

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, June 4, 2019 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski

ABSENT:

STAFF: Township Manager Walsh, Deputy Township Manager/ Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning and Development Director Kieselbach, Information Technology Director Gebes, Principal Planner Menser, Finance Director Mattison.

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:02 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Introduction of New Police Officer-Jaclyn Allen

Police Chief Plaga introduced the newest Police Officer with the Meridian Township Police Department, Jaclyn Allen.

B. Introduction of New Firefighter/Paramedic-Donald Carr

Fire Chief Hamel introduced the newest Firefighter/Paramedic with the Meridian Township Fire Department, Donald Carr.

C. Controlled by the Squirrels-Haslett Robotics Club

Steve Snead, Head Coach of the Haslett Robotics Club, introduced the Controlled by the Squirrels Haslett Robotics Club and announced their accomplishments.

D. Haslett & Okemos Library Annual Report

Anne Chapman, Head Librarian, Haslett Branch Capital Area District Library, presented current Haslett Branch Library programs and provided testimonial feedback from library patrons.

Betsy Hull, Head Librarian, Okemos Branch Capital Area District Library, presented on Okemos Branch Library extracurricular programs and community outreach initiatives.

Scott Duimstra, Executive Director, Capital Area District Library, thanked the Board and recognized the good work of the two Meridian Township Capital Area District Library Branches.

E. 2018 Audit-Yeo & Yeo

Ali Barnes, CPA, YEO & YEO, P.C., provided a presentation on the completed 2018 Financial Audit of Meridian Township.

Township Manager Walsh provided additional information on the 2018 Financial Audit.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:49 pm.

Quenda Story, 4526 Marlborough Dr., Okemos; spoke in support of the Meridian Township Police Senior Watch Program (Non-Agenda Item)

Frank Fuegate 500 S. French St., Columbus OH; (VP, Woda Cooper) spoke in support of Rezoning #19010 – Woda Cooper (Agenda Item 12A).

Supervisor Styka closed public remarks at 6:55 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported: Hosting of Cascade Township Fire Department, June 10 Planning Commission Bennett Road (Mayberry Homes) Rezoning, CATA RediRide Agreement, and Street Improvement Bond both on the August 6 ballot, Informational Neighborhood Meetings, June 29th is Celebrate Meridian.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Clerk Dreyfus reported:

- Announced the upcoming August 6 Election, election inspectors needed; application available on Township Website or at Clerk's Office.

Trustee Opsommer reported:

- Attended Marketplace on the Green groundbreaking.

Trustee Jackson reported:

- Attended Tri-County Regional Planning Commission; presentation on CATA improvements.
- Attended Lansing Economic Area Partnership Board of Directors Meeting.

Treasurer Deschaine reported:

- Attended DDA meeting; discussed application for TIF grants

- Attended Township Promotions Ceremony.
- Attended Township Memorial Day Service. Thanked the Clerk for putting together a emotionally-moving service at the Glendale Cemetery.
- Attended Transportation Commission; discussed extended RediRide ridership hours.
- Announced upcoming Consumer Education series; will discuss phone, mail, e-scams

Trustee Wisinski reported:

- Showed appreciation to Parks Department and efforts with recreation programs.

Supervisor Styka reported:

- Announced upcoming Harris Nature Center activities.
- Announced Meridian Township Senior Center program; online safety and identity theft.

8. APPROVAL OF AGENDA

Trustee Opsommer requested to move Agenda Item 12B to Discussion under new Agenda Item 13B.

VOICE VOTE: Motion carried 7-0

Trustee Opsommer moved to approve the Agenda as amended. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

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

ROLL CALL VOTE: YEAS: Trustees Sundland, Jackson, Wisinski, Opsommer, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

A. Communications

Treasurer Deschaine 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 Wisinski.

