

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD 2022 **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, April 26th, 2022 **5:00 pm**

PRESENT: Supervisor Jackson, Clerk Guthrie (5:04), Treasurer Deschaine, Trustees Wilson, Hendrickson (5:24), Sundland

ABSENT: Trustees Wisinski

STAFF: Assistant Township Manager and Director of Public Works Opsommer, Fire Chief Hamel, Community Planning and Development Director Schmitt, Human Resources Director Tithof, IT Director Gebes, Economic Development Director Clark, Director of Project Management and Operations Massie, Clerk's Assistant Zachary Lemaster, Lt. Crane

1. CALL MEETING TO ORDER

Supervisor Jackson called the meeting to order at 5:02 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Jackson led the Pledge of Allegiance.

3. ROLLCALL

Clerk's Assistant Lemaster called the roll of the Board.

All present other than Trustee Wisinski. Clerk Guthrie arrived 5:04 pm. Trustee Hendrickson arrived at 5:24 pm.

4. AMERICAN RESCUE PLAN FUNDING DISCUSSION

Township Manager Walsh outlined American Rescue Plan Funding for discussion. He overviewed Information and Technology improvements, Broadband, Fire Department power cots, Security Systems, and windscreens at the marketplace.

Supervisor Jackson asked about a separate server for the Police Department.

Clerk Guthrie asked if money budgeted for a project isn't used can it be used for another project.

Manager Walsh stated that after a period of time the money could be reallocated.

Trustee Wilson asked for the deadline of spending ARP funds.

Assistant Manager Opsommer stated ARP money must be obligated by December 31st 2024 and spent by December 31st 2026.

Manager Walsh asked if the \$900,000 IT bill will take care of issues with the Police Department.

Director Gebes stated the \$900,000 will cover the Police Department and all other facilities including new ones.

Supervisor Jackson asked Director Gebes about a separate network for the Police Department.

Director Gebes stated that a separate network for the police department is planned for.

Treasurer Deschaine stated he sees roads and IT infrastructure being important and spoke about the constant threat to IT infrastructure. He stated using ARP funds to cover these broad projects can lead to better compensation for township employees. He further spoke about improving the Right-Of-Way pathways and improving Water and Sewer Infrastructure.

Trustee Hendrickson spoke in support of funding for roads and windscreens, and power cots. He spoke about spending less on IT infrastructure and the broadband project.

Trustee Wilson spoke in support of funding roads, IT infrastructure, windscreens, power cots, leveraging funds in the pathway Right-of-Way pathway and suggested a smaller placeholder fund for on the broadband project.

Clerk Guthrie spoke in support of leveraging funds for the Right-Of-Way pathway. She spoke about putting less money into Broadband Project Funding, and stated residents are always looking for better roads and paths.

Supervisor Jackson spoke in opposition of putting \$4,500,000 million into roads, \$1,500,000 million for broadband. She spoke in support of funding windscreens, power cots, and IT infrastructure upgrades.

Manager Walsh stated he would have something on the agenda reflective of the board's wishes likely by June.

Trustee Wilson stated high speed scanners for assessing will be helpful.

Treasurer Deschaine stated smaller projects have been discussed and would like the manager to bring these smaller projects to the board's attention, specifically old furniture, and better cubicles.

Manager Walsh spoke about drafting another list of smaller items and projects and bringing it back to the board.

Trustee Hendrickson stated he would like to see the IT improvement presentation before committing money.

Director Gebes stated there is \$700,000 that needs to be done now, and \$200,000 shortly after.

5. PRESENTATION

A. Introduction of New Full Time Paramedic/Firefighter – Timothy Brighton

Fire Chief Hamel introduced the New Full Time Paramedic/Firefighter Timothy Brighton to the board.

Timothy Brighton spoke about his professional background and thanked the board for their time.

6. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened public remarks at 6:03 pm

Neil Bowlby, 6020 Beechwood Dr., Haslett, MI spoke about the importance of improving broadband services, thanked Director Opsommer for his work on protecting Township Property, and spoke about residential creep in the Village of Okemos Project and TIF funding.

Joe Dzenowagis, 4397 Okemos Rd., Okemos, MI spoke about the money asked for by Developers of Village of Okemos Project.

Dick Comar, 4168 Wabaningo Rd., Okemos, MI spoke cleaning up telephone poles and power line in development areas of the township.

Supervisor Jackson closed public remarks at 6:13 pm.

7. TOWNSHIP MANAGER REPORT

Manager Walsh welcomed Trustees Hendrickson and Wilson to the board and spoke about ARP funding. Tomorrow is Administrative professional day. Brightline Consultants will be here at next week's meeting to present IT enhancements. Library directors will be at the next meeting to give updates. Daniels Drain assessment will be back next meeting. Introduced the new Finance Director Amanda Garber to the board.

Amanda Garber introduced herself to the board and spoke on her background as an auditor.

8. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Treasurer Deschaine

- Becoming Certified Municipal Treasurer this week
- Thanked Manager Walsh for his recent hirings and spoke about positive communication received for the new Assistant Manager Opsommer

9. APPROVAL OF AGENDA

Trustee Hendrickson moved to approve the agenda as presented. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried: 6-0

10. CONSENT AGENDA

Supervisor Jackson reviewed the Consent Agenda.

Treasurer Deschaine moved to approve the Consent Agenda as presented. Seconded by Clerk Guthrie.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Wilson, Hendrickson, Sundland

NAYS: None

Motion carried: 6-0

A. Communications

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

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Wilson, Hendrickson, Sundland

NAYS: None

Motion carried: 6-0

B. Approval of Minutes – April 12, 2022 Regular Meeting

Treasurer Deschaine moved to approve and ratify the minutes of April 12th 2022 Regular Meeting as presented. Seconded by Clerk Guthrie.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Wilson, Hendrickson, Sundland

NAYS: None

Motion carried: 6-0

C. Bills

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

Common Cash	\$	595,788.71
Public Works	\$	18,522.84
Trust & Agency	\$	0.00
Total Checks	\$	614,311.55
Credit Card Transactions	\$	10,413.45
09/16/2021 to 09/29/2021		
Total Purchases	\$	624,725.00
ACH Payments	\$	612,419.62

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees
Wilson, Hendrickson, Sundland

NAYS: None

Motion carried: 6-0

D. First Quarter 2022 Treasurer's Investment report

Treasurer Deschaine Moved to approve the First Quarter 2022 Treasurer's Investment Report as presented. Seconded by Clerk Guthrie.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees
Wilson, Hendrickson, Sundland

NAYS: None

Motion carried: 6-0

E. Lake Lansing Advisory Board Reappointments

Treasurer Deschaine moved to re-appoint the following property owners to the Lake Lansing Watershed Advisory Committee for terms expiring April 30, 2024: Curtis Armbruster, 6411 E Reynolds Rd; Roger Taylor, 6089 E Lake Dr; Steven Culling, 6193 Columbia St. Seconded by Clerk Guthrie.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees
Wilson, Hendrickson, Sundland

NAYS: None

Motion carried: 6-0

11. QUESTIONS FOR THE ATTORNEY – NONE

12. HEARINGS

A. Village of Okemos LLC, Meridian Redevelopment Fund Request No. 2

Supervisor Jackson opened the Public Hearing at 6:25 pm.

Director Clark outlined Village of Okemos LLC, Meridian Redevelopment Fund Request No. 2 for public hearing. She explained changes to the developers' request that is now \$1,250,000.

Neil Bowlby, 6020 Beechwood Dr., Haslett, MI spoke in support of the Village of Okemos LLC, Meridian Redevelopment Fund Request No. 2, and spoke about possibly being repaid for the project.

Joe Dzenowagis, 4397 Okemos Rd., Okemos, MI spoke about the Village of Okemos Project and asked if there are committed tenants at this time.

Supervisor Jackson closed the Public Hearing at 6:36 pm.

13. ACTION ITEMS

A. Rezoning 21-060 – 2260 Jolly Oak Drive – PO to C-2 – **Introduction**

Director Schmitt outlined Rezoning 21-060 – 2260 Jolly Oak Drive – PO to C-2.

Clerk Guthrie moved to adopt the resolution approving for introduction Rezoning #21060 to rezone the approximately one-acre parcel located at 2260 Jolly Oak Drive from PO, Professional and Office, to C-2, Commercial. Seconded by Trustee Wilson.

Clerk Guthrie spoke in support of this item.

Trustee Wilson spoke in support of this item.

Trustee Hendrickson spoke in support of this item.

Treasurer Deschaine spoke in support of this item.

Supervisor Jackson spoke in support of this item.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Wilson, Hendrickson, Supervisor Jackson, Trustee Sundland

NAYS: None

Motion carried: 6-0

B. Ordinance 2022-02 – Zoning Board Of Appeals Standards for Review – **Introduction**

Director Schmitt outlined Ordinance 2022-02 – Zoning Board Of Appeals Standards for Review for discussion.

Treasurer Deschaine moved to adopt the resolution approving for introduction Zoning Amendment 2022-02 to amend Section 86-221 of the Charter Township of Meridian Zoning Code, an ordinance to update the Zoning Board of Appeals standards of review. Seconded by Trustee Hendrickson.

Treasurer Deschaine spoke in support of this item and asked to be sure we are still in compliance with state law.

Director Schmitt stated we are and have only consolidated the existing criteria.

Trustee Hendrickson spoke in support of this item.

Supervisor Jackson spoke in support of this item and asked how many criteria will be used after this is passed.

Director Schmitt replied there will be five criteria.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Wilson, Hendrickson, Supervisor Jackson, Sundland, Clerk Guthrie

NAYS: None

Motion carried: 6-0

C. Ordinance 2022-03 – Lake Lansing Residential Overlay, Front Yard Lot Coverage – **Introduction**

Director Schmitt outlined Ordinance 2022-03 – Lake Lansing Residential Overlay, Front Yard Lot Coverage for discussion.

Trustee Hendrickson moved to adopt the resolution approving for introduction Zoning Amendment 2022-03 to amend Section 86-442 of the Charter Township of Meridian Zoning Code, an ordinance to update the front yard lot coverage standards in the Lake Lansing Residential Overlay District. Seconded by Trustee Wilson.

Trustee Hendrickson spoke in support of this item.

Trustee Wilson spoke in support of this item.

Treasurer Deschaine asked if this uses relative percentages for front yard lot coverage.

Director Schmitt stated this will increase the percentage allowed for front yard lot coverage.

ROLL CALL VOTE: YEAS: Trustees Wilson, Hendrickson, Supervisor Jackson, Clerk Guthrie, Sundland, Treasurer Deschaine

NAYS: None

Motion carried: 6-0

D. Ordinance 2022-04 – Lake Lansing Residential Overlay, Front Yard Setbacks –
Introduction

Director Schmitt outlined Ordinance 2022-04 – Lake Lansing Residential Overlay, Front Yard Setbacks.

Trustee Wilson moved to adopt the resolution approving for introduction Zoning Amendment 2022-04 to amend Section 86-442 of the Charter Township of Meridian Zoning Code, an Ordinance to update the front yard setback standards in the Lake Lansing Residential Overlay District. Seconded by Trustee Hendrickson.

Trustee Wilson spoke in support of this item.

Trustee Hendrickson spoke in support of this item.

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

Motion carried: 6-0

E. Juneteenth Holiday

Clerk Guthrie outlined Juneteenth Holiday for the township, and thanked Trustee Wilson for her help with the Resolution.

Clerk Guthrie moved to approve the attached resolution celebrating and designating Juneteenth as an official Meridian Township government holiday by closing administrative offices in observance of this Federal and State Holiday and to amend all contracts and the Personnel Policy to include Juneteenth as a paid holiday for all employees. Seconded by Trustee Hendrickson.

Clerk Guthrie stated the resolution she has is different than the one included in the packet and read the new resolution.

Trustee Wilson spoke in support of this item but asked about the nature of this holiday being paid.

Manager Walsh spoke in support of this item and stated the item will have a cost and is not budgeted for. He suggested the day be a half work day and spend the rest of the day as a lunch.

Trustee Hendrickson spoke in support of this item, and if need be, make it effective January 1st, 2023.

Treasurer Deschaine spoke in support of this item and spoke in support of making this effective in 2023.

Treasurer Deschaine moved to amend the current motion by inserting the words “effective 2023” after the word “employees”. Seconded by Trustee Hendrickson.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Sundland Treasurer Deschaine, Trustee Wilson Trustee Hendrickson,

NAYS: None

Motion carried: 6-0

Clerk Guthrie moved to approve the attached resolution celebrating and designating Juneteenth as an official Meridian Township government holiday by closing administrative offices in observance of this Federal and State Holiday and to amend all contracts and the Personnel Policy to include Juneteenth as a paid holiday for all employees, effective 2023. Seconded by Trustee Hendrickson.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Sundland Treasurer Deschaine, Trustee Wilson Trustee Hendrickson, Supervisor Jackson

NAYS: None

Motion carried: 6-0

F. 1st Quarter 2022 Budget Amendments

Manager Walsh outlined the 1st Quarter 2022 Budget Amendments and gave details on the separate line items.

Trustee Wilson moved to approve the 1st quarter 2022 budget amendments with a increase in budgeted fund balance for the general fund in the amount of \$507,250 which projects a use of fund balance of \$2,187,109. Based on 2021 results, the projected fund balance at December 31, 2022 will be \$10,978,407. Seconded by Treasurer Deschaine.

Treasurer Deschaine thanked Manager Walsh for his work on finding a new finance director so quickly.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Sundland, Wilson, Hendrickson, Supervisor Jackson, Clerk Guthrie

NAYS: None

Motion carried: 6-0

G. Waiving Sec. 50-84, Subsection (4) for Preventative Maintenance Work on the North Water Tower

Director Opsommer outlined Waiving Sec. 50-84, Subsection (4) for Preventative Maintenance Work on the North Water Tower and explained why he brought this item before the board.

Trustee Hendrickson moved to waive section 50-84, subsection (4) in our code of ordinances to permit the Department of Public Works and Engineering and its contractor working on the North Water Tower Project to conduct construction work between the hours of 7 a.m. and 7 p.m. on Sundays until May 22, 2022. Seconded by Treasurer Deschaine.

Trustee Hendrickson spoke in support of this item.

ROLL CALL VOTE: YEAS: Trustee Sundland, Wilson, Hendrickson, Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine

NAYS: None

Motion carried: 6-0

14. BOARD DISCUSSION ITEMS

A. Village of Okemos LLC, Meridian Redevelopment Fund Request No. 2

Director Clark outlined Village of Okemos LLC, Meridian Redevelopment Fund Request No. 2

Developer Eric Helzer further outlined Village of Okemos LLC, Meridian Redevelopment Fund Request No. 2 for discussion.

Director Clark stated the order of operations with the project is to receive approval from the board, the developer then submits their brownfield plan request to the Brownfield Redevelopment Authority, then finally approach Michigan Economic Development Corporation.

Treasurer Deschaine asked where the other \$2,100,000 million for public infrastructure is coming from.

Mr. Helzer stated he plans to request more from the redevelopment fund in the future. He further stated the project doesn't require the full amount upfront and this initial ask is only to cover the beginning of work. He further stated there is some grant money available and is hopeful that the project will receive some of that from the state

Treasurer Deschaine asked if the township would be first to be reimbursed from the TIF collections.

Mr. Helzer stated that is possible.

Trustee Hendrickson stated some of the roads on the project are already included in the road improvement program.

Assistant Manager Opsommer stated that is correct, however this project will include curbs and gutters for the three roads and gave specifics for the last time some of that infrastructure was worked on.

Trustee Hendrickson stated this infrastructure improvement is in our budget, but now the applicant is offering to do the same work and pay the township back making this seem like a win-win situation.

Director Clark stated a payback agreement will be written up between the township and developers.

Trustee Wilson asked the total of all public monies the developer intends to ask for.

Mr. Helzer replied \$3,300,000 is the total ask at this time, but not necessarily all from the township.

Director Clark stated there is currently a pending grant application with Representative Slotkin.

Mr. Helzer stated they have two grants from the Brownfield Authority of \$300,000 and \$1,000,000. There is a loan of \$1,000,000 and the developer has \$3,300,000 of their own funds totaling \$5,600,000. From the Michigan Economic Development Corporation the developer is applying for a grant of \$5,000,000 from the Revitalization and Peacemaking program and a \$5,000,000 loan from the Michigan Community Revitalization Program totaling to \$16,850,000. Mr. Helzer stated only \$1,250,000 is coming directly from township.

Trustee Wilson asked if \$4,300,000 of the \$5,600,000 is reimbursable.

Mr. Helzer replied that is correct.

Supervisor Jackson asked what this means on the timeline.

Mr. Helzer stated it's about an 18-month vertical construction timeline.

Treasurer Deschaine asked for an estimation of total public infrastructure cost.

Mr. Helzer stated \$3,300,000 at this time.

Treasurer Deschaine asked if these drains are something we would normally work with.

Assistant Manager Opsommer stated the sanitary main is in need of lining, the roads adjacent to the parcel are in need of reconstruction, the drain is in need of work and is under review.

Treasurer Deschaine stated he believes this grant should move forward.

Director Clark stated she would bring a resolution for action to the board and suggested the May 17th meeting.

Manager Walsh stated he will need to know this TIF money and any future request of money should not be coming from the township.

B. Rental Restriction Overlay Zoning Districts

Director Schmitt outlined Rental Restriction Overlay Zoning Districts for discussion. He explained only one Jurisdiction uses this Ordinance in the state.

Supervisor Jackson stated the intent of the Ordinance is to prevent the owners of single-family homes from renting.

Director Schmitt stated you may have a roommate or you are completely prohibited from renting, depending on how the ordinance is structured.

Trustee Wilson stated under this Ordinance a family ~~of~~ or two unrelated parties are ~~not~~ permitted to reside together.

Director Schmitt stated it does have that effect.

Treasurer Deschaine asked about people that want to leave temporarily and want to rent while they are gone, and further stated there is a demand for rentals. He asked how we compare with non-student rentals to East Lansing.

Clerk Guthrie asked if she could rent her bedrooms.

Director Schmitt stated she could rent to one person unrelated to her.

Clerk Guthrie asked about people that are not paying rent.

Director Schmitt stated if you can prove they are not paying anything its fine.

Clerk Guthrie asked why this has come up.

Director Schmitt replied that owners are renting out their old homes after they have moved in some neighborhoods

Supervisor Jackson asked how you know if someone is renting if they don't register.

Director Schmitt stated they would be in violation of Ordinance if they did not register.

Trustee Hendrickson stated he feels this Ordinance is a solution in search of a problem and unless he sees a massive influx of issues with rentals, he doesn't see a need to move forward with this Ordinance.

Supervisor Jackson stated the board is not looking to proceed with this item at this time.

C. Police Recruitment & Retention program

Manager Walsh outlined Police Recruitment & Retention program for discussion.

Treasurer Deschaine asked to confirm the annual cost of Meridian Township Recruitment and Retention Program is \$68,000-\$72,000 and \$10,000 for bonuses.

Manager Walsh stated that is correct.

Clerk Guthrie spoke in support of this item. She asked if the one-time bonus of \$1,500 is an indefinite program.

Manager Walsh stated it will remain as long as it's working.

Clerk Guthrie asked if the additional 1.5% in 2022 will be negotiable in 2023 and 2024.

Manager Walsh stated it's not.

Clerk Guthrie asked if the retention worked, it's possible the 1.5% could come back,

Manager Walsh stated there is potential for a lot of things because of ARP funds.

Clerk Guthrie asked if the wage study done by Director Massie is being done for Police or only open contracts.

Manager Walsh stated this will be discussed during closed session.

Trustee Hendrickson stated Ingham County eliminated the bottom step on their pay scale and added a new step at the top for senior positions and asked if there is any consideration for that.

Manager Walsh stated the last step will put township police pay in a good place.

Treasurer Deschaine moved to suspend the rules to take action on this item tonight. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried: 6-0

Treasurer Deschaine moved to adopt the Township Managers appendix A POM collective bargaining agreement modifications to eliminate the first two steps in the pay scale effective in the next payroll. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie Treasurer Deschaine, Trustees Sundland, Trustees Wilson, Hendrickson

NAYS: None

Motion carried: 6-0

15. COMMENTS FROM THE PUBLIC

Supervisor Jackson Opened Public Remarks at 8:39 pm.

NONE

Supervisor Jackson Closed Public Remarks at 8:39 pm.

16. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Hendrickson

- Addressed a communication regarding Daniels Drain and stated he has no intention to make anything contingent on making private land be used for public purpose

17. CLOSED SESSION -Motion to go into a closed session for collective bargaining strategy discussions under MCL 15.268(1)(c). Successful entry into closed session will require a simple majority approval, though we still recommend a roll call vote. MCL 15.267(1).

Trustee Hendrickson moved to go into a Closed Session for collective bargaining strategy discussions under MCL 15.268(1)(c). Seconded by Treasurer Deschaine.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Sundland, Trustees Wilson, Hendrickson, Supervisor Jackson, Clerk Guthrie

NAYS: None

Motion carried: 6-0

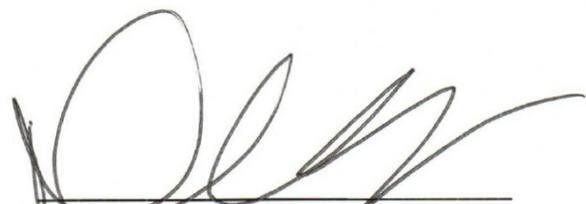
18. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Wilson.

VOICE/HAND VOTE: Motion carried 6-0

Supervisor Jackson adjourned the meeting at 9:08 pm.


PATRICIA H. JACKSON,
TOWNSHIP SUPERVISOR


DEBORAH GUTHRIE
TOWNSHIP CLERK