



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
SENIOR/COMMUNITY CENTER TASK FORCE
DECEMBER 10, 2024 6:00 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – November 19, 2024
6. COMMUNICATIONS FROM THE PUBLIC
7. PROGRAMMING AND COST DISCUSSION
8. PUBLIC REMARKS
9. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



Charter Township of Meridian
Senior/Community Center Task Force
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Tuesday, November 19, 2024 – Minutes

Members

Present: Scott Hendrickson, Patrick Malley, LuAnn Maisner, Steve Vagnozzi, Michele Steed and Mary Nardo Farris

Members

Absent: John Hood, Suchir Nagisetty, and Josh Robertson

Staff

Present: Interim Township Manager Timothy Schmitt, Deputy Township Manager Dan Opsommer and Parks and Recreation Director Courtney Wisinski

Others

Present: Adam Hopkins and Brendon Ouzoonian, Progressive Companies

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the meeting to order and called the roll at 6:00pm.

2. PUBLIC REMARKS

Supervisor Hendrickson opened comments from the public at 6:01 pm.

Barbara O’Kelly, Township Resident/Senior Center Advisory Board Member, mentioned she would like to see an update on the agenda on land acquisition status. She commented on the meeting scheduled for December 4th at the Senior Center regarding the results of the needs assessment, but unsure when the assessment occurred.

Supervisor Hendrickson closed comments from the public at 6:03pm.

3. APPROVAL OF THE AGENDA

MOTION BY MEMBER VAGNOZZI TO APPROVE THE AGENDA. SUPPORTED BY MEMBER MAISNER. MOTION APPROVED 6-0.

4. APPROVAL OF MEETING MINUTES-October 22, 2024

MEMBER MALLEY MOVED TO APPROVE THE OCTOBER 22, 2024 MINUTES. SUPPORTED BY MEMBER STEED. MOTION APPROVED 6-0.

5. COMMUNICATIONS FROM THE PUBLIC

Supervisor Hendrickson acknowledged the emails received and placed them in the record.

6. NEEDS ASSESSMENT DISCUSSION

Adam Hopkins, Design Architect with Progressive, stated he will be working to understand the needs of the community and provide design solutions that meet those needs and budget. The Committee brainstormed items that would indicate success for the project. This same process will be done with the seniors on December 4th and then Progressive will compile all the data.

7. RESCHEDULE MARCH 2025 MEETING

Supervisor Hendrickson mentioned the March meeting needs to be rescheduled due to spring break. Tuesday, March 11, 2025 was the suggested and agreed upon new date.

8. PUBLIC REMARKS

Supervisor Hendrickson opened comments from the public at 7:49pm.

Barbara O'Kelly, Township Resident/Senior Center Advisory Board Member, thanked Supervisor Hendrickson and all members of the task force for involving the seniors in the process and a great meeting tonight.

Supervisor Hendrickson closed comments from the public at 7:49pm.

9. ADJOURNMENT

The meeting was adjourned at 7:50pm without objection.

From:

[REDACTED]

[REDACTED]

Subject: December 4 meeting with seniors

Date: Monday, November 25, 2024 9:06:04 PM

Attachments: [Phase Plan 12-2024.docx](#)

Dear Supervisor Hendrickson:

The Advisory Board of the Meridian Senior Center respectfully requests that the focus of Progressive's program on December 4 be the plan for a new stand-alone Senior Center. We also believe, however, that if the site selected could eventually accommodate a larger Community Center, the Senior Center plan should be designed to be compatible with the added facilities.

