

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD TOWN HALL MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
THURSDAY, AUGUST 7, 2014, 2014 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Trustees Scales, Styka, Veenstra, Wilson
ABSENT: Treasurer Brixie
STAFF: Township Manager Frank Walsh, Director of Community Planning & Development
Mark Kieselbach, Director of Public Works and Engineering Ray Severy, Police Chief
David Hall, Fire Chief Fred Cowper, Human Services Specialist Darla Jackson

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor LeGoff led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION

Darla Jackson, Meridian Township Human Services Specialist, invited the Board and public to attend and support the Community Resources Commission Golf Fest on Saturday, August 16th at the Meridian Sun Golf Club. She indicated proceeds from this event is the largest source of revenue for the Community Resources Commission (CRC) Needs Fund, which assists Meridian Township residents facing financial hardships in the form of eviction or utility shutoffs. Ms. Jackson offered details of the golf outing, stating donations and tickets are available at the Meridian Municipal Building.

A. Director Bill Conklin, Ingham County Road Department (ICRD) – Jolly/Okemos Road Intersection Update

Mr. Conklin noted a Category A Transportation Economic Development Grant was awarded to foster better transportation flow related to the additional commuting trips associated with the Jackson National Life corporate expansion on Okemos Road, just south of I-96. He noted the ICRD is not necessarily recommending these turn lane improvements which would enhance existing turn lane flow. Mr. Conklin stated the widenings installed would include a northbound right turn lane on Okemos Road at Jolly, an additional left turn lane on westbound Jolly turning south onto Okemos Road (which would provide a dual left turn lane) and a southbound right turn lane from Jolly onto Okemos Road, “hatched out” with painting to balance the dual left turn lane on the east leg of Jolly Road westbound to southbound Okemos Road turns.

Mr. Conklin stated the net effect of adding one lane of width on Jolly equates to approximately six feet on each side, necessitating movement of the sidewalk out of the public right away. He indicated it will be necessary to approach businesses after a preliminary control survey to see if they will donate the right-of-way, as ICRD does not have funds to purchase commercial right-of-way.

Mr. Conklin addressed the concept of non-motorized improvement over the freeway between the Jolly/Okemos intersection and Jackson National Life (JNL). He stated there are five (5) foot sidewalks on the Okemos Road bridge over I-96 and the ICRD is working with the State of Michigan on an enhancement grant to build a sidewalk from the southwest corner in front of the service station, McDonalds and Cracker Barrel which would connect to the sidewalk on the bridge and over into JNL property. Mr. Conklin indicated JNL would provide their pro rata share of the 20% required local match and McDonald's, Cracker Barrel and the service station (in Alaiedon Township) would need to commit to their portion of that match. He added placement of the sidewalk would be on the west side of the I-96 overpass on Okemos Road as there is an existing signal for the eastbound I-96 off ramp and JNL is located on the west side of Okemos Road.

Board and speaker discussion:

- Importance of public/private partnerships to donate the right-of-way to Ingham County to have safe sidewalks in the area
- Importance of non-motorized pedestrian pathways for patrons of the extended stay hotel at the Jolly/Okemos intersection
- Non-motorized pedestrian pathways would provide economic opportunities for area businesses
- Portion south of I-96 planned for construction in 2015
- Remainder of the project to be completed in 2016
- Need for the proposed three (3) additional turn lanes
- Northbound right turn lane on Okemos Road to eastbound Jolly and the westbound dual turn lanes to southbound Okemos Road are the two highest priorities
- Critical need for a buffer strip between the curb and pathways
- Owner of the property on the southeast corner is considering redevelopment where Big Boy was previously located farther south on Okemos Road
- Meeting with ICRD held earlier in the year was not attended by all affected property owners
- Board member suggestion to have this Board pass a resolution urging cooperation from the adjacent property owners
- Need for ICRD to work with Meridian Township staff to ascertain a desired minimum width for the green belt between the curb and sidewalk
- High priority should also be given to southbound Okemos Road right turn lane onto Jolly Road
- Opposition to spending limited Township road funds on this project if businesses do not cooperate

Trustee Veenstra moved to place the Board's favor for this project on the record. Seconded by Trustee Scales.

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

NAYS: None

Motion carried 6-0.

Mr. Conklin provided an update on the Bennett Road, Kinawa Drive and Franklin resurfacing projects as follows:

- Bennett Road from Okemos Road to Hagadorn Road has been milled, with some widening at the Okemos intersection to lengthen left and right turn lanes
- Bennett Road project on target to be completed (first of two courses of paving) prior to the start of school, with second course and shouldering under flag control outside of peak hour periods after school commences

- Kinawa Drive from Okemos Road to Dobie Road will be resurfaced using recycled rubber tire material with a goal of completion prior to the first day of school (may have continuing activity during off-peak hours after school commences)
- Franklin Street sidewalk repair with American Disabilities Act (ADA) upgrades as part of the local road program scheduled to be completed prior to the first day of school

At Board member request, Mr. Conklin reported on the following projects:

- Lake Lansing Road in 2015: Recommendation for a continuous center left turn lane widening and paved shoulders for non-motorized use from Lac Du Mont to Saginaw Highway
- Seal treatment on Lake Lansing Road from Lac Du Mont to Marsh Road
- Restripe (i.e., road diet) Lake Lansing Road from Marsh Road to Saginaw Highway to three (3) lanes with the remaining width used as a paved shoulder for non-motorized use
- Marsh Road bridge scheduled for 2016, to be completed one-half at a time with a one direction detour
- Traffic signal at Marsh and Times Square to be installed by developer during construction of the new Aldi store

Board and speaker discussion:

- Board member concern with three lanes on Lake Lansing Road between Marsh Road and Murphy Elementary School
- Poor condition of Lake Lansing Road east and west of its T intersection with Okemos Road
- Three (3) foot paved shoulders planned for Perry Road in Meridian Township
- Meridian Township staff currently working on the design for the Perry Road project
- Variety of road widths on Perry Road

5. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, expressed appreciation to Director Severy for sidewalk improvements on the east side of Okemos Road north of the Meridian Service Center near the railroad tracks and the apron near the bridge across the county drainage for Phase 2 of the Interurban Pathway.

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported on the following:

- Perry Road will be on the next Board agenda
- Meeting with leadership of the Briarwood Homeowners Association relative to code enforcement issues
- Staff preparation of the 2015 draft budget to be presented to the Board at the end of August
- Deer management program on the next Board agenda

7. ANNUAL TOWN HALL MEETING

Leonard Provencher, 5824 Buena Parkway, Haslett, addressed what he believed was one-sided HOMTV airing of positions on the millage proposals. He requested that, in the future, he be allowed to voice an opposing view in the same forum.

8. BOARD COMMENTS & REPORTS

A. Clerk Brett Dreyfus – Election Report

Clerk Dreyfus announced unofficial election results for contested seats in the August 5th Primary Election, noting a 25% voter turnout (7,445) in Meridian Township which is well above the average. He indicated the Meridian Township parks millage passed with 4,644 votes in the affirmative, the Capital Area Transportation Authority millage passed in Meridian Township with 5,312 yes votes and the Capital Area District Library (CADL) passed in Meridian Township with 5,667 affirmative votes. Clerk Dreyfus noted Proposal 1 passed in Meridian Township with 4,701 yes votes. He expressed appreciation to his staff for their excellent handling of the Primary Election process.

Clerk Dreyfus reminded candidates of the importance of following state election law relative to proper campaign literature and the 100 foot rule, stating any questions can be handled through the Michigan Secretary of State, the Ingham County Clerk's Office, and the Meridian Township Clerk's office.

Trustee Veenstra requested he be provided with the total number of precinct delegates in each party to compare the number of delegates elected in each precinct with the number of seats available in that precinct.

Trustee Styka reported his attendance at the two recent Cable Communications Commission (CCC) meetings where the pressing matters of the Comcast/Time Warner merger were discussed. He noted Michigan will no longer be serviced by Comcast, but a newly formed company, Midwest Cable. Trustee Styka stated the CCC is concerned with preservation of Public, Education and Government (PEG) programming and maintenance of existing customer service. He added the CCC will participate in a federal filing expressing concerns over the merger. Trustee Styka indicated the CCC is conducting audits of potential monies due by Comcast, AT&T and other providers, as well as the type of technical services provided. He, once again, announced Comcast's *Internet Essentials* program which helps families currently experiencing financial hardship acquire internet service for \$9.95 per month and a computer for \$150, focusing on a new perk of free service for six (6) months for qualified families.

Trustee Scales applauded the Meridian Township Police Department and cooperating agencies for their professional investigation and thoroughness when responding to an incident reported at the Meridian Mall on July 19th relative to an assault and battery.

Trustee Wilson spoke to the improved quality of life in Meridian Township with the passage of the park and CATA millages. She noted the Ingham County website has unofficial election results posted for the August 5th Primary.

Trustee Veenstra expressed appreciation for passage of the park millage and renewal of the CADL millage. He believed the primary election turnout to be larger than the 25% reported. Trustee Veenstra requested he be provided with a summary of the CCC's filing relative to the Comcast/Time Warner merger.

9. APPROVAL OF AGENDA

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

VOICE VOTE: Motion carried 6-0.

10. CONSENT AGENDA

Supervisor LeGoff reviewed the consent agenda.

Trustee Veenstra moved to adopt the Consent Agenda. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

- A. Communications (None)
- B. Minutes

Trustee Veenstra moved to approve and ratify the minutes of the July 15, 2014 Regular Meeting as amended. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

- C. Bills

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

Common Cash	\$ 571,425.17
Public Works	\$ 69,545.13
Total Checks	\$ 640,970.30
Credit Card Transactions	\$ 14,986.75
Total Purchases	<u>\$ 655,957.05</u>
 ACH Payments	 <u>\$ 926,386.20</u>

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

(Bill list in Official Minute Book)

- D. Ratification of Part-Time Paramedic/Firefighter Appointment

Trustee Veenstra moved to ratify the appointment of Adam Gaukel to the position of Part-Time Paramedic/Firefighter pending the completion of a successful background investigation and physical examination. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

11. QUESTIONS FOR THE ATTORNEY (None)

12. HEARINGS (None)

13. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

David Pierson, 1305 S. Washington Avenue, Lansing, on behalf of Boomer Group LLC, offered follow-up information to questions posed at the last meeting relative to Rezoning #14060. He requested Board members approve the rezoning request.

Supervisor LeGoff closed Public Remarks.

- A. Rezoning #14060 (Boomer Group, LLC), Request to rezone approximately 3.55 acres on the NE corner of Jolly Oak Road and Water Lily Way from PO (Professional and Office) to C-2 (Commercial)

Trustee Veenstra moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. _____, entitled “Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #14060” from PO (Professional and Office) to C-2 (Commercial) conditioned on limiting development on the site to an all-suites hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced within the three-year period.

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board. Seconded by Trustee Styka.

Board discussion:

- Hotel is a good addition to the area as it will furnish customers to surrounding restaurants
- Table provided in Mr. Pierson’s letter shows the hotel will generate approximately half of the peak hour traffic that an office building would produce
- Preference for the hotel to extend the pathway from the north end of Water Lily Way approximately one-third mile to connect with the east-west pathway which would provide its guests with the amenity of one and one-half miles of pathway
- Language in the resolution relative to the excess of comparable office space should be taken into consideration when other rezoning requests come before the Board
- Language in the resolution regarding and orderly development pattern for the site and surrounding area in the future should be considered when rezoning areas adjacent to residential zoning

14. BOARD DISCUSSIONS ITEMS

Supervisor LeGoff opened and closed public remarks.