ROLL CALL VOTE: YEAS: Trustees Sundland, Jackson, Wisinski, Opsommer, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

B. Approval of Minutes – May 21, 2019 Regular Meeting

Treasurer Deschaine moved to approve and ratify the minutes of the Regular Meeting of May 9, 2019 as submitted. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Trustees Sundland, Jackson, Wisinski, Opsommer, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

C. Bills

Treasurer Deschaine moved to approve that the Township Board approve the Manager’s Bills as follows, seconded by Trustee Wisinski:

Common Cash		\$	352,522.11
Public Works		\$	41,459.59
Trust & Agency		\$	90.00
	Total Checks	\$	394,071.70
Credit Card Transactions		\$	13,224.73
May 16 to May 29			
	Total Purchases	\$	<u>407,296.43</u>
ACH Payments		\$	<u>1,010,370.67</u>

ROLL CALL VOTE: YEAS: Trustees Sundland, Jackson, Wisinski, Opsommer, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY - NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. Rezoning #19010 (Woda Cooper)

Trustee Jackson moved to adopt the resolution to introduce Rezoning Petition #19010 to rezone 4.6 acres located at the east end of Sirhal Drive, west of Greycliff Drive from RX (One and Two Family Residential) to RC (Multiple Family, 14 dwelling units per acre) for publication and subsequent adoption. Seconded by Trustee Opsommer.

Board discussion: conditions offered by applicant, affordable housing vs low-income apartments, rezoning is inconsistent with Future Land Use Map (FLUM) and 2018 Master Plan, low-income

housing already exists in area, need for young people to afford purchase of first house which current zoning supports, no neighbor support for rezoning, reassurances from developer regarding avoiding student housing, meets diversity goals, efforts of applicants to comply with PC recommendations, zoning density concerns, location of parcel, appropriateness vs inappropriateness of development, encourages diversity in Okemos School District, income-based housing.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Supervisor Styka, Trustees Wisinski, Opsommer, Sundland, Jackson

NAYS: Clerk Dreyfus

Motion carried 6-1

B. Rezoning #19050 (Fedewa Builders) – **MOVED TO NEW DISCUSSION ITEM 13B**

C. Recreational Marihuana

Treasurer Deschaine moved to adopt, for Introduction, the ordinance prohibiting Recreational Marihuana Establishments within the boundaries of Charter Township of Meridian pursuant to the Michigan Regulation and Taxation of Marihuana Act, initiated Law 1 of 2018, as amended. Seconded by Trustee Jackson.

Board discussion: preserves Townships ability to manage marijuana facilities in Township, unknown impact of medical marihuana facilities, unknown implementation date by State agencies, “opt-in” possible at any time, monitoring cost of medical marihuana application/implementation process, Board can decide to opt-in to allow recreational marijuana facilities at any future time

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Supervisor Styka, Clerk Dreyfus, Trustees Opsommer, Sundland, Jackson, Wisinski

NAYS:

Motion carried 7-0

D. BWL Board of Commissioners Appointment

Clerk Dreyfus moved to reappoint Mike Froh to the Board of Water & Light Board of Commissioners for the term of July 1, 2019 to June 30, 2020. Seconded by Trustee Wisinski.

VOICE VOTE: Motion carried 7-0

E. Whitehills Lakes #7 Streetlighting SAD

Trustee Opsommer moved to approve the Whitehills Lakes #7 Public Streetlighting Improvement Special Assessment District #428- Resolution #1, ordering plans to be prepared showing the streetlighting improvement, location, and estimate of cost; and Resolution #2, filing the plans showing the improvement, location and estimate of cost with the Clerk’s Office, tentatively declaring intention to install and maintain two (2) traditional, with cut-off, streetlights and defray the cost of operation and maintenance by special

assessment against the 6 benefiting lots, and setting a public hearing for July 9, 2019. Seconded by Treasurer Deschaine.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Wisinski, Opsommer, Supervisor Styka, Treasurer Deschaine, Clerk Dreyfus

NAYS:

Motion carried 7-0

F. Newton Road Sanitary Sewer SAD #54 Resolution #1 & #2

Trustee Opsommer moved to approve Newton Road Public Sanitary Sewer Improvement Special Assessment District #54 Resolution #1 and Resolution #2 tentatively declaring the Township Board's intention to construct approximately 210' of 8" sanitary sewer along Newton Road, including installation of lateral lines; and to defray the cost by special assessment; tentatively designates the district; and sets a public hearing for June 18, 2019. Seconded by Trustee Jackson.

