

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, APRIL 17, 2012 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,
LeGoff, Ochberg, Veenstra
ABSENT: None
STAFF: Township Manager Gerald Richards, Fire Chief Fred Cowper

1. CALL MEETING TO ORDER

Supervisor McGillicuddy called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor McGillicuddy led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

David Caszatt, President, Tower Community Concerns Committee (TC³), 6318 Porter Avenue, East Lansing, reported the 2nd annual fundraiser to raise money for the Towar summer recreation program was held February 26th at Buddies of East Lansing. He reported \$727 has been raised to date and presented a check to the Supervisor to pass along to LuAnn Maisner, the Director of Parks and Recreation.

Leonard Provencher, 5824 Buena Parkway, Haslett asked that the Board packet be placed online prior to the weekend and requested a change to the draft minutes.

Carrie Hiser, 6020 Beechwood, Haslett, expressed concern that an amendment to the Township ordinance to change the sewer hookup requirement from one year to upon septic system failure has not yet been placed on the agenda.

Neil Bowlby, 6020 Beechwood, Haslett, requested the Board packet be placed online on Friday. He also expressed concern that an amendment to the sewer hookup ordinance has not yet come before the Board. Mr. Bowlby presented his research on sewer construction costs from 2007 to 2011 stating the rate of return through benefit charges has been less than 12% of the original investment. He indicated that lessons should be learned from the Greenwood Subdivision project relative to major investments in sewers projects.

Harmony Gmazel, Land Use Planner, Tri-County Regional Planning Commission, 3135 Pine Tree Road, Suite 2C, Lansing, noted the tri-county region was awarded a Housing and Urban Development (HUD) Sustainable Communities Regional Planning Grant, under which Meridian Township is receiving some funding. She invited interested parties to the Mid-Michigan Program for Sustainability Kick-off meeting at the Hannah Center on April 30, 2012 from 4:00 P.M. to 8:00 P.M. Ms. Gmazel stated she is assisting the Planning staff with its complete streets efforts and a draft ordinance is underway. She commended the Board on its decision to share the urban services management area map and policy language with neighboring governments and agencies for comment. Ms. Gmazel indicated her review of the draft language appeared to encompass Board issues relative to areas of the Township which might need to be serviced by public water and sewer in the future.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

A. Capital Area District Library (CADL) Updates – Betsy Hull, Okemos Library and Ann Chapman, Haslett Library

Betsy Hull, Head Librarian at the Okemos Branch of the Capital Area District Library (CADL), 4321 Okemos Road, Okemos, offered an overhead presentation on her journey which led to becoming head librarian at the Hope Borbas Library. She noted the Okemos library is at the crossroads of cultures, helping different ethnicities learn about one another and from each other. Ms. Hull indicated literacy is fundamental to opportunity, and staff strives to make everyone feel at home. Of most importance, she values the volunteers, staff and patrons on a daily basis.

Ann Chapman, Head Librarian of the Haslett Branch of CADL, offered the 2011 annual report for the Haslett branch. She noted the efforts of the Township, Haslett Public Schools, CADL and the community all serve as models of successful cooperation for other communities to follow relative to making the new Haslett library a reality. Ms. Chapman spoke to the new library as the third place for many residents— a great good place at the heart of a community. She noted library visits have experienced a 30% increase, while the Community Room has been booked 17 times in the first 16 weeks of occupancy in the new building. Ms. Chapman also stated wireless use has increased 78% due, in large part, to the reading room. She ended her presentation with the following quote taken from a professor of information technology: “To ask why we have libraries at all when there is so much information available elsewhere is about as sensible as asking if roadmaps are necessary now that there are so very many roads.”

Supervisor McGillicuddy reported a thank-you note was received from Williamston High School for HOM-TV’s donation and installation of old control room equipment at the high school. She stated a group of second and third graders from Cornell Elementary School came to the township a few weeks ago for a tour. Supervisor McGillicuddy noted the LEAP Board met last week and will begin offering EDC services to the City of Lansing, and believed the Township may be able to have LEAP provide similar services in the future. She report the Tri-County Urban Service Management Committee met last week and hoped all communities will have adopted an urban service management area in a timely fashion.