- A. Authorization for Sewer Service to be Provided by Bath Township to 1954 E. M-78 (Saginaw Street/BL-69)

Director Severy summarized the request as outlined in staff memorandum dated July 31, 2014.

Board discussion:

- Property is along a commercial corridor
- Bath Township is willing to provide sewer service to the subject parcel
- Cost prohibitive for the property owner to have Meridian Township construct a lift station in order to provide sewer service

Trustee Scales moved to suspend the rules. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Veenstra, Wilson
NAYS: Trustee Styka, Supervisor LeGoff, Clerk Dreyfus
Motion failed 3-3.

Continued Board and staff discussion:

- Subject parcel is zoned single family
- Request would have no negative impact for either Meridian Township or neighboring properties as those parcels cannot be serviced by a gravity sewer
- No Board opposition to this request
- Preference for the Board to follow its normal procedures as there has been no demonstrated need for an immediate vote on this request
- Board member suggestion that neighbors to the west be contacted as to their desire to hook up to the sewer as well
- Necessity of contacting Bath Township to ascertain its willingness to extend the sewer in order to offer sewer hook up to neighboring properties
- Preference for staff not to contact neighboring property owners

It was the consensus of the Board to place this item on for action at its August 19, 2014 Board meeting.

A. Fire Station Update

Fire Chief Cowper provided an update on the status of the proposed new central fire station.

Board and staff discussion:

- Staff will meet once per week with the architect and key principals
- Design will be before the Board in October
- Revised plans will be let out for bid in December and awarded in January
- Plan to break ground in March, 2015
- Scheduled date for completion in December, 2015
- Current draft for 10,700 square feet may be reduced further
- Building footprint is 9,900 square feet (800 square feet for the mezzanine)
- Revised plan will be bid at a better time of the year
- Request for proposals (RFPs) will be sent to construction management companies tomorrow
- RFP will be sent to all companies who previously bid on the fire station project
- Role of a construction manager is to work with the architect and subcontractors to keep down costs and streamline construction
- Some of the space which has been eliminated (e.g., bays, area around the perimeter of the building) which is not the higher square footage cost
- Reduction in 30% of the building does not equate to 30% of the cost
- Construction manager's cost at approximately 3% of construction
- Selection of a Construction Manager by the committee on August 26th
- Construction Manager issue will be back before the Board at its September 2nd Board meeting
- \$74,000 of the current bid was included to build during winter months which will no longer be applicable
- Savings of \$35,000-\$50,000 due to the reduction in parking spaces
- DLZ is the architect for this project who will work with both Township staff and the construction manager
- A construction manager will work with the architect and then bid each phase of the project to obtain the best price for all components v. a general contractor who hires sub-contractors
- Board member belief the use of a construction manager creates more work for Township staff

- Construction and design team will now work together to achieve cost savings
- Board member rendition on the history of past Township “mistakes” relative to the process for the construction of the new central fire station
- Board member preference not to focus on the past but move forward in the fire station process

It was the consensus of the Board to place this item on for action at its September 2, 2014 Board meeting.

15. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, continued to address his issue with the lack of restrooms in Hillbrook Park. He believed the park millage does not guarantee anything promised as it is contingent upon the receipt of supporting grant money. Mr. Provencher again spoke to the miniscule amount of time HOMTV aired his comments at the podium regarding the park millage in comparison to the “half-hour plus” presentation aired in support.

Supervisor LeGoff closed Public Remarks.

16. FINAL BOARD MEMBER COMMENT

Trustee Veenstra spoke to his earlier comments on the process for the new central fire station as a caution not to make any more “mistakes.” He believed the process should be thought out from the beginning as to what needs to be included in a new fire station, indicating programs should determine the building. Trustee Veenstra offered his opinion on the list of items to be considered and decisions which should be made.

17. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 7:58 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS
TOWNSHIP CLERK

Sandra K. Otto, Secretary