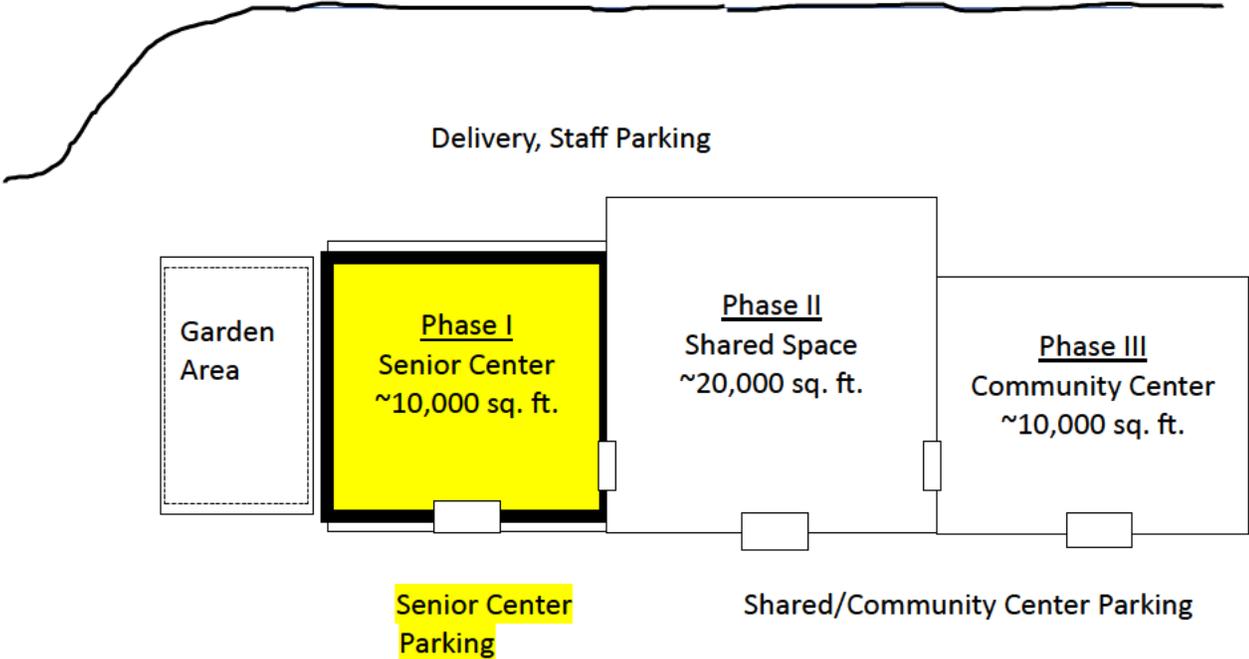
Attached is a sketch of a possible site plan which would permit starting with a stand-alone Senior Center, a Senior Center plus the shared space for pickleball courts and some meeting rooms, or a full Senior and Community Center. The attached tables estimate the space requirements for the functions that would be included in each, using Progressive's table from SCC Version 1 as the starting point. The Senior Center space is treated in more detail, since that is based on the space we have now and want to duplicate.

We would greatly appreciate it if the site plan and tables could be shared with Progressive and all members of the SCC Task Force prior to the meeting to serve as one basis for our discussion.

Thank you for your consideration,
Barbara

[REDACTED]

Phased Construction Concept for Senior/Community Center



Phase I Senior Center	
Function	Size (sq. ft.)
Reception	250
Offices, work room	410
Billiard room*	220
Table tennis room*	240
<u>Conference room</u> Meditation Board meetings	250
<u>Conference/ classrooms</u> AARP programs Movies Bingo Crafts	620
<u>Multi-purpose room w. platform</u> Jazzercise Tai Chi Balance/core Yoga Strength training Tabata Luncheons Card games	3,000
<u>Warming kitchen</u> Coffee service	600
Fitness equip.	270
<u>Wellness room</u> Massage Reflexology Reiki Medical services	320
Library (open)	250
<u>Conversation area</u> TV WiFi Puzzle Coloring	1,100
Restrooms (2 + 1 'family style')	500
Janitor	320
Storage	1,200
Total	9,550

Phase II Shared Space	
Function	Size (sq. ft.)
Reception/ Equipment handout	350
Offices	220
Multi-purpose room w. stage	2,500
Table, chair storage	300
Multi-sport gym	14,600
Equipment storage	260
Restrooms, lockers	1,400
Billiards, table tennis*	360
Total	19,990

*Billiards, table tennis
moved to Shared
Space in Phase II.

Phase III Community Center	
Function	Size (sq. ft.)
Reception	160
Vestibule	220
Offices	440
Work room	190
Lounge area	500
Meeting room	440
Multi-purpose room w. temp. dividers	5,000
Fitness room	1,300
Vending	120
Kitchen	700
Storage	1,000
Total	10,070

From:



Subject:

Re: December 4 meeting with seniors

Date:

Monday, November 25, 2024 9:31:48 PM

Good Evening Barbara!

I appreciate your suggestion!

Thank you also for sharing the diagram. I think conceptually, senior center, shared space, community center fits the joint senior/community center vibe that we are going for overall.