Board discussion: future ability for nearby park to hookup to sewer, option for property owners, connection fees, future drainage improvement, other failed septic systems.

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine, Trustees Opsommer, Sundland, Wisinski, Jackson

NAYS:

Motion carried 7-0

G. Acceptance of 2018 Township Audit Findings

Treasurer Deschaine moved to approve the 2018 Audited Financial Statements as presented by Yeo & Yeo. Seconded by Trustee Opsommer.

Board discussion: quality of Finance Department, GFOA certification.

ROLL CALL VOTE: YEAS: Trustees Opsommer, Wisinski, Sundland, Jackson, Clerk Dreyfus, Treasurer Deschaine, Supervisor Styka

NAYS:

Motion carried 7-0

13. BOARD DISCUSSION ITEMS

A. Downtown Development Authority (DDA) Tax Increment Financing (TIF) Policies and Procedures

Director Buck gave information on the policies and procedures pertaining to tax increment financing (TIF) applications within the Downtown Development Authority.

Justin Sprague, CIB Planning, provided an overview of the process taken to organize and prepare the TIF application process.

Board discussion: first community to allow TIF option and provide application process, requirement of developer proof of financing, possible 60 to 90 day application process, funding priorities, scoring process, concerns with TIFs used for “gap funding” – too vague and risky, concerns with large sum TIFs – results in larger rather than smaller-sized projects, community impact of TIF usage, importance of having development, cost of infrastructure, strict review process, Township discretion in providing gap funding, belief Board “rubberstamps” virtually all MUPUDs, belief in importance of using gap funding if needed, use of TIF to reduce blight, no gap funding in DDA scoring criteria on TIF application, cost of environmental cleanup.

Board consensus to place this item on for action at the next Board meeting.

B. Rezoning #19050 (Fedewa Builders)

Director Kieselbach provided an overview of the rezoning request by Fedewa Builders and the new conditions provided by the applicant.

Board discussion: conditions provided, addition of healthy trees, density in current zoning, develop belief in demand for family housing, potential for rehabilitating the drain on the parcel, public water and sewer availability, fits with housing across the street, chance for owner-occupied duplex, distance from MSU, development would be rental.

Board consensus to place this item on for action at the next Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:23 pm.

Supervisor Styka Closed Public Remarks at 8:24 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. CLOSED SESSION – Review Legal Opinion Shop Town vs. Meridian Township

Trustee Jackson moved that the Board meet in closed session under section 8(e) of the Open Meetings Act to consult with the Township Attorney regarding trial or settlement strategy in connection with Shoptown LLC vs Meridian Charter Township. Seconded by Trustee Opsommer.

ROLL CALL VOTE: YEAS: Trustees Wisinski, Sundland, Jackson, Opsommer, Supervisor Styka, Treasurer Deschaine, Clerk Dreyfus

NAYS:

Motion carried 7-0

Supervisor Styka moved the meeting into closed session at 8:25 pm.

Trustee Jackson moved to exit closed session and return to open session. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Trustees Sundland, Opsommer, Jackson, Clerk Dreyfus, Treasurer Deschaine, Supervisor Styka, Trustee Wisinski

NAYS:

Motion carried 7-0

Supervisor Styka moved the meeting out of closed session at 8:47 pm.

Trustee Opsommer moved to authorize Supervisor Styka and Clerk Dreyfus to sign the June 4, 2019 Consent Judgment as it relates to Case No. 18-413-AV Shop Town LLC vs Meridian Charter Township.

ROLL CALL VOTE: YEAS: Trustees Sundland, Opsommer, Jackson, Clerk Dreyfus, Treasurer Deschaine, Supervisor Styka, Trustee Wisinski

NAYS:

Motion carried 7-0

17. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 8:50 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK