Township, and not the responsibility of the City, if the liability, loss, or damage is caused by, or arises out of, the action or failure to act on the part of the Township, any subcontractor, anyone directly or indirectly employed by the Township, or any appointed or elected officer, employee, or agent of Township. Nothing in this Agreement shall be construed as a waiver of any governmental immunity that has been provided to the Township or its officers, employees, or agents.
- D. All liability to third parties, loss or damage as a result of claims, demands, costs or judgments arising out of activities to be carried out by the City in the performance of this Agreement, or due to ownership of the facilities or equipment used under this Agreement, shall be the responsibility of the City, and not the responsibility of the Township, if the liability, loss, or damage is caused by, or arises out of, the action or failure to act on the part of any City, or any elected or appointed officer, employee or agent of City. Nothing in this Agreement shall be construed as a waiver of any governmental immunity by the City or its officers, employees, or agents.
- E. In the event that liability to third parties, loss, or damage arises as a result of activities conducted jointly by the Township and the City in fulfillment of their responsibilities under this Agreement, such liability, loss, or damage shall be borne by the Township and the City in relation to each party's responsibilities under these joint activities, provided that nothing herein shall be construed as a waiver of any governmental immunity by the Township, the City or their officers, employees, or agents, respectively.
6. **PAYMENT.** The City shall pay the Township a fee of **\$32,446.00** in 2015-2016 and a fee of **\$33,419.00** in 2016-2017, or such other amount as the parties may agree upon in any renewal of this Agreement ("Fee"). Payment of the Fee shall be made as set forth in paragraph 7.
7. **FINANCIAL RESPONSIBILITIES.** The Township shall collect all funds and pay all costs for the Covered Programs, in accordance with Attachment A. Within 60 days after the conclusion of each

sport under the Covered Program, the Township shall provide to the City an accounting showing the funds collected and the costs paid. Within 60 days after the conclusion of the winter 2016 and the winter 2017 basketball seasons, the Township shall provide to the City a final accounting of all of the Covered Programs, and shall deduct its Fee from the net funds collected. The Township shall remit to the City any net funds remaining after deduction of its Fee, upon submitting the final accounting. If the net funds collected by the Township are less than the Fee, the City shall remit the difference to the Township. If there is a net loss of the funds collected (before deducting the Fee), the City shall remit the entire Fee to the Township, as well as reimbursing the Township the amount of the net loss. Payment from the City to the Township shall be due within 30 days after receipt of the final accounting.

8. **NON-DISCRIMINATION.** The Township will apply the non-discrimination policies of its Parks and Recreation Department for the Covered Programs, as well as all applicable federal and state laws.
9. **COMPLETE AGREEMENT.** This Agreement constitutes the sole and only agreement of the parties, and supersedes any prior understanding or written or oral agreement between the parties respecting the within subject matter. No amendment, modification or alteration of the terms contained in this Agreement shall be binding unless the same are in writing, dated subsequent to the dates hereof, and duly executed by the authorized representatives of the parties to this Agreement.
10. **WAIVERS.** No waiver by the parties of any default or breach of any term, condition or covenant of this Agreement shall be deemed to be a waiver of any other breach of the same or any other term, conditions or covenant.
11. **ASSIGNMENTS.** This Agreement may not be assigned by either the City or Township to a third party without the prior written mutual approval of the non-assigning party.
12. **BINDING EFFECT OF AGREEMENT.** This Agreement shall be binding upon, and the benefits shall inure to, the successors, representatives, and assigns of the parties. There are no third-party beneficiaries of this Agreement.
13. **TIME BEING OF THE ESSENCE.** Time is of the essence in all the provisions of this Agreement.

14. **CONSTRUCTION.** This Agreement shall be construed to have been drafted by both parties to this Agreement.
15. **DISREGARDING SECTION TITLES.** The titles of the sections set forth in this Agreement are inserted for the convenience of reference only and shall be disregarded when construing or interpreting any of the provisions of this Agreement.
16. **INVALID PROVISIONS.** If any section, clause or provision of this Agreement is rendered invalid, or unenforceable because of any State or Federal statute or regulation or ruling by any tribunal of competent jurisdiction, that section, clause or provision shall be null and void and to be considered deleted, and the remainder of this Agreement shall not be affected thereby. Where the deletion of the unenforceable or invalid section, clause or provision would result in the illegality and/or unenforceability of this Agreement, this Agreement shall be considered to have terminated as of the date in which the provision was declared invalid or unenforceable.
17. **NOTICES.** All notices under this Agreement shall be in writing and be sent by certified mail addressed to the respective party at the address set forth in this Agreement or at such other address as the respective party may designate in writing. A change in address may be effected by a certified letter sent by either party to the other.
18. **APPLICABLE LAW/COMPLIANCE WITH THE LAW.** This Agreement shall be construed under and in accordance with the laws of the State of Michigan and all obligations of the parties created hereunder are to be performed in Ingham County, State of Michigan.
19. **CERTIFICATION OF AUTHORITY TO SIGN THIS AGREEMENT.** The persons signing this Agreement on behalf of the parties hereto certify by their signatures that they are duly authorized to sign on behalf of the parties and that this Agreement has been authorized by the parties.

CHARTER TOWNSHIP OF MERIDIAN

CITY OF WILLIAMSTON

Frank Walsh, Manager
 Charter Township of Meridian

James DeForest, Mayor

Holly Thompson, City Clerk

PROPOSAL FOR RECREATION SERVICES
Meridian Township and City of Williamston
Budget Summary 2015-2016 & 2016-2017

Summary of Estimated Revenues

Summer Ball	\$25,390	
Tackle Football	\$13,075	
Flag Football	\$ 4,460	
Cheer	\$ 3,200	
Basketball	\$30,600	
TOTAL ESTIMATED REVENUE		\$76,725

Summary of Estimated Direct Expenses

Summer Baseball/Softball	\$17,000	
Tackle Football	\$ 7,600	
Flag Football	\$ 1,875	
Cheer	\$ 1,700	
Basketball	\$17,000	
TOTAL ESTIMATE DIRECT EXPENSES		\$45,175

Summary of Administrative Costs 2015-2016

Summer Baseball/Softball	\$10,300	
Tackle Football	\$ 6,180	
Flag Football	\$ 2,833	
Cheer	\$ 1,288	
Basketball	\$11,845	
Total Administration		\$32,446
TOTAL PROGRAM EXPENSES		\$77,621

Summary of Administrative Costs 2016-2017

Summer Baseball/Softball	\$10,609	
Tackle Football	\$ 6,365	
Flag Football	\$ 2,918	
Cheer	\$ 1,327	
Basketball	\$12,200	
Total Administration		\$33,419

ESTIMATED NET LOSS FOR 2015-16 **(\$896)**

ESTIMATED NET LOSS FOR 2016-2017 **(\$1,869)**

Note: Net proceeds from 2013-2014 = \$1,690
 Estimated Net Proceeds 2014-2015 = \$ 200
 Total Estimated net proceeds 3/31/14 \$1,890

Summer Baseball and Softball

MERIDIAN TOWNSHIP RESPONSIBILITIES

Meridian Township will assume the administration, supervision and implementation of the SUMMER BASEBALL AND SOFTBALL PROGRAM. This will include the following tasks:

- Develop, print and distribute flyers
- Accept registrations
- Answer questions and concerns from parents
- Recruit and coordinate High School coaching staff and players for both coaches and players clinics
- Recruit coaches
- Divide players into teams
- Conduct background checks on volunteer coaches
- Develop rosters and schedules
- Enter teams into appropriate leagues
- Compile team and player packets
- Notify and conduct coaches of meetings and trainings
- Coordinate practice schedules
- Distribute equipment and first aid supplies
- Recruit, train, schedule officials
- Coordinate pay for officials
- Bid and order uniforms and supplies for players and umpires
- Provide detailed financial summary of expenses and revenue to City Manager
- Collect and inventory equipment
- Conduct program evaluations
- Provide general supervision and management of program
- Contract for field maintenance
- Work cooperatively with communities and school to coordinate field mowing schedules

CITY OF WILLIAMSTON

- Fund new equipment purchases when needed

ESTIMATED PROGRAM BUDGET
2015 Youth Baseball and Softball

ESTIMATED REVENUE

T-Ball	60 @ \$ 50 =	\$ 3,000	
1 st & 2 nd	80 @ \$ 70 =	\$ 5,600	
U-10 Travel	55 @ \$130 =	\$ 7,150	
U-10 Rec	12 @ \$ 95 =	\$ 1,140	
U-12	30 @ \$135 =	\$ 4,050	
U-14	30 @ \$140 =	<u>\$ 4,200</u>	
	SUBTOTAL	\$25,140	
	League Fees Webberville	<u>\$ 250</u>	
	Total Revenue		\$25,390

ESTIMATED EXPENSES

Field Maintenance Costs	\$3,200	
League Fees	\$2,000	
Umpire Fees	\$3,500	
Equipment and Uniforms	\$6,000	
Porta-johns	\$ 600	
Supplies (printing, etc.)	\$ 700	
Active Net Fees	\$1,000	
Total Estimated Expenses		\$17,000
Meridian Township Administration (200 hours x \$51.50/hrs.) =		<u>\$ 10,300</u>
	TOTAL EXPENSE SUMMER BALL	\$27,300

	Estimated Net Loss	(\$1,910)
		=====

TACKLE FOOTBALL

MERIDIAN TOWNSHIP RESPONSIBILITIES:

Meridian Township will assume the administration, supervision and implementation of the TACKLE FOOTBALL PROGRAM. This will include the following tasks:

- Develop, print and distribute flyers
- Accept/process registrations
- Answer questions and concerns from parents
- Develop rosters and schedules
- Compile team and player packets
- Notify and conduct coach's meetings
- Purchase and provide first aid supplies
- Recruit, train and schedule officials
- Coordinate pay for officials
- Bid and order uniforms and equipment
- Provide detailed financial summary of expenses and revenue
- Conduct program evaluation
- Supervise and manage program
- Contract for field maintenance and preparation
- Work closely with Williamston Youth Football Boosters
- Work closely with high school coaching staff
- Recruit coaches
- Divide players into teams
- Coordinate High School coaching staff and players for coach/player clinics
- Coordinate practice schedules
- Distribute equipment
- Collect/inventory equipment

CITY OF WILLIAMSTON

- Fund the purchase of new equipment when necessary

ESTIMATED PROGRAM BUDGET
TACKLE FOOTBALL 2015

Estimated Revenue

75 @ \$130 = \$9,750

35 @ \$ 95 = \$3,325

TOTAL ESTIMATED REVENUE **\$13,075**

Estimated Direct Expenses

Officials \$2,800

Uniforms/Equipment \$3,200

Supplies \$1,000

Active Net Fees \$ 600

Sub-total \$7,600

Meridian Twp Admin.
120 hours x \$51.50/hrs. \$6,180

TOTAL EST. EXPENSE **\$13,780**

Estimated Net Loss **(\$705)**

- This is based with no custodial charges from school. No charges in 2012, 2013 or 2014.

BOYS AND GIRLS FLAG FOOTBALL - 2015

MERIDIAN TOWNSHIP RESPONSIBILITIES:

Meridian Township will assume the administration, supervision and implementation of the BOYS' AND GIRLS' FLAG FOOTBALL PROGRAM. This will include the following tasks:

- Develop, print and distribute flyers
- Accept/process registrations
- Answer questions and concerns from parents
- Recruit coaches
- Divide players into teams
- Develop rosters and schedules
- Compile team and player packets
- Notify and conduct coach's meetings
- Coordinate practice schedules
- Distribute equipment and first aid supplies
- Recruit, train and schedule officials
- Coordinate pay for officials
- Bid and order uniforms and equipment
- Provide detailed financial summary of expenses and revenue
- Collect/inventory equipment
- Conduct program evaluation
- Supervise and manage program
- Contract for field maintenance and preparation

CITY OF WILLIAMSTON

- Fund the purchase of new equipment when necessary

ESTIMATED PROGRAM BUDGET 2015 BOYS AND GIRLS FLAG FOOTBALL

Estimated Revenue:

65 @ \$60	\$3,900
8 @ \$70	<u>\$ 560</u>

Total Estimated Revenue **\$4,460**

Estimated Expenses:

Football/Flags	\$200
Field Maintenance	\$500
Officials	\$125
Supplies	\$300
Porta Johns	\$500
Active Net Fees	<u>\$250</u>

Sub-total	\$1,875	
Meridian Township Admin. Fee 55 hours x \$51.50/hrs.	<u>\$2833.00</u>	
Total Estimated Expenses:		<u>\$4,708</u>

Estimated Net Loss: **(\$248)**
=====

2015 CHEERLEADING PROGRAM

MERIDIAN TOWNSHIP RESPONSIBILITIES:

- Develop, print and distribute flyers
- Accept/process registrations
- Recruit coach
- Answer questions and concerns from parents and coaches
- Coordinate practice schedules
- Create and print game schedules
- Distribute equipment and first aid supplies
- Order uniforms and supplies
- Work with school personnel on gym issues and scheduling
- Provide detailed financial summary of expenses and revenue
- Collect and inventory equipment
- Manage program

ESTIMATED PROGRAM BUDGET Williamston Cheer 2015

Estimated Revenue:		
40 participants @ \$80		\$3,200
<u>Estimated Expenses:</u>		
Sweatshirts	\$750	
Uniforms	\$650	
Active Net Fees	\$150	
Sub-total	\$1,700	
Meridian Twp Admin. Fee 25 hours x \$51.50/hrs.	\$1,288	
TOTAL EXPENSES		<u>\$2,988</u>
Estimated Net Revenue		\$212 =====

BASKETBALL 2015/16

MERIDIAN TOWNSHIP RESPONSIBILITIES:

- Develop, print and distribute flyers
- Coordinate player evaluations
- Accept/process registrations
- Recruit coaches
- Divide players into teams
- Develop rosters
- Answer questions and concerns from parents and coaches
- Compile coaches and player packets
- Coordinate High School coaching staff and players for coach/player clinics
- Notify and conduct coach's meetings
- Coordinate practice schedules
- Create and print game schedules
- Distribute equipment and first aid supplies at coaches meeting.
- Recruit, train, schedule and pay officials
- Order uniforms and supplies
- Work with school personnel on gym issues and scheduling
- Provide detailed financial summary of expenses and revenue
- Collect and inventory equipment
- Manage program

CITY OF WILLIAMSTON

- Fund the purchase of new equipment when necessary

**ESTIMATED PROGRAM BUDGET
BASKETBALL 2015/16**

Estimated Revenue

125 x \$60 = \$ 7,500

135 x \$120 = \$16,200

35 x \$140 = \$ 4,900

Gate Fees = \$ 2,000

Total Estimated Revenue

\$30,600

Estimated Expenses

Custodial/Gym Rental \$2,500

Officials \$5,500

Red Cedar League Fees \$3,400

Youth Clinic Instructor \$ 900

Evaluator Fee \$ 600

Equipment & Supplies \$2,000

Active Net Fees \$ 700

Uniforms \$1,400

Total \$17,000

Meridian Township Admin.
Fee 230 hours x \$51.50/hrs. \$11,845

Total Estimated Expenses

\$ 28,845

Estimated Net Revenue

\$1,755

MEMORANDUM

12 – B

TO: Township Board

FROM:



Mark Kieselbach
Director of Community Planning and Development



Gail Oranchak, AICP
Principal Planner

DATE: February 26, 2015

RE: Final Preliminary Plat #05012 (George F. Eyde Limited Family Partnership and Louis J. Eyde Limited Family Partnership), request to extend final preliminary plat approval for Georgetown

The applicant submitted a letter dated August 15, 2014 requesting a two year extension for Georgetown final preliminary plat (FPP #05012). The Georgetown subdivision consists of 158 single family lots on approximately 131 acres south of Tihart Road between Piper Road and Cornell Road.

The Township Board approved the final preliminary plat for Georgetown on June 23, 2006 and re-approved it on March 5, 2013. Final plat for Phase 1 (42 lots) was approved by the Township Board on April 15, 2008 and on March 17, 2009, the Board re-approved the final plat for Phase II (39 lots). The applicant requests the two-year extension for the remaining phases (77 lots) of the Georgetown final preliminary plat; the new expiration date will be March 5, 2017.

Township Board Options

The Township Board has the option to approve, approve with modifications, or deny an extension. If the extension is denied, the applicant must resubmit the preliminary plat. A resolution has been provided for the extension of the plat for the Board's consideration.

Attachments

1. Resolution to approve a two year extension of Final Preliminary Plat #05012
2. Letter from Mark Clouse requesting the extension dated August 15, 2014
3. Georgetown Final Preliminary Plat re-approval letters dated September 23, 2010 and March 11, 2013
4. Approved preliminary plat

**Resolution to Approve (Extension)
Preliminary Plat #05012 (Eyde)
Georgetown
Page 2**

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 3rd day of March, 2015.

Brett Dreyfus
Township Clerk

CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor
Mary M.G. Helmbrecht Clerk
Julie Brixie Treasurer
Gerald J. Richards Manager



Brett Dreyfus Trustee
Elizabeth Ann LeGoff Trustee
Lynn Ochberg Trustee
John Veenstra Trustee

September 23, 2010

Mark Clouse
Financial and Legal Counsel
Eyde Company
4660 S. Hagadorn Road, Suite 660
PO Box 4218
East Lansing, MI 48826-4218

RE: Final Preliminary Plat #10-05012 Georgetown

Dear Mr. Clouse:

The Township Board, at its regular meeting held on September 21, 2010, voted to approve the final preliminary plat for the remaining 77 lots in the Georgetown subdivision, located east of Powell Road, west of Cornell Road and south of Tihart Road. Approval of the final preliminary plat was granted with the following conditions:

1. Approval is granted in accordance with the final preliminary plat prepared by KEBS, Inc. dated February 14, 2006, indicating 158 single family lots, subject to revisions as required. Any revisions to the layout of the plat shall be subject to the Township's approval.
2. Construction shall not commence until the applicant has obtained all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
3. Construction shall not commence until the applicant has obtained a Letter of Map Amendment (LOMA) from the Federal Emergency Management Agency for the subject site based on the surveyed floodplain. A copy of the LOMA shall be submitted to the Department of Community Planning and Development.
4. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000 FAX (517) 853-4096

<http://www.twp.meridian.mi.us>

An Equal Opportunity Employer

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5. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to the leads.
6. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
7. Paved shoulders shall be constructed along the frontage of the plat on Powell Road and Tihart Road and the major trees along these roadways shall be protected. The tree preservation and the actual placement of the pathways and/or paved shoulders shall be subject to the approval of the Director of Community Planning and Development. In lieu of constructing the paved shoulders, the applicant shall provide to the Township a bond in the amount of construction costs so that the paved shoulders or separate pathway can be built once the design and location have been determined by the Township. The paved shoulders shall be built in accordance with Township Engineering Design and Construction Standards.
8. A seven foot wide concrete pathway is required along the frontage of the plat on Cornell Road. In lieu of constructing the pathway, the applicant shall provide to the Township a bond in the amount of the construction costs, so the pathway can be built once the design and location have been determined by the Township.
9. A five foot wide concrete sidewalk shall be constructed along both sides of all streets within the subdivision. The sidewalk shall be designed and constructed in accordance with Township Engineering Design and Construction Standards.
10. The applicant shall construct an eight foot wide off-road pathway, which meets the requirements of the Americans with Disabilities Act, connecting the two phases of the development between Lots 116 and 117 and Lots 153 and 154. The design and location of the pathway shall be subject to the approval of the Director of Public Works and Engineering. The pathway shall be built in accordance with Township Engineering Design and Construction Standards.
11. The applicant has agreed to grant the Township a 15 foot wide easement for a pathway to run north of Township Wetland #14-19, in the southwest corner of the site, then west of Lots 82 and 83, connecting to the sidewalk south of Lot 82.
12. The applicant has agreed to grant the Township a 15 foot wide easement for a pathway running along the Foster Drain. This easement shall be shown on all plans.
13. Trees #1 through #7, Tree #9, Trees #17 through #22, and Trees #27 through #42, as shown on the revised Open Space Plan received by the Township on September 8, 2005, shall be preserved. All plans, deed restrictions and the subdivision's covenants, codes and restrictions shall identify these trees and the location of these trees. All trees to be

preserved shall be protected during construction using the standards outlined in Section 22-179 of the Code of Ordinances. No construction shall occur until tree protection has been installed and approved by the Director of Community Planning and Development.

14. Street trees, where appropriate, shall be required along Tihart Road, Cornell Road and Powell Road. Street trees shall be required throughout the subdivision along all internal roads. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Commission.
15. Other than those areas subject to a wetland use permit, no buildings, accessory structures, structural appurtenances, or grading shall be permitted in the regulated wetlands.
16. A deed restriction shall be recorded acknowledging the presence of the water feature setback and referencing the appropriate Township regulation on lots which contain a water feature setback.
17. The natural vegetation strip shall be clearly identified with permanent markers. The size, number and location of markers, and the language on the markers shall be subject to the approval of the Director of Community Planning and Development.
18. The preserved open space areas shall be clearly identified with permanent markers. The size, number and location of markers, and the language on the markers shall be subject to the approval of the Director of Community Planning and Development.
19. The preserved open space areas shall be designated on all plans. The preserved open space areas shall be deeded to the homeowner's association, a land conservancy, the Township or otherwise protected in a manner acceptable to the Township.
20. Prior to any construction or grading on the site, the applicant shall install silt fencing at the upland edge of the water features setback and at the floodplain elevation. After construction, the fencing shall be removed once the area is stabilized.
21. Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.
22. A copy of the information which exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.
23. A specified route for construction traffic shall be established in cooperation with the applicant and subject to the approval of the Director of Community Planning and Development.

Mark Clouse
September 23, 2010
Page 4

Final preliminary plat approval is valid for a period of two (2) years. Consequently, the final preliminary plat for Georgetown is valid until September 21, 2012. The final preliminary plat may be extended if a request for an extension is submitted to the Township prior to the expiration of the two (2) year period.

If you have any questions regarding this matter, please contact me.

Sincerely,

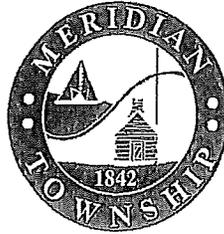


Mark Kieselbach
Director of Community Planning and Development

cc: Curtis Hertel, Jr., Ingham Ingham County Plat Board
Patrick Lindemann, Ingham County Drain Commissioner
Francisco Llinas, Ingham County Road Commission
Ray Severy, Director of Public Works and Engineering
John Heckaman, Chief Building Inspector

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Gerald J. Richards Manager



Milton Scales Trustee
Ronald Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

March 11, 2013

Mark Clouse
Financial and Legal Counsel
Eyde Company
4660 S. Hagadorn Road, Suite 660
PO Box 4218
East Lansing, MI 48826-4218

RE: Final Preliminary Plat #05012 Georgetown

Dear Mr. Clouse:

The Township Board, at its regular meeting held on March 5, 2013, voted to approve the final preliminary plat for the remaining 77 lots in the Georgetown subdivision, located east of Powell Road, west of Cornell Road and south of Tihart Road. Approval of the final preliminary plat was granted with the following condition:

1. All applicable conditions placed on Final Preliminary Plat #05012 shall remain in effect.

Final Preliminary Plat approval is valid for a period of two (2) years. Consequently, the final preliminary plat for Georgetown is valid until March 5, 2015. The final preliminary plat may be extended if a request for an extension is submitted to the Township prior to the expiration of the two (2) year period. A copy of the previous approval letter dated September 23, 2010 is attached indicating the conditions that have been placed on Final Preliminary Plat #05012

If you have any questions regarding this matter, please contact me.

Sincerely,

Mark Kieselbach
Director of Community Planning and Development

Enclosure

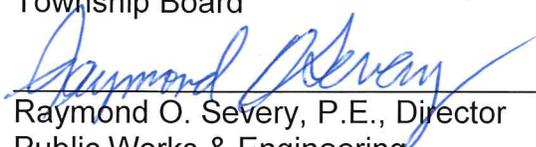
Mark Clouse
March 11, 2013
Page 2

cc: Curtis Hertel, Jr., Ingham Ingham County Plat Board
Patrick Lindemann, Ingham County Drain Commissioner
Francisco Llinas, Ingham County Road Commission
Ray Severy, Director of Public Works and Engineering
John Heckaman, Chief Building Inspector

G:\planning\glo\case management\plata\05012\2013 re-approval\approval aletter

MEMORANDUM

TO: Township Board

FROM: 
Raymond O. Severy, P.E., Director
Public Works & Engineering

DATE: February 26, 2015

RE: **Central Fire Station No. 91
Final Bid Approval**

The Wieland-Davco Corporation, the Township's construction manager, has received bids for construction of our new Central Fire Station No. 91. Bids were requested from contractors for each work specialty required to construct the fire station. For example, separate bids were requested for earthwork, concrete, asphalt, structural steel, electrical, painting, and so on.

Wieland-Davco has reviewed the bids and prepared the attached summary of the recommended bid amounts for each Division of work. The bids include providing a natural gas generator. The total as-bid construction cost, including a \$100,000 contingency, is \$3,079,347. The available fund balance for construction of the fire station is \$3,086,600. Our construction cost, including the contingency, is slightly below the available budget.

Proposed Motion:

"Move to approve construction of Fire Station No. 91 and the construction budget not to exceed \$3,086,600."

Attachment

CSI	Description	QUANTITY	UNIT	UNIT COST	COST	TOTALS
-----	-------------	----------	------	-----------	------	--------



THE WIELAND - DAVCO
CORPORATION

01.0 GENERAL CONDITIONS & GENERAL REQUIREMENTS

	GC General Conditions & Management Staff				\$200,778	
00 700	General Conditions of the Contract					
00 900	Performance and Labor and Material Bonds				\$28,221	
01 1000	Summary of Work				(")	
01 2116	Allowances					
	Allowance #1 - Signage				\$3,000	
	Allowance #2 - Utility Connection / Tapping Fees				\$30,000	
01 2600	Contract Modification Procedure				No cost impact in Bid	
01 2900	Payment Procedures				(")	
01 3100	Project Management - Information Submittals / Gen'l Coord. / RFI's / Project Web Site / Meetings				(")	
01 3200	Construction Progress Documentation: Schedules required during construction				(")	
01 3300	Submittal Procedures: Submittal Exchange				inc in GC	
01 4000	Quality Requirements: Independent QC Testing is paid by GC				\$12,950	
01 5000	Temporary Facilities & Controls:					
	Temp water consumption cost				inc in GC	
	Temp electric power energy consumption cost				inc in GC	
	Contractor Submittals required: Site logistics & staging plan				No cost impact in Bid	
	Erosion Control Plan - Show compliance				(")	
	Fire Safety Program - Show compliance with NFPA 241				(")	
	Temp Fire Extinguishers				\$0	
	Temp Toilets				\$2,430	
	Temp electric power & lighting for construction				By Electrical	
	Temporary Power to Trailer				\$700	
	Temp water utilities - connect to Owner water service				by plumber	
	Winter Cond.					
	Air Filtration Units				N/A	
	Project Sign				\$400	
	Project Computer -				\$0	
01 6000	Product Requirements					
01 7300	Execution					
	Construction Staking & Layout				\$2,000	
	Cutting & Patching				see Div 2	
	Progress Cleaning - to be by respective trades				included in trades	
	Un-identifiable clean-up labor during construction				\$7,500	
	Progress Cleaning - incidental tools & materials				\$1,000	
	Trash Removal Dumpsters (general for non-demo materials)				Inc WDC Gen Con Estimate	
	Builder's Risk Insurance				\$2,370	
01 7419	Construction Waste Management				inc in GC	
01 7700	Close-Out Procedures				No cost impact in Bid	
	Final Cleaning				\$2,500	
	Clean Glass & Aluminum				\$500	
01 7823	Operation & Maintenance Data / Manuals				No cost impact in Bid	
01 7839	Project Record Documents				No cost impact in Bid	
01 7900	Demonstration & Training				No cost impact in Bid	
	Plan Review Fees				\$0	
	Building Permit - Base				\$0	
	Building Permit - 5.25 / 1K				\$0	
					Div. 01 Total:	\$294,349

03 CONCRETE

03 3000	Cast-in-place Concrete - Site, foundations, flat	1	LS	\$274,000.00	\$274,000	
	Excavate & backfill foundations	1	LS		inc	
	Concrete foundations including reinforcing				inc	
03 4100	Precast Structural concrete	1	LS	\$10,200.00	\$10,200	
					Div. 03 Total:	\$284,200

04 MASONRY

04 2200	Unit CMU Masonry	1	LS	\$169,990.00	\$169,990	
					Div. 04 Total:	\$169,990

CSI	Description	QUANTITY	UNIT	UNIT COST	COST	TOTALS
05 METALS						
05 1200	Structural Steel, Misc steel	1	LS	\$123,212.00	\$123,212	
					Div. 05 Total:	\$123,212
06 CARPENTRY & MILLWORK						
06 1000	Rough Carpentry - Labor Cabinets, Tops, and Millwork	1	LS	\$17,395.00	inc MS/ DW \$17,395	
					Div. 06 Total:	\$17,395
07 THERMAL & MOISTURE PROTECTION						
07 2100	Thermal Insulation				inc	
07 4213.53	Siding/Soffits	1	LS	\$72,450.00	\$72,450	
07 5423	TPO Roofing	1	LS	\$92,450.00	\$92,450	
07 9200	Sealants	1	LS	\$4,940.00	\$4,940	
					Div. 07 Total:	\$169,840
08 DOORS & WINDOWS						
08 1113	Hollow Metal Doors Frames & Frames, wood doors Door, and hardware installation	1	LS	\$43,573.00	\$43,573 inc in MS Framing	
08 3113	Access doors and frames					
08 3613	Sectional Doors	1	LS	\$43,167.00	\$43,167	
08 4113	Aluminum Framed entrances and storefronts	1	LS	\$62,195.00	\$62,195	
08 7000	Door Hardware				inc door & hdw	
08 8000	Glazing				inc alum storefront	
08 8300	Mirrors				inc	
					Div. 08 Total:	\$148,935
09 FINISHES						
09 2216	Metal Stud Framing	1	LS	\$296,994.00	\$296,994	
09 2900	Gypsum Board Assemblies Sound atten. blanket insulation at MSDW walls				inc inc	
	Polished Concrete	1	LS	\$14,822.00	\$14,822	
09 5113	Acoustic Panel Ceilings	1	LS		inc	
09 6513	Resilient Base and Accessories	1	LS	\$7,000.00	\$7,000	
09 6813	Tile Carpeting	1	LS	\$12,000.00	\$12,000	
09 9113	Painting	1	LS	\$30,745.00	\$30,745	
	Ceramic Tile	1	LS	\$17,000.00	\$17,000	
					Div. 09 Total:	\$378,561
10 SPECIALTIES						
10 0513	Access Controls Systems		LS		inc in div 26	
10 1100	Visual display Surfaces				by owner	
10 1416	Plaque	1	LS	\$11,500.00	\$11,500	
10 1419	Dimensional letter Signage				inc	
10 2113	Toilet Compartments	1	LS	\$4,561.00	\$4,561	
10 2800	Toilet, Bath and Laundry Accessories	1	LS	\$5,093.00	\$5,093	
10 4413	Fire Protection Cabinets	1	LS	\$1,424.00	\$1,424	
10 4416	Fire Extinguishers				inc	
10 5113	Metal Lockers	1	LS	\$9,607.00	\$9,607	
10 7516	Ground Set Flagpole	1	LS	\$1,954.00	\$1,954	
10 8213	Rooftop Equipment Screens	1	allow	\$10,500.00	\$10,500	
	Bike Rack	1	LS	\$500.00	\$500	
					Div. 10 Total:	\$45,139
11 Equipment						
11 4000	Food Service Equipment				inc in div 22	
11 5213	Projection Screens	1	LS	\$2,400.00	\$2,400	
					Div. 11 Total:	\$2,400
12 Furnishings						
12 2413	Roller Shades				By Owner	
12 3661	Solid Surface countertops				inc in millwork	
12 4813	Entrance floor mats and frames				inc in flooring	
					Div. 12 Total:	\$0

CSI	Description	QUANTITY	UNIT	UNIT COST	COST	TOTALS
21 FIRE SUPPRESSION - All Sections						
xxxx	No Spec section see F drawings	1	LS	\$24,618.00	\$24,618	
					Div. 21 Total:	\$24,618
22 PLUMBING - All Sections						
	Plumbing	1	LS	\$133,800.00	\$133,800	
	Gas Piping				inc	
					Div. 22 Total:	\$133,800
23 HEATING VENTILATING & AIR CONDITIONING - All Sections						
	HVAC - 17 SEER, Eliminate RTU #4, 2-CO/NO sensors, No Building management	1	LS	\$201,794.00	\$201,794	
					Div. 23 Total:	\$201,794
26 ELECTRICAL - All Sections						
	Electrical	1	LS	\$359,792.00	\$359,792	
	150 KW Natural Gas Generator				inc	
	Traffic Signal	1	LS	\$44,975.00	\$44,975	
					Div. 26 Total:	\$404,767
27 Communications - All Sections						
27 0500	Common Work Results for Communications	1	LS	\$37,625.00	\$37,625	
					Div. 27 Total:	\$37,625
28 Electronic Safety and Security - All Sections						
28 3111	Fire Alarm				inc in div 26	
					Div. 28 Total:	\$0
31 Earthwork						
31 1000	Excavation / Utilities / Tree Protection	1	LS	\$359,875.00	\$359,875	
					Div. 31 Total:	\$359,875
32 Exterior Improvements						
32 1216	Asphalt Paving	1	LS	\$35,760.00	\$35,760	
32 1313	Concrete Paving				inc concrete	
32 1723	Pavement Markings				inc asphalt	
	ADA / Parking Signs	1	LS	\$2,130.00	\$2,130	
32 3121	Dumpster Screen Fence	1	LS	\$10,000.00	\$10,000	
32 9200	Turf and Grasses	1	LS	\$20,526.00	\$20,526	
	<u>Alternate #1 & 2 add additional parking spaces</u>	1	LS	\$18,776.00	\$18,776	
					Div. 32 Total:	\$87,192
33 Utilities						
33 1100	Water Distribution Sytems				inc in div 31	
33 1300	Exterior Water Pipe Sanitation				inc in div 31	
33 3100	Sanitary Sewers				inc in div 31	
33 4100	Storm Utility Drainage Piping				inc in div 31	
					Div. 33 Total:	\$0
					Subtotal All Divisions	\$2,883,692
					Project G/L Insurance	0.306% \$8,878
					WDC OHP	3.000% \$86,777
					Contingency	\$100,000
					TOTAL	\$3,079,347

MEMORANDUM

TO: Township Board

FROM:


Mark Kieselbach
Director of Community Planning and Development


Peter Menser
Associate Planner

DATE: February 25, 2015

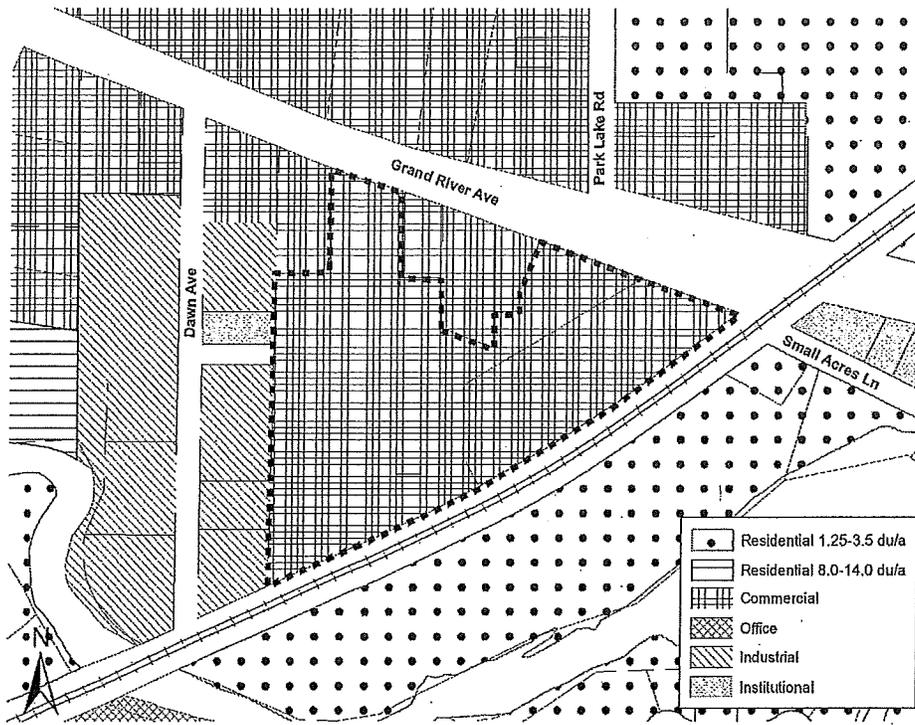
RE: MUPUD Concept Plan – The Avenue on Grand River

The mixed use planned unit development (MUPUD) ordinance includes a provision for an applicant to submit a concept plan for concurrent review by the Planning Commission and Township Board. The review provides both the Planning Commission and Township Board an opportunity to offer comments and suggestions on the project design prior to formal MUPUD application. The review is informal; therefore a public hearing and associated noticing are not required.

Applicant Campus Village Communities submitted a concept plan for a mixed use multiple family housing development on property located southwest of the intersection of Grand River Ave. and Park Lake Rd. The project is tentatively titled "The Avenue on Grand River." Campus Village Communities proposes to develop the property as a mixed use planned unit development (MUPUD). The overall project site is approximately 12.65 acres in size and consists of three parcels. The concept plan presented by the applicant shows a total of 219 residential units spread across the project site along with a clubhouse building. A mix of one, two, and four bedroom apartments is shown, with the majority (52 percent) being one bedroom units. Primary access to the development is via Grand River Ave.

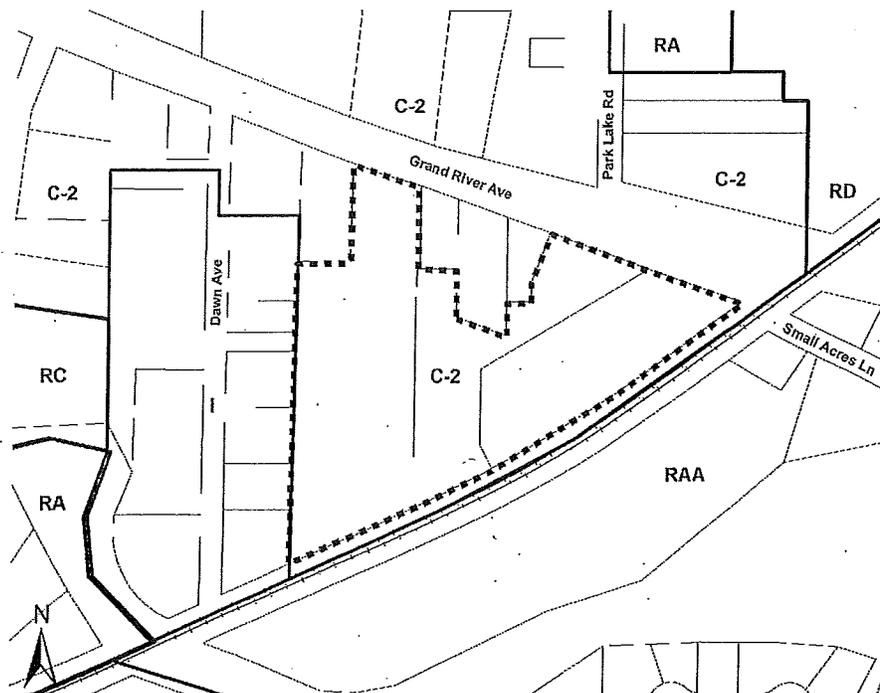
The applicant is planning to use the existing commercial buildings at the eastern side of the project area as the commercial component of the MUPUD. The commercial development, known as Meridian Pointe, is currently home to Foods for Living, State of Fitness, and a Salvation Army store, for a total of 53,407 square feet. Meridian Pointe and the proposed residential units to the west make up the 12.65 acre project area.

FUTURE LAND USE MAP



The properties in the project area are designated on the Future Land Use Map from the 2005 Master Plan as Commercial.

ZONING MAP



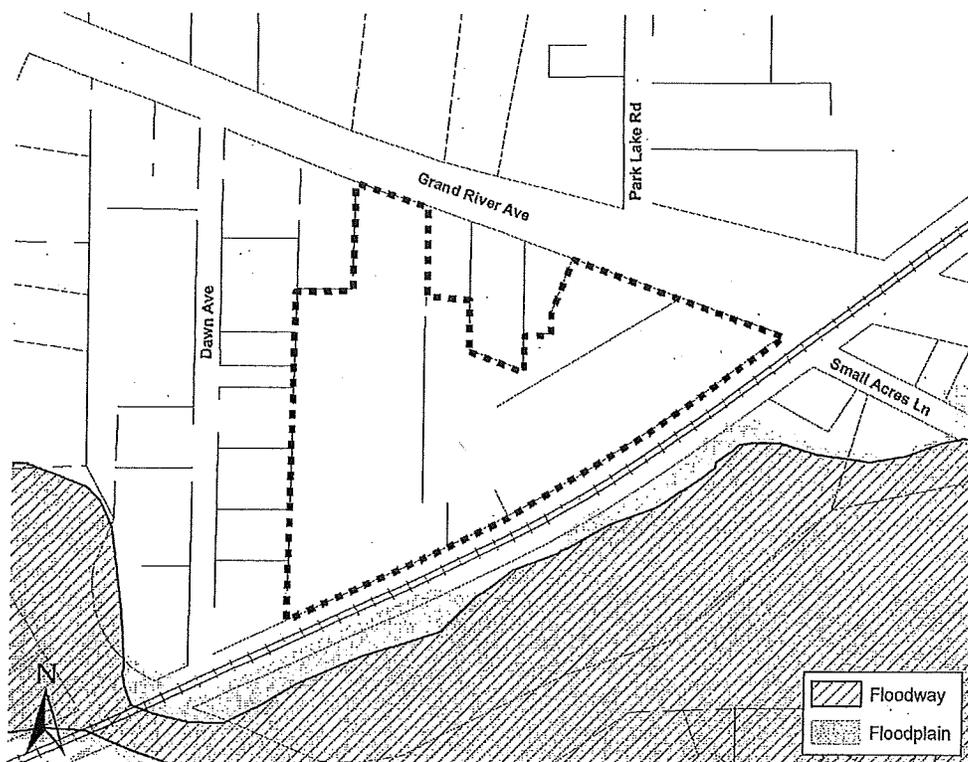
**Concept Plan Review – The Avenue on Grand River
Township Board (2/25/15)
Page 3**

The entire project area is located in the C-2 (Commercial) zoning district.

Utilities

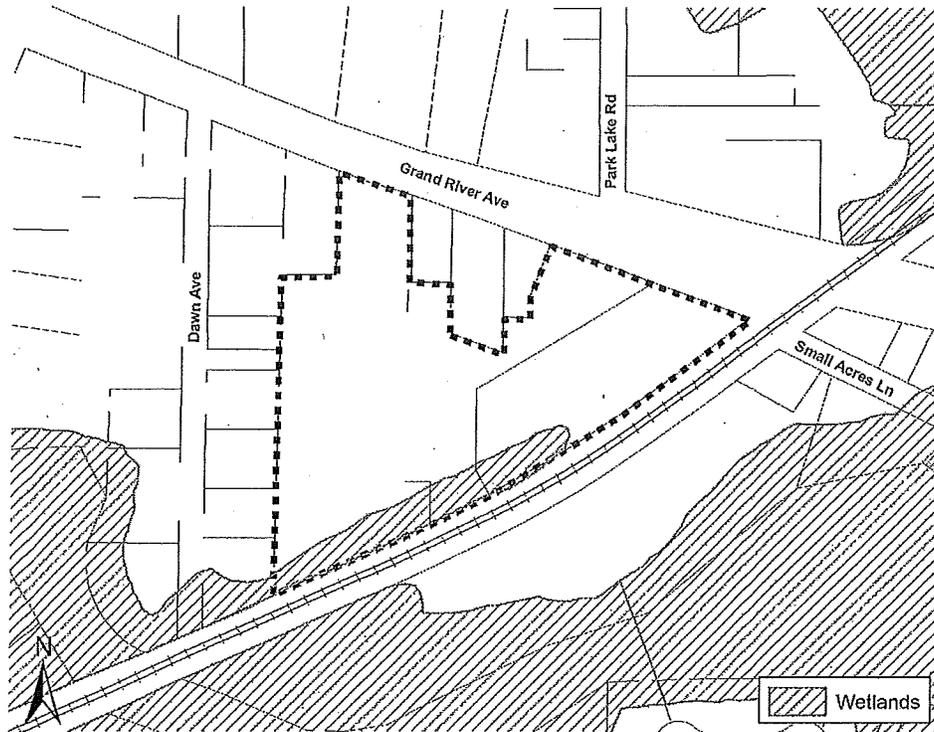
Both public sewer and water are available to serve the proposed development. The specific hook up locations will be determined as the plan moves forward. Township engineering staff will provide information on capacity of the utility infrastructure during formal project review.

Floodplain



The project area is located near the Red Cedar River, which has both floodplain fringe and floodway. Floodplain areas appear to be limited to the banks of the river in this area and seem not to extend onto the project site. Detailed information regarding the floodplain boundary will be available during formal project review. State and Township regulations prohibit work in the floodplain without required review and permitting.

Wetlands



The wetland map is intended only as a guide. Fieldwork on the site will determine the actual boundaries of the wetland. Wetland areas shown in the map above may be considerably smaller than depicted. In areas where wetlands are a possibility the applicant will be required to provide a wetland boundary delineation drafted by a qualified wetland biologist/environmental engineer.

Project Analysis

The applicant is proposing this project as a mixed use planned unit development (MUPUD). A MUPUD is permitted in the C-2 (Commercial) zoning district when public water and sewer is available. The concept plan shows a total of 219 residential units spread over approximately 12.65 acres, resulting in an overall residential density of approximately 17 dwelling units per acre (du/a).

The MUPUD ordinance allows for up to a maximum of 14 du/a for a redevelopment project. The maximum density for a redevelopment MUPUD may be increased to no more than 18 du/a when a project offers four or more additional unique and extraordinary amenities. The applicant has not yet identified any amenities on the preliminary concept plan.

The applicant presented the concept plan to the Planning Commission on February 23, 2015. If the applicant decides to move ahead with the project a formal public hearing will be scheduled with the Planning Commission and associated notices will be sent out. In a MUPUD the Planning Commission makes a recommendation on the project and the Township Board makes the final decision.

**Concept Plan Review – The Avenue on Grand River
Township Board (2/25/15)
Page 5**

Township Board Option

The Township Board may comment and/or offer suggestions on the project design.

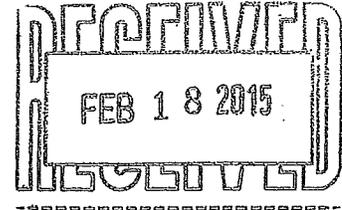
Attachment

1. Project summary from applicant dated February 18, 2015
2. Development Preview packet
3. Preliminary site plans

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2015\2655 Grand River concept plan

February 18, 2015

Mr. Mark Kieselbach
Director of Community Planning & Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864-1198



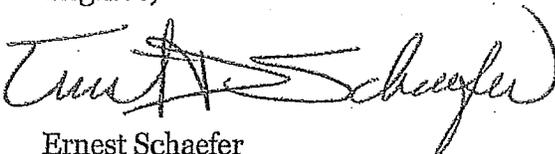
Re: Concept Plan Review for MUPUD
2655 Grand River Avenue

Dear Mr. Kieselbach:

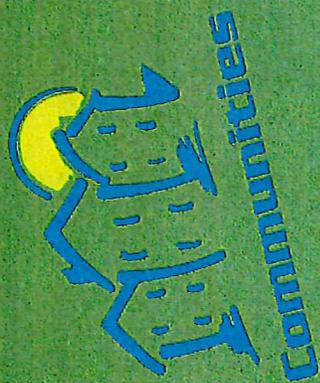
This letter is to request a concept plan review with the Planning Commission at their upcoming meeting on February 23, 2015. The plan to be presented will be a mixed use PUD for a project to be located at 2655 Grand River Avenue. The site is currently zoned C-2 and is 12.65 acres in size. The site currently contains 53,407 square feet of retail buildings. The proposed project would convert the current retail shopping center site into a mixed use development by adding residential apartments in the area just to the west of the retail buildings. The plan calls for the addition of 219 apartment units in one, two, and four bedroom configurations to the site. The unit mix for the residential element is 116 one bedroom apartments, 55 two bedroom apartments, and 48 four bedroom apartments. We are requesting a density of 18 units per acre, so the plan includes significant amenities for customer, tenant and nonresident use as required by the Township Zoning Ordinances.

Included with this letter is a preliminary site plan for the project and a second drawing that highlights some of the amenities included in the project. We look forward to discussing this matter with the Planning Commission on Monday.

Regards,



Ernest Schaefer
Campus Village Communities



**Campus
Villages**

The Avenue

Development Preview



42°43'25.98" N

84°26'56.57" W elev. 879 ft eye alt. 1778 ft

© 2015 Google

Google earth

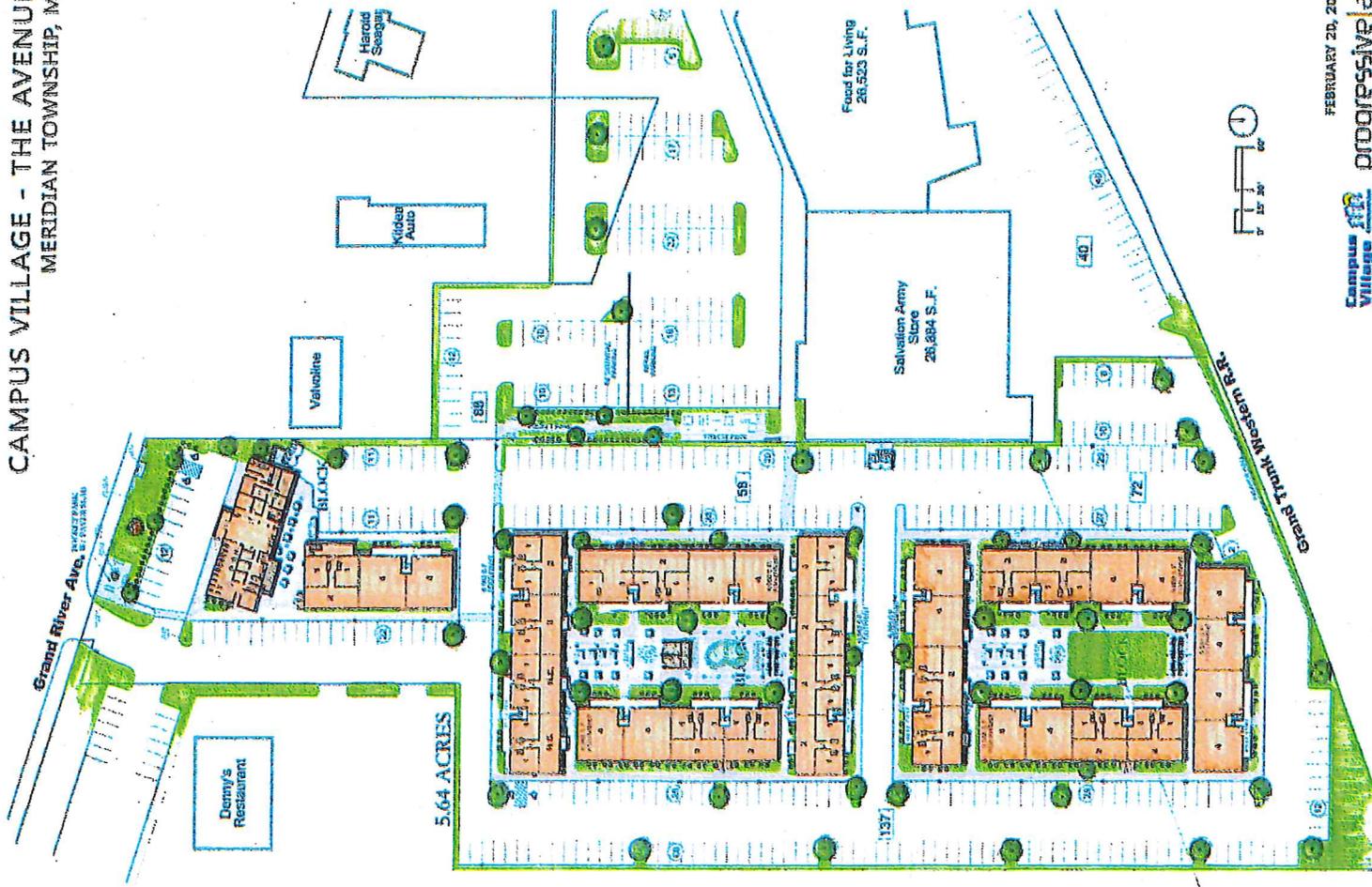
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CAMPUS VILLAGE - THE AVENUE
MERIDIAN TOWNSHIP, MI

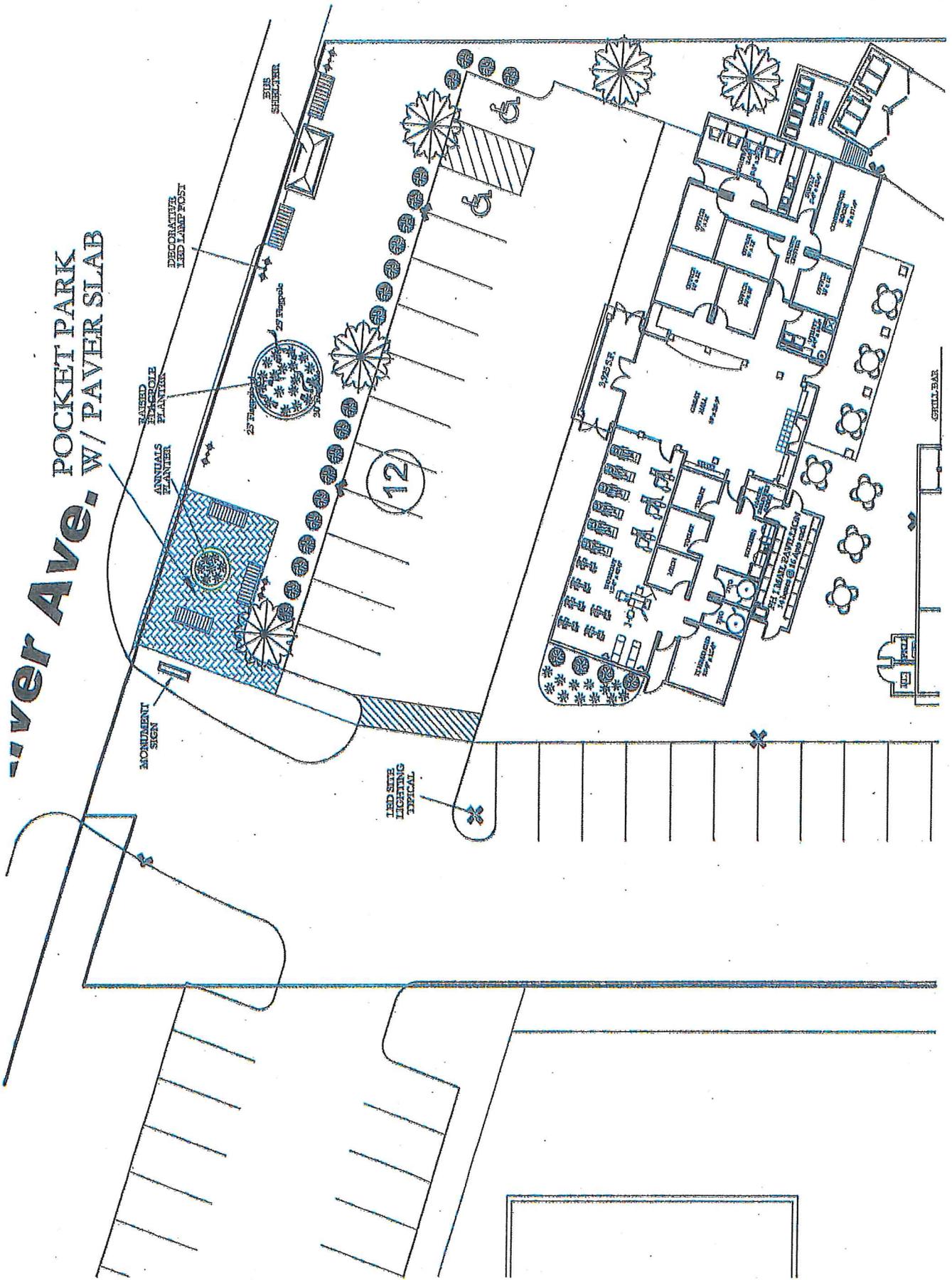


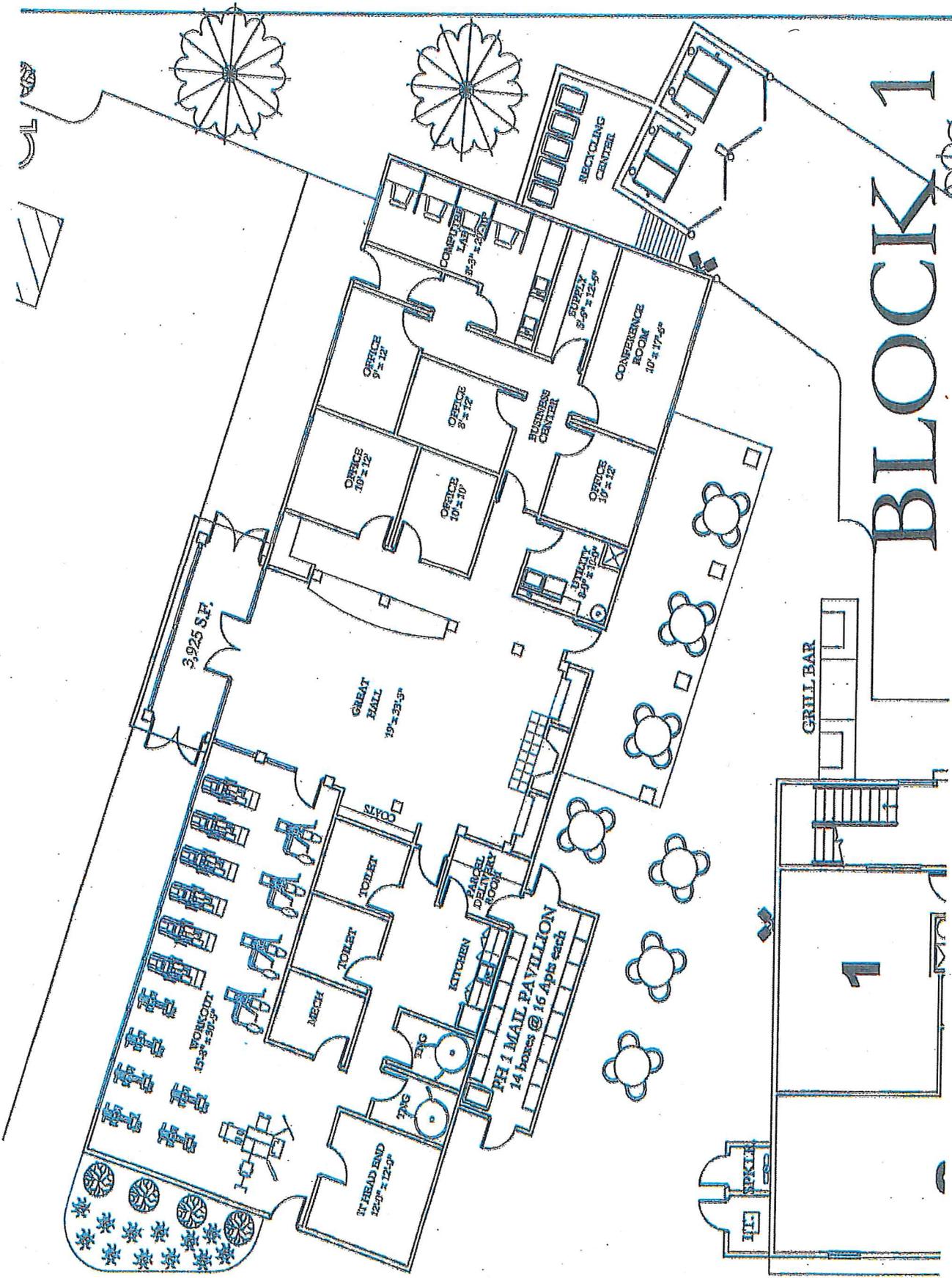
LOCATION MAP

CAMPUS VILLAGE - THE AVENUE
 MERIDIAN TOWNSHIP, MI

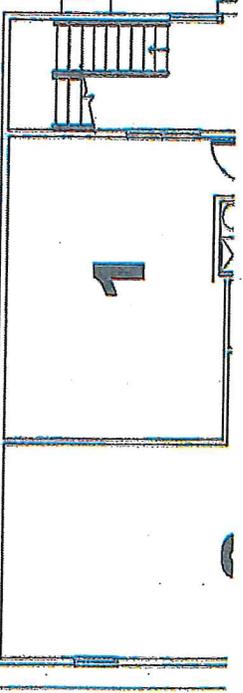


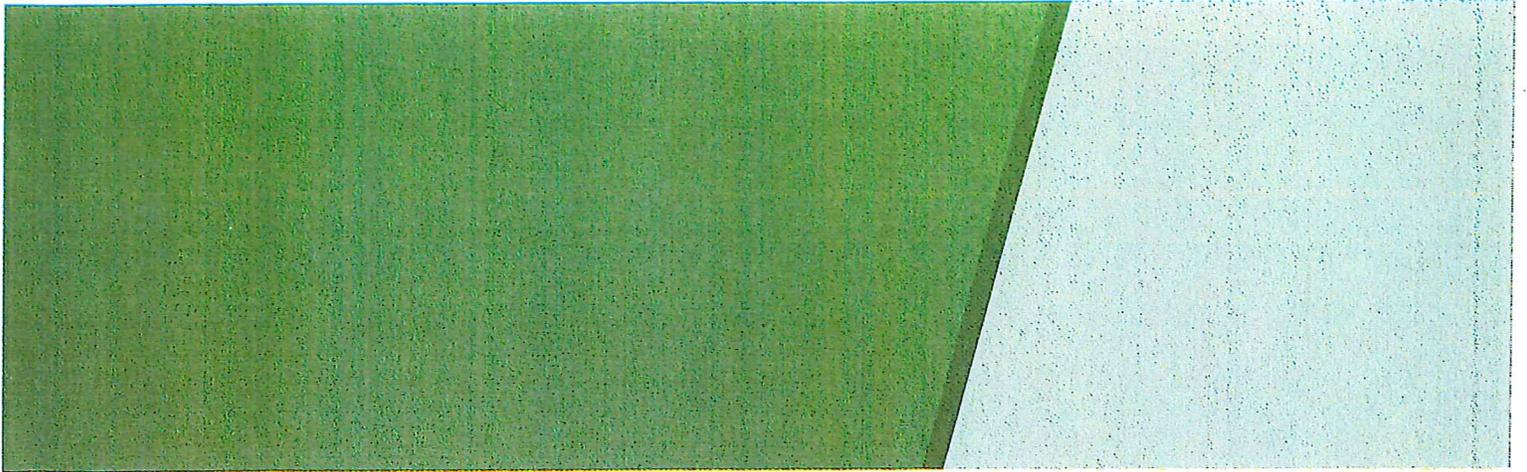
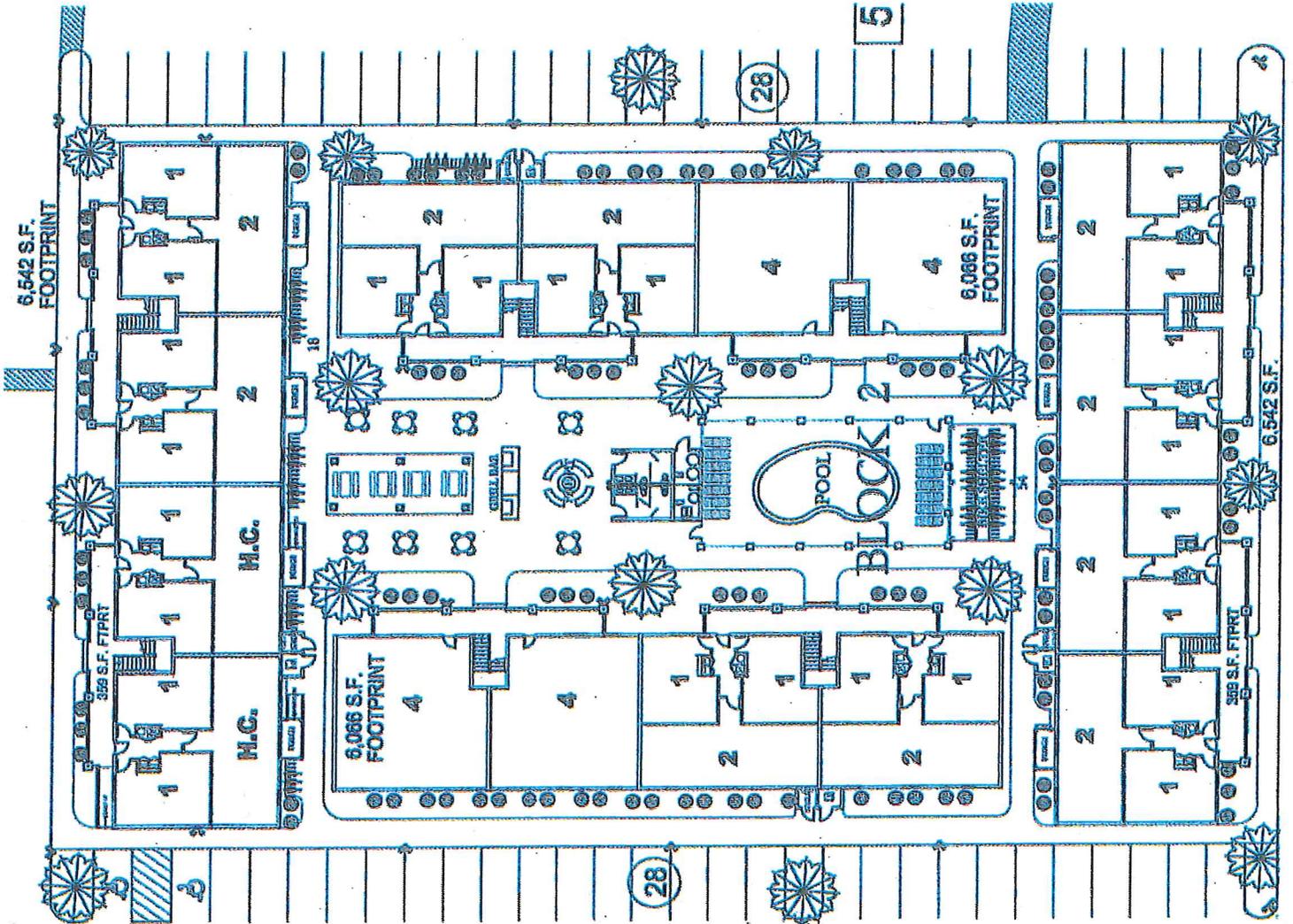
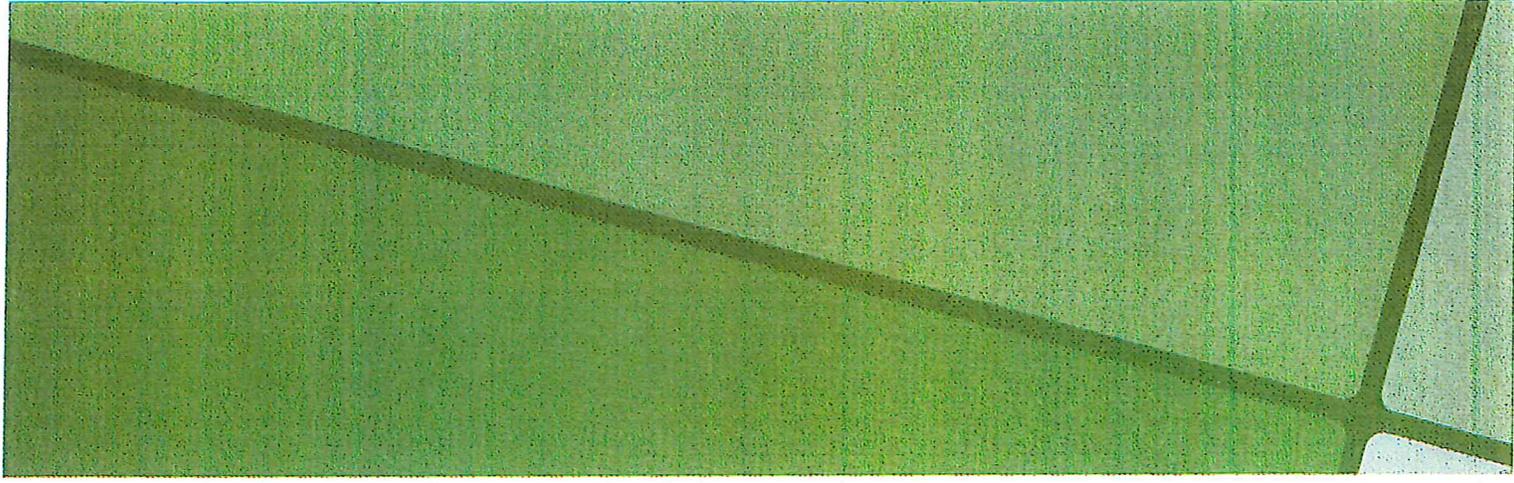
ver Ave. POCKET PARK w/ PAVER SLAB

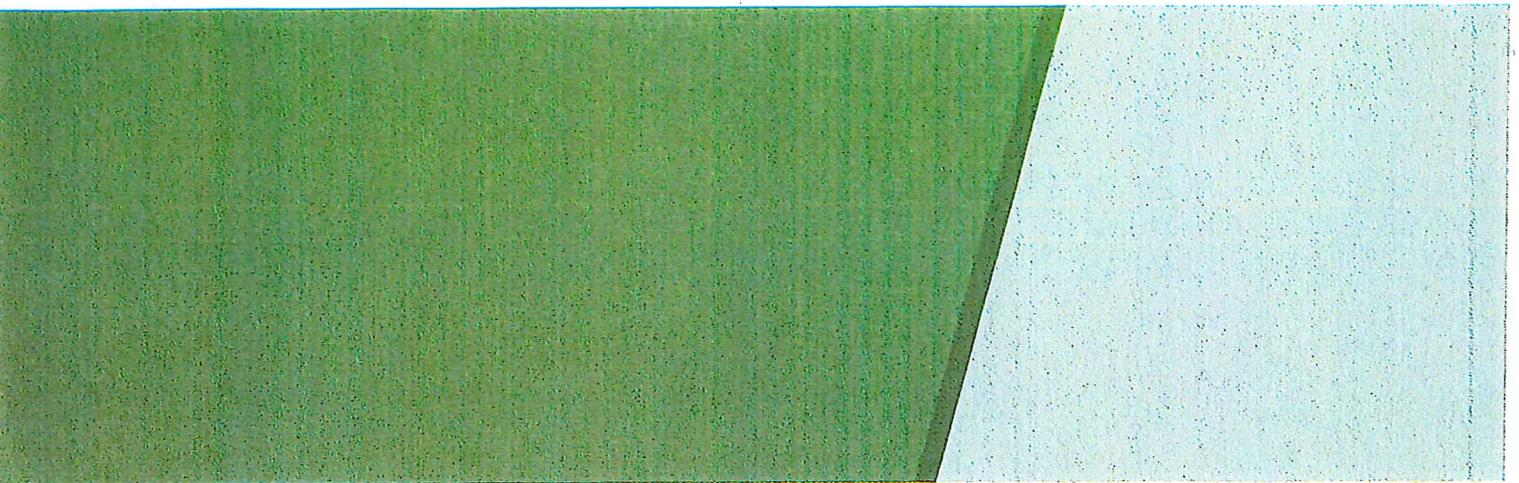
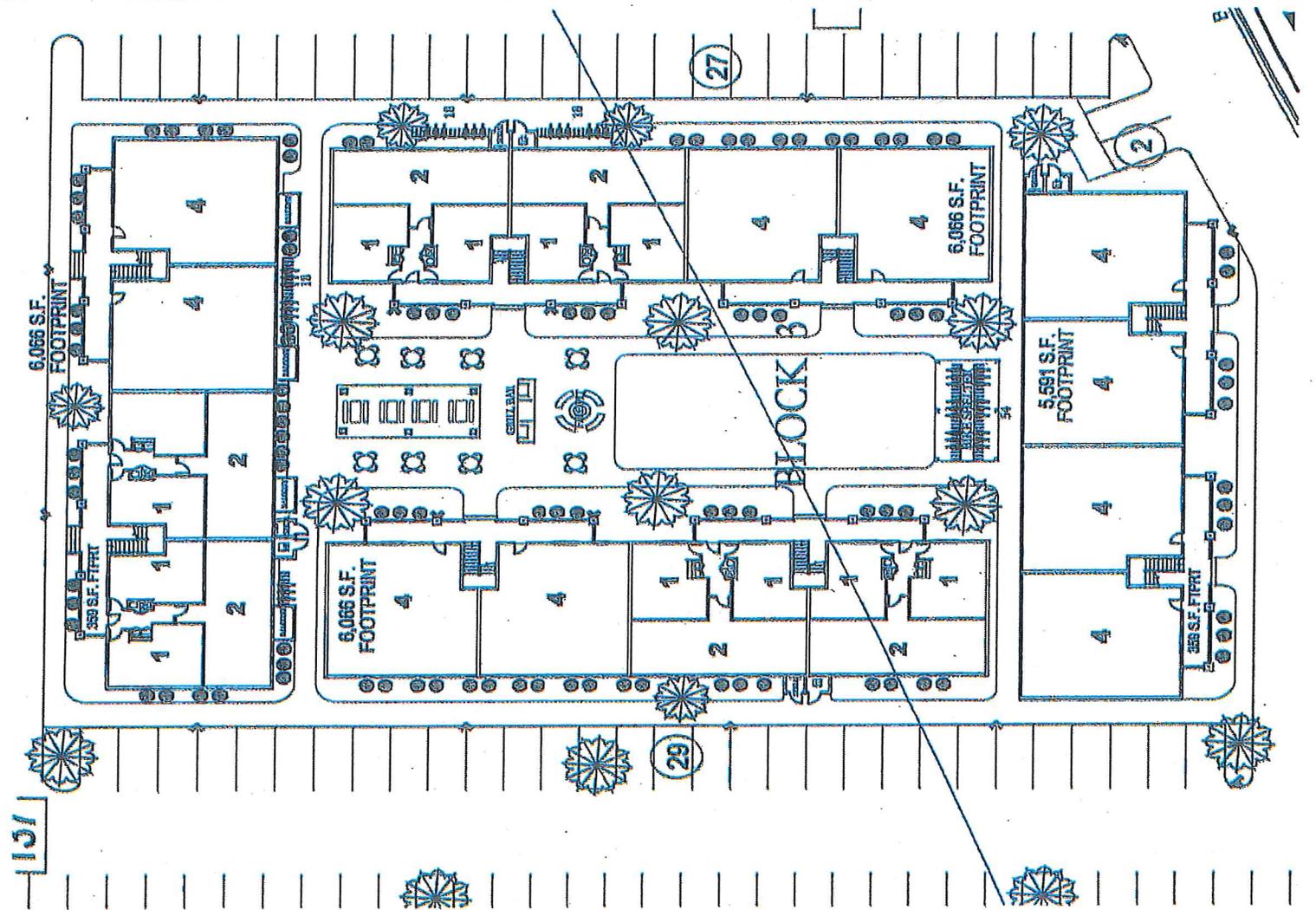
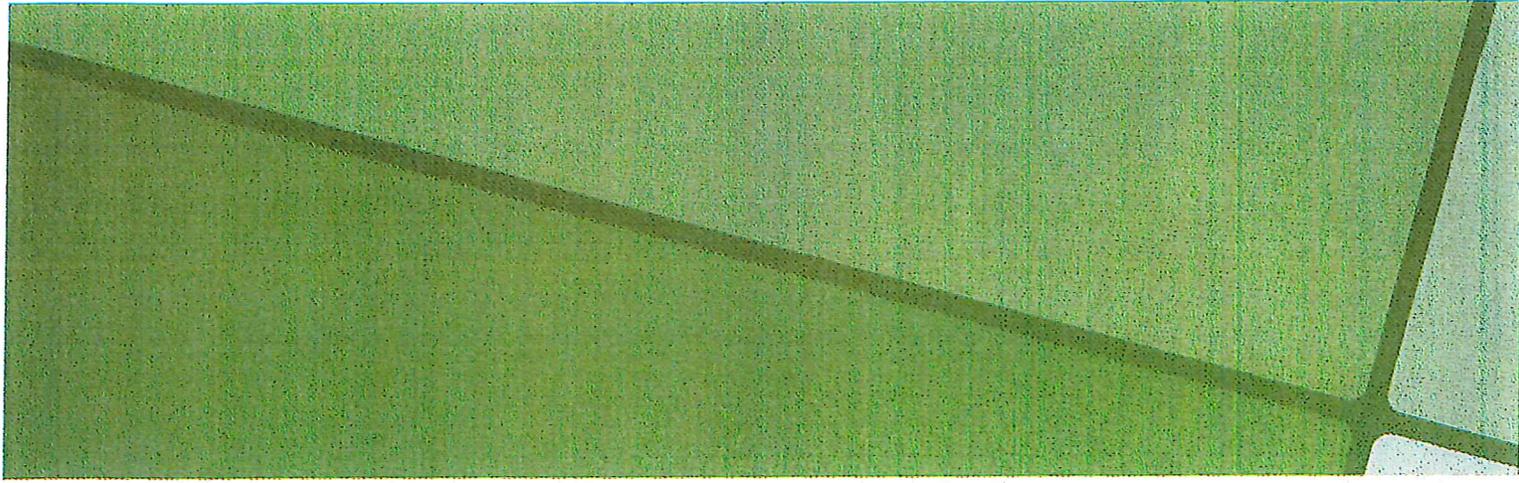




BLOCK 1













CAMPUS
VILLAGE CENTER
3151 MICHIGAN AVE.
517-337-1700

3151

3151



MEMORANDUM

TO: Township Board

FROM: Frank L. Walsh
Frank L. Walsh, Township Manager

DATE: February 27, 2015

RE: Township Legal Services - Search Process

The legal counsel search committee met this morning. The committee members shared their views on how we should move forward with the Request for Proposals. I was asked to prepare a final RFP document based on the recommendations from the committee. The plan is to have the RFP document finalized by next Friday, March 6. Proposals will be due on March 31, 2015, at 5:00 p.m. The committee will narrow the search to three (3) firms and be prepared to submit that list to the Township Board at the April 21 Board meeting.

The three Board members who serve on the committee may be able to provide you with more insight at Tuesday's meeting.