I'll have Tim make sure to share your message with Progressive AE for their consideration. I do not want to lose sight of our mission, which is to present both tracks side by side to the Township Board. I think the nature of the audience, however, will likely tend to lean the discussion more toward the senior center only track.

As the folks from Progressive mentioned at our meeting, I do not believe it is wise at this early stage to provide handouts of any kind to folks, as they may be left with the mistaken impression that this is set in stone. We are yet in the very early days of this process and there are likely lots of changes to be made as we incorporate what was said at our last meeting and what will be said at the December 4th meeting.

I very much look forward to hearing how the December meeting goes!

Have a lovely evening!

Scott Hendrickson

Supervisor, Meridian Township

hendrickson@meridian.mi.us

5151 Marsh Road | Okemos, MI 48864



A Prime Community

From: Okelly, Barbara Ann

Sent: Monday, November 25, 2024 9:05 PM

To: Scott Hendrickson <hendrickson@meridian.mi.us>

Cc: Tim Schmitt <schmitt@meridian.mi.us>; SCC Taskforce <scctaskforce@meridian.mi.us>;

[REDACTED]

Subject: December 4 meeting with seniors

Dear Supervisor Hendrickson:

The Advisory Board of the Meridian Senior Center respectfully requests that the focus of Progressive's program on December 4 be the plan for a new stand-alone Senior Center. We also believe, however, that if the site selected could eventually accommodate a larger Community Center, the Senior Center plan should be designed to be compatible with the added facilities.

Attached is a sketch of a possible site plan which would permit starting with a stand-alone Senior Center, a Senior Center plus the shared space for pickleball courts and some meeting rooms, or a full Senior and Community Center. The attached tables estimate the space requirements for the functions that would be included in each, using Progressive's table from SCC Version 1 as the starting point. The Senior Center space is treated in more detail, since that is based on the space we have now and want to duplicate.

We would greatly appreciate it if the site plan and tables could be shared with Progressive and all members of the SCC Task Force prior to the meeting to serve as one basis for our discussion.

Thank you for your consideration,
Barbara

[REDACTED]

From:

Subject:

Date:

Reminder: Williamston Senior Center Open House, Saturday, December 7, 2024 from 12-4 pm

Thursday, December 5, 2024 9:08:02 AM

You don't often get email from abc_bechtel@sbcglobal.net. [Learn why this is important](#)

Dear Meridian Township Senior Center Task Force Members and Board Members and Staff Members,

Reminder that this Saturday, December 7, 2024 from 12-4pm is the Williamston Senior Center Open House at their new location. See details below. It is beneficial to benchmark similar neighboring communities' senior facilities to gather as much information as possible. Benchmarking can provide the Members additional detailed information about the best practices of similar neighboring communities, which can assure our community of due diligence and greatly assist the Members in their decision making process.

Also, for the benchmarking of best practices, any Member(s)' efforts to arrange and confirm a **private informational group tour** of this new Williamston Senior Center after the holidays and in the new year 2025 would be greatly appreciated. Again, see details and contact information below:

Williamston Senior Center Online Bi-Monthly Newsletter for November-December 2024 (pages 3, 4, & 7 reference the upcoming new Williamston Senior Center Open House)
https://www.williamstoncenter.org/_files/ugd/616466_5cd0c3ce09cb4af98dbbdfdf2992d223.pdf

What: New Williamston Senior Center Open House

When: Saturday, December 7, 2024 from 12:00-4:00 p.m.

Where: New Williamston Senior Center
500 Williamston Center Road
Williamston, MI 48895

Contact: Executive Director Julie Rudd

Current Phone Number: 517-655-5173

E-Mail Address: williamstonseniorctr@gmail.com

Website: <https://www.williamstoncenter.org>

Weekday Hours: Monday-Thursday, 9:00am-3:00pm

Thank you for your time and consideration,

On Thursday, November 7, 2024 at 11:21:33 AM EST, [REDACTED] > wrote:

Dear Meridian Township Senior Center Task Force Members and Board Members,

I have some information to share and 2 questions. First, I will ask my 2 questions. Could some or all of the Meridian Township Senior Center Task Force Members and Board Members attend this upcoming December 7, 2024 Open House at the new Williamston Area Senior Center (WASC) location? See online newsletter weblink #3 and details below. In addition, Could the Meridian Township Senior Center Task Force Members and Board Members also arrange a private informational tour of this new Williamston Area Senior Center (WASC) location with their WASC Executive Director Julie Rudd? Again, see Julie's contact details below.

Second, here is the FYI. Per WASC Executive Director Julie Rudd, this new location for the Williamston Area Senior Center (WASC) is a 8,500 sq. ft. building with 7 acres of land with purchase price of \$1,015,000, which is funded from the **current** Ingham County Elder Services Millage (\$750,000) and Williamston Area Senior Center (WASC) raised donations/saving account

(\$375,000).

In addition, per WASC Executive Director Julie Rudd, their renovations will occur in phases over time as donations come in, and their plan is to be in this new location by the end of 2024 after their initial renovation. Also, please note per Julie, their Senior Center hours are Monday thru Thursday from 9am-3pm with potential to **Rent** their new facility location out on weekends. See weblinks below:

1. Williamston Senior Center at Ingham County Board of Commissioners Meeting (04-10-2024)

<https://www.fox47news.com/neighborhoods/east-lansing-okemos/williamston-senior-center-receives-funds-to-grow>

2. Ingham County Board of Commissioners Meeting Minutes (04-09-2024) (pages 26-37) (WASC Resolution Passes 8-4-3)

[https://docs.ingham.org/4.9.2024%20BOC%20Minutes%20-%20Final%20\(Approved\).pdf](https://docs.ingham.org/4.9.2024%20BOC%20Minutes%20-%20Final%20(Approved).pdf)

Also, FYI, here below is that online weblink for the newly posted bi-monthly newsletter for the Williamston Senior Center which publicly announces their upcoming Open House at their new location on Saturday, December 7, 2024 from 12-4 p.m. Again, see below details and this newsletter weblink, **specifically pages 3, 4, and 7** detailing their upcoming December 7, 2024 Open House.

3. Williamston Senior Center Online Bi-Monthly Newsletter for November-December 2024 (pages 3, 4, & 7)

https://www.williamstonseniorcenter.org/_files/ugd/616466_5cd0c3ce09cb4af98dbbdfef2992d223.pdf

What: New Williamston Senior Center Open House

When: Saturday, December 7, 2024 from 12:00-4:00 p.m.

Where: New Williamston Senior Center

500 Williamston Center Road

Williamston, MI 48895

Contact: Executive Director Julie Rudd

Current Phone Number: 517-655-5173

E-Mail Address: williamstonseniorctr@gmail.com

Website: <https://www.williamstonseniorcenter.org>

Weekday Hours: Monday-Thursday, 9:00am-3:00pm

Thank you for your time and consideration,





To: Senior/Community Center Task Force

From: Timothy R. Schmitt, *AICP*, Interim Township Manager and Community Planning and Development Director

Date: December 6, 2024

Re: Senior/Community Center – Programming and Costs

While Progressive is working on the needs assessment and beginning space planning for a conceptual layout of the Senior/Community Center, Staff would like to begin discussions around programming and costs of the potential facility, as those have been common themes over the past year and are important factors in making a recommendation to the Township Board.

Programming

The types of things that want or need to happen in the facility are going to help dictate some of the space planning, but more on the operations side. Making sure we have a good sense of this will help both on the design and financing sides of the equation. Parks and Recreation Director Wisinski will be available to discuss current programming and potential additional programming in a Community Center. [The current programming calendar for the Senior Center can be reviewed by clicking here.](#)

One of the main items that we need to discuss under this heading is a vision for hours of operation. The costs for running a seven day a week, 12 hour a day facility are much different than a five day a week, 8 hour a day facility. Coming to some consensus on this item for both a senior only facility and a Senior Community Center facility will be critical for Staff to develop financial models.

Costs

Staff and our consultant did a deep dive into projections for construction and operation costs for the Younkers facility and we will share a high level review of that with the Task Force. After the programmatic discussion, and with the baseline established with this conversation on Younkers costs, Staff will be able to start developing financial modeling for the facility. Progressive will also provide us with an updated estimate for construction. With this information, Staff will be able to finalize the financial plan by March for discussion with the Task Force and allow us to talk about potential millages, if needed.

These discussions will help guide us towards the answer to the main question the Task Force is asked to provide the Board a recommendation on: a Senior Center only facility or Senior Community Center. Staff looks forward to a fruitful discussion on Tuesday and continuing the Task Force's work.