Treasurer Brixie reported the Meridian Township Economic Development Corporation (EDC) met last week where it approved the micro loan program with the Entrepreneurial Institute of Mid-Michigan which will make \$10,000 available for small loans for Meridian Township businesses. She noted the EDC made a recommendation that Treasurer Brixie be appointed the Board liaison to the EDC and David Ledebuhr fill the vacant position created by the resignation of Stuart Morrison. Treasurer Brixie indicated she attended the Groundwater Management Board Meeting where discussion took place on the Childrens Water Festival to be held in May and viewed the final presentations of Michigan State University’s urban planning practicums.

Trustee Dreyfus stated several residents have contacted him regarding availability of the Board packet to the public on Friday. He offered the potential solution of setting the time for the packet to be published online at 5:30 P.M. on a Board packet Friday.

Trustee Veenstra stated he believed it important for citizens to have access to the Board packet online on Fridays. He also suggested the Board packet be delivered to Board members on Thursdays. Trustee Veenstra reported the Tri-County Regional Planning Commission (TCRPC) adopted a resolution opposing the closing of the Collins Road mail processing facility at its last meeting. He urged citizens to contact their United States Senators and Representatives to protest its closing. Trustee Veenstra voiced his support for earlier public comments which requested repeal of the mandatory sewer hookup provision contained in the Township’s ordinance come before the Board soon. He agreed with the sentiment of a communication contained in the Board packet concerning the cost of rental registration and inspection fees and urged the Board reduce the fee. Trustee Veenstra suggested inspections for rental housing take place once every two years to save citizens money. He expressed continued concern with excessive bills regarding legal and consulting fees.

Supervisor McGillicuddy added that LEAP, Inc. has written a letter regarding the closing of the Collins Road mail processing facility and she intended to send a letter from the Township as well.

6. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda amended as follows:

- **Add Agenda Item #10A: Rescission of the Urban Service Boundary Action**
- **Move Agenda Item #7E to Agenda Item #10B**

Seconded by Trustee Veenstra.

VOICE VOTE: Motion carried 4-3 (Dreyfus, McGillicuddy, Ochberg)

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

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

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: None

Motion carried unanimously.

The adopted Consent Agenda items are as follows:

A. Communications

(1) Board Information (BI)

- BI-1 Mike Unsworth, 5948 Village Drive, Haslett; RE: Opposition to the use of pathway funds to repave Haslett Road
- BI-2 Jenny Jensen, 6013 Greenman Street, Haslett; RE: Opposition to misuse of pathway funds
- BI-3 Anne Readett, 1737 Country View, Okemos; RE: Opposition to use the pathway millage funds to repave Haslett Road
- BI-4 Beth Hubbell, 1158 Woodside Drive, Haslett; RE: Opposition to road diets in Meridian Township
- BI-5 Kumar Arun, 692 Puffin Place, East Lansing; RE: Rental Safety Inspection for 3826 Pine Knoll Drive, Okemos
- BI-6 Kathy Jacobs, 1051 Lilac, East Lansing; RE: New Flouride Recommendations
- BI-7 Richard W. Pennings, Loomis, Ewert, Parsley, Davis & Gotting, P.C., 124 West Allegan Street, Suite 700, Lansing; RE: Grange Acres

(2) Commission Linkage (CL)

- CL-1 Marsha Madle, Chair, Economic Development Corporation; RE: EDC Board Resignations and Recommendations for Appointment

(3) Regional Linkage (RL)

- RL-1 Patrick D. Cannon, 1769 Pine Creek Circle, Haslett; RE: Capital Area Transportation Authority's Annual Report for 2011

(4) Staff Communications (SC)

- SC-1 LuAnn Masiner, Director of Parks and Recreation; RE: Letter to Sam Ives regarding fishing after hours in the Meridian Township Historical Village Pond
- SC-2 Deborah Guthrie, Director of Communications; RE: Press Release from the Michigan Chapter of the National Association of Telecommunications Officers and Advisors (NATOA) entitled, "Michigan Residents and Businesses Waiting for Cable Services: competition, lower prices and better customer service"

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 LeGoff.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
NAYS: None
Motion carried unanimously.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the April 3, 2012 Regular Meeting as submitted. Seconded by Trustee LeGoff.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
NAYS: None
Motion carried unanimously.

C. Bills

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

Common Cash	\$ 489,365.24
Public Works	\$ 407,720.90
Total Checks	\$ 897,086.14
Credit Card Transactions	\$ 9,990.88
Total Purchases	<u>\$ 907,077.02</u>
ACH Payments	<u>\$ 429,584.93</u>

Seconded by Trustee LeGoff.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
NAYS: None
Motion carried unanimously.

[Bill list in Official Minute Book]

D. Approval of Part-Time Paramedic/Fire Fighters Appointments

Treasurer Brixie moved ratification of the appointment of Robert Caretti, David Nagy and Robert Voisenet to the position of part-time paramedic/firefighter pending completion of a successful background investigation and physical examination. Seconded by Trustee LeGoff.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
NAYS: None
Motion carried unanimously.

F. Disposal of Surplus Equipment

Treasurer Brixie moved that the Township Manager, or his designated representative, be authorized to dispose of decommissioned computer equipment as outlined in a memorandum dated April 12, 2012. Seconded by Trustee LeGoff.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
NAYS: None
Motion carried unanimously.

8. QUESTIONS FOR THE ATTORNEY (None)

9. HEARINGS (None)

10. ACTIONS ITEMS/ENDS

Supervisor McGillicuddy opened Public Remarks.

Supervisor McGillicuddy closed Public Remarks.

A. Rescission of the Urban Service Boundary Action

Treasurer Brixie moved to rescind the April 3, 2012 motion approving the urban services map and accompanying documents and distribution of those documents to surrounding municipalities and agencies. Seconded by Trustee Veenstra.

Board members discussed the following:

- Appreciation for the language incorporated by the Planning Commission
- Map approved by the Planning Commission is the 25-year old urban service boundary (USB) map and is, essentially, a carbon copy of the Township's sewer map rather than a services map
- Board members intent to instruct the Supervisor to place this topic on for Board discussion at future meetings once the requested attorney opinion is received
- After requested Board discussions, the Board will move forward to adopt the USB in the form that was originally discussed with the criteria from the committee
- Planning Commission used public input and expertise to develop the criteria
- Planning Commission document is a working document
- Concerns expressed about the boundary
- Line reflects the values the Township expressed through several years of hearings and research
- Concern with Board delay of the transmittal of the document in order to make changes to the boundary when those same changes will be made when the document comes back to the Township
- Board member belief that the "minor" changes to the management area ignored the ten criteria developed by the Tri-County Regional Planning Commission (TCRPC)
- Board member belief that the previously adopted Board version of the boundary line follows the ten criteria developed by the TCRPC
- Actions at the last Board meeting "took advantage" of the absence of two Board members
- Request for a legal opinion on how previous actions taken by this Board and approved in the minutes can be ignored
- Planning Commission established policies to guide amendment to the USB
- Decreased population projection in 2020 to 39,824
- Infill development is smart growth and sustainable
- Boundary line as recommended by the Planning Commission does not hurt the individual homeowner who needs to have water or sewer extended
- Sending the plan which incorporates the urban service management area out to the surrounding municipalities for a sixty (60) day comment period is part of the Master Plan process

ROLL CALL VOTE: YEAS: Trustees LeGoff, Veenstra, Clerk Helmbrecht, Treasurer Brixie
 NAYS: Trustees Dreyfus, Ochberg, Supervisor McGillicuddy
 Motion carried 4-3.

Trustee Veenstra moved that the Township Board approve the urban services map and accompanying documents and distribute this document to surrounding municipalities and agencies as noted in the Michigan Planning Enabling Act. Further, the urban services map which is distributed will be the one which the Board adopted previously; that is, in the materials that were distributed at the previous Board meeting depicting the "green line" and the additional area identified as Wellington Estates, Winslow Trailer Park and the gas station. Supported by Trustee Dreyfus.

Board members discussed the following:

- Previous Board consensus on the urban services map included Wellington Estates and the trailer park
- Boundary line circulated for comment must reflect the Board majority action
- Encouragement to the dissenting Board members to support distribution to surrounding communities for comment as the "line" is not set in stone
- Request for TCRPC to ascertain whether the proposed amendments meet the ten (10) criteria

- Concern with islands which have been created through the amendments as depicted by one Board member on the overhead projector
- Concern with discrepancies which have been created
- Amendments are based on vulnerability of septic system failure and to protect the groundwater

Treasurer Brixie offered the following amendment:

- **Amend the second bullet on Page 3 of the Planning Commission's Recommended Amendments to the 2005 Master Plan in Support of an Urban Services District by adding a third carat which states: Expansion for sewer and water extension in payback district**

Seconded by Clerk Helmbrecht.

Continued Board discussion:

- Additional criteria needed since the Board created a payback district in an area outside of the boundary depicted on the general map
- Uncomfortable with changing a Planning Commission document without input by the Planning Commission
- Previous request by the gas station owner at the corner of Van Atta Road and Grand River for water hookup was denied
- One goal of the Board in its Policy Governance Manual is to provide clean, fresh safe water to all residents
- Request for clarification as to the area of the payback district approved (Georgetown)
- Amendment would place the payback district into the criteria for expansion of the USB line
- Considerable developable area within this region
- The Master Plan and the Future Land Use Map helps the Board determine the appropriate zoning for the rural portion of the Township
- Amendment would allow properties within the payback district to be served by sewer rather than septic
- Sewer service to development within the payback district could allow for cluster development which would provide open and green space
- Inquiry if the payback district is on the master sewer plan
- Belief the size of the sewer pipe requested by the Board was to allow for sewer service to the payback district area
- Payback district should not be considered until the "whole issue" is before the Board for adoption

ROLL CALL VOTE: YEAS: Trustees LeGoff, Clerk Helmbrecht, Treasurer Brixie
NAYS: Trustees Dreyfus, Ochberg, Veenstra, Supervisor McGillicuddy
Motion failed 3-4.

Continued Board member discussion:

- Clarification that Wellington Estates, Van Atta Road properties, the gas station and the trailer park (as depicted on the map drawn and displayed at the overhead projector) are included in the urban services map which will be sent out for comment

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Clerk Helmbrecht, Treasurer Brixie
NAYS: Supervisor McGillicuddy
Motion carried 6-1.

[Map included in the Official Minute Book].

- B. Approval of EDC Resignations and Appointments
Trustee Veenstra moved to accept the resignation of Stuart Morrison and appoint David S. Ledebuhr to the EDC for the remainder of the term ending December 31, 2014 and accept the resignation of Lynn Ochberg, Board Liaison and appoint Brett Dreyfus to same for the remainder of the term ending November 20, 2012.

Seconded by Trustee Ochberg.

VOICE VOTE: Motion carried unanimously.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, expressed appreciation for the information included in the Board packet on the proposed fire station. He addressed the need for equitably sized accommodations for male and female firefighters if the project is developed. He spoke in favor of the triangulated placement of the Township's three (3) fire stations.

Supervisor McGillicuddy closed Public Remarks.

A. Replacement of Central Fire Station

Township Manager Richards summarized information on the proposed replacement of the Central Fire Station as outlined in staff memorandum dated April 13, 2012.

Board members and staff discussed the following:

- Need for a 2-3 acre minimum sized parcel of land for a 10,000 square foot station with a training area
- North and south stations are located on approximately one acre sized lots
- Number of suggested mills similar to the current millage for the Meridian Senior Center
- Fourth bay would house equipment (HAZMAT trailer, mass casualty trailer, rescue truck, etc.) which currently sits out in the weather year-round
- Safety concern would be addressed with design of one of the bays which would allow the fire engine to drive in from the back, not back in from the front
- Efficiency of having a training room in the same building as the office of the chief of training
- Efficiency of having the command staff working in the same building as firefighters
- Added apparatus bay would add \$140,490 to the cost of a new station
- Recommended administrative space would cost \$55,800
- Additional cost of 5-15% dependent upon level of LEED certification
- Inquiry if the design takes into consideration possible future expansion
- If the building is constructed with four bays, the Board will need to assess whether an expansion plan is needed
- If the Board decides to move forward with the goal of potential future expansion, the structure would likely be designed to make a second floor possible
- New fire station should last the Township for the next 50-75 years
- Board should focus on long term benefits when considering the components of a new central fire station
- Preference to follow the Fire Chief's recommendation to include four bays, a training area and administrative offices
- Preference for the building to be constructed in an energy efficient manner
- Bonding over a 15 year period for .25 mills or less to build a new central fire station
- Difference between a bond issue and a millage request
- Board will vote on the millage question language at a future meeting
- Explanation to the public will need to include the size of the station
- Estimate included allowances for site development and furnishings
- Recommendation from Wieland-Davco Corporation and Hobbs & Blacks Architects to budget an additional 5% for contingency
- Request for maps which show shaded response times for the different site areas under consideration, including the Okemos/Central Park Drive location
- Importance of LEED certification as energy costs continue to rise
- Concern with the duplication of services and space already provided for with space in the Public Safety Building and the Meridian Activity Center
- Request for a concrete plan to utilize the space occupied by Fire personnel in the Public Safety Building as well as a plan to utilize the Meridian Activity Center

- Request for a cost comparison between a new station and adding onto the north and south stations
- Burden on our aging population and unemployed youth to request additional funds for building a new fire station
- Preference for the administrative offices to remain centrally located
- Option of selling the Meridian Activity Center in the future to address the concern of duplication of services
- Response times depend on when a call comes in and what other calls are currently in progress
- Highest number of calls are in the areas where there is the greatest concentration of senior citizens
- Request for a professional recommendation as to the best location for the new central fire station
- Suggestion to contract with Alaiendon Township to utilize the services of the south fire station
- Request for staff to provide a wetland overlay when considering the location of the central fire station

It was the consensus of the Board that staff provide requested information for continued discussion at the next Board meeting.

B. Amendment to Noise Ordinance(s)

Manager Richards summarized possible revisions to the noise ordinance as outlined in staff memorandum dated April 13, 2012.

Board members and staff discussed the following:

- Simply addition of language “or on residential property” would clarify the issue
- Simple addition of language which required a muffler for an off-road vehicle would satisfy the concern
- Request for staff to recommend a “reasonable” sound level
- Language contained in Section 50-84 (5) which states “...so as to annoy or disturb the quiet, comfort, or repose of a person of normal sensitivities...” was deemed to be too broad by a district court judge
- Noise generated by lawnmowers and leaf blowers is currently not addressed in ordinance

It was the consensus of the Board to move forward with a minor amendment to Section 50-84 (3) and add a requirement in Section 50-84 (5) for all engines to be muffled.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in support of a third fire station.

Supervisor McGillicuddy closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT

Supervisor McGillicuddy announced the Township will host a recycling event at the Meridian Municipal Complex on April 28th from 9:00 A.M. until 2:00 P.M. She added that electronics, small household appliances, pharmaceuticals, batteries, bicycles, books, etc. will be accepted.

Treasurer Brixie requested the Board be allowed to discuss the issue of road diets for only Lake Lansing Road and Central Park Drive at a future Board meeting.

Township Manager Richards clarified it was his understanding that Lake Lansing Road is scheduled for resurfacing in either 2013 or 2014, and Central Park Drive is scheduled for resurfacing in 2015. He reminded Board members that Bill Conklin, Managing Director of the Ingham County Road Commission (ICRC), suggested the Board schedule opportunities for public input on this issue prior to providing the ICRC with a resolution of support for road diets for these two roads.

Trustee Veenstra expounded on his stance on the issue of road diets.

Trustee LeGoff expressed concern with road diets for Lake Lansing Road and Central Park Drive as construction will change both of these areas dramatically.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 8:43 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT, CMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary