



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
October 20, 2020 6:00 pm

---

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
  - A. Environmental Commission Program Update
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS\*
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
  - A. Communications
  - B. Minutes-October 6, 2020 Virtual Regular Meeting
  - C. Bills
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
  - A. Meridian Township Redevelopment Fund Application
12. ACTION ITEMS (PINK)
  - A. Board and Commission Appointments
  - B. 2021 Township Board Meeting Schedule Resolution
13. BOARD DISCUSSION ITEMS (ORCHID)
  - A. Meridian Township Redevelopment Fund Application
  - B. Walnut Hills Update
  - C. Social Districts
  - D. Grettenberger Drain and Meijer Drain Improvements
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

---

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.  
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:  
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
October 20, 2020**

**BOARD INFORMATION  
(BI)**

**From:** [Ann Pierce - Richard Baumgartner](#)  
**To:** [Township Board](#)  
**Subject:** Eastern Third of Meridian Township  
**Date:** Monday, October 5, 2020 5:22:42 PM

---

It seems like about ten years ago when I went to a board meeting to speak against the upzoning along Haslett Road which is now being called Copper Creek. As I recall, Brett Dreyfuss and John Veenstra were the only votes against rezoning. Even Julie Brixie voted in favor.

This project has now come to fruition with hundreds of heavy trucks damaging the recently resurfaced Haslett Road, hundreds of trees removed, a huge scar on the land, and increased traffic upon completion of the project. Sadly we are way past the point of changing any of this. I really feel for those on Creekside who will have to endure heavy construction in their back yards for the next few years. I am also concerned that the additional traffic may cause the county road department to remove undo the road diet on Haslett Road implements many years ago, thereby removing the bicycle and left turn lanes between Carleton Street and Canoga Lane.

At one time we had an urban service boundary which was removed by a previous board owned by land developers and there has always been talk about preserving the rural character of the eastern third of the township. This development is about one half mile west of Meridian Road. You can't get much further east than this in Meridian Township.

A few years ago I had heard of an attempt to reinstate the urban service boundary. Is this still under consideration? Also, is there any meaning regarding the "rural character" of the eastern third of the township or are we on the path to eventually becoming another Clinton, Waterford, Bloomfield, or Canton Township?

Thank you for your time.

Richard Baumgartner  
1064 Cliffdale Dr., Haslett

rianamy@aol.com

**From:** [Karla Hudson](#)  
**To:** [Board](#); [Township Board](#)  
**Subject:** For the Oct. 20 board packet: CATA board appointment  
**Date:** Thursday, October 8, 2020 9:07:13 PM

---

Dear Township board,

I learned today that the township Supervisor plans not to reappoint Donna Rose to the CATA board. I have also learned that the replacement for Donna Rose will be a “driving privileged” representative. I know recently you all have been involved in the beginnings of “Diversity, Equity and Inclusion” (DEI) activities in this township. Often persons with disabilities are not a population considered in the DEI discussion and appears as though this lack of understanding about DEI translates to the loss of one of the few persons with disabilities serving on the CATA board. I find this decision to remove a person with a disability who is a daily user of the CATA services to be offensive and egregious. Those voting on this change at the Oct. 20 meeting should reconsider her removal or at the very least find a substitute that is a consistent transportation user. Whether the next person from our township serving on the CATA board is Donna Rose or another resident it definitely needs to be one who is representative of the ridership. Only a “true” user of public transportation understands the “struggle” that one faces in conducting their everyday life under such restrictions as bus schedules and paratransit services. By not selecting a regular user of transit you are not practicing “equity nor inclusivity” and seem to be demonstrating a lack of knowledge about the need for a “user” of the service to be a voice on the CATA board.

I am very concerned as to the motivation for the township to make such a change especially given that the individual who served prior to Donna held that position for numerous years also a blind person and only left as a result of a residency change to East Lansing. Donna has served on the CATA board attending more meetings than the other CATA township representative and has made many contributions to the betterment of those using the service. In making the decision to appoint a new representative I request that the board postpone the CATA board appointment until an equitable replacement can be selected.

In 2015 disability advocates in the community began bringing their concerns about transportation inequities to the attention of the township board. The advocacy resulted in the very first review of the Redi-ride system that had existed in the township for 15 years with the formation of the Redi-ride committee. As a result of the Redi-ride committee came the development of the first transportation commission with the goal of continued improvement of public transportation in our community. In appointing Donna Rose those most impacted by the inability to drive, the blind and persons with disabilities had a voice at the CATA table. Those of us dependent on public transportation have come so far in getting our challenges heard and now our township is overlooking the need for a person with a disability to continue to address the biggest “struggle” the disability community faces that of the need for quality equitable transportation. Please do the right thing and discuss the options before making your choice for a CATA board representative on Oct. 20 because the decision you make has a long lasting impact for those of us who are the “end users” of public transportation. The township is under represented in the area of disability on all of their boards and commissions lets not have the CATA board be another example of this inequity in our township. For too many years persons with disabilities have been put on the back burner of society

while decisions were made for them. I would like to believe that Meridian Township has moved past that paternalistic approach and has only a desire for full inclusivity in their community by continuing to engage the most under represented population in addressing the transportation issues impacting Meridian Township.

Regards,

Karla Hudson

**From:** [Donna Rose](#)  
**To:** [Board](#); [Frank Walsh](#)  
**Subject:** For Next Board Packet  
**Date:** Sunday, October 11, 2020 7:45:43 PM  
**Importance:** High

---

Dear Board of Trustees:

A couple of days ago I learned from supervisor Styka that he will be recommending my replacement as your CATA Board representative. In the last couple of years I have been proud of CATA's accomplishments under CEO Brad Funkhouser. It was an honor to serve in this capacity on the CATA board. This decision was disappointing to me, though, because as a person who is blind and with a mobility impairment regularly using all CATA's services, I felt my representation was unique. In four years I only missed three meetings due to illness, always read my board packets and was completely prepared to attend meetings. I took time off from work to attend the meetings. I tried my best to consider every initiative and generally was in approval of most, although I did at times ask questions and make pleas for changes when I felt they would be beneficial to riders, especially when it was riders who informed me of their needs. I always kept privileged information quiet as well. I am wondering why, if my service was unsatisfactory, someone didn't come to me sooner to discuss it. This seems unfair and disingenuous. It feels covert and secretive, and has not allowed me a chance to defend myself.

I realize people like me rarely get an opportunity to serve on such an important board. I have no political ambitions, and do not carry important status in our community. I am absolutely not pretentious. I am very authentic and genuine. I was raised in Detroit and my father was a window washer. I applied to serve four years ago in frustration over situations which were going to be created by CATA's center of the road Bus Rapid Transit service BRT. I was among dozens of concerned people with disabilities from our region who realized the configuration of the BRT on the popular #1 route would be detrimental to their continued independence at so many venues up and down the route. At that time CATA was choosing to ignore these concerns, which made little sense since people with disabilities comprise such a large percentage of public transit riders. This situation where I felt biases were going to affect the lives of so many, made me apply for the position. The population of people with disabilities was being sacrificed for a system which would greatly affect them, but as the minority their needs weren't being considered as important. I was actually surprised when I was appointed to the CATA board, because it is very uncommon across the US for people with disabilities to sit on transit authority boards! The fact is, riders know the ins and outs of the services and can directly comment on their experiences involving policies and purchases which positively and negatively affect riders with disabilities. The transit authority may or may not like this, but it helps those with disabilities, who are a large part of public transit ridership. Disability accessibility can have a universal component to it, so it can create improvements for all.

CATA is in good shape under the leadership of CEO Brad Funkhouser. I am glad I was sitting on the CATA Board to help choose him when the previous CEO stepped down. But he doesn't dictate who serves on the CATA Board, you do!

I only have speculations as to why I am being replaced. I asked, but I was not given a reason, adding to my suspicion of covertness. I am not proud of my government when they practice decisions covertly and think that is appropriate. I have never been fired or reprimanded in any position I have ever held and I am 65 years old. I worked as a social worker for 23 years. If you truly believe in inclusion and diversity, people with disabilities must also be represented on boards and commissions, especially those involving transportation. I was more than willing to serve and don't feel Supervisor Styka's decision to replace me honors the diversity and inclusion for which the township says it espouses, especially since people with disabilities have almost no role in the township's employment or seats on boards and commissions. And, I was not convinced he himself wanted to replace me. He appointed me. So I wonder what is really going on behind the scenes? I worked extremely hard in my volunteer position as a CATA board member during the worst of times and then the best of times, so I think I have a right to know. My fear is he is making this decision based on erroneous information, but I don't know what that could be. I do know people with disabilities need to have a voice when it comes to public transit, and the best way to have that voice is by sitting on the CATA Board!

Sincerely,  
Donna Rose, LMSW-Clinical  
6207 Cobblers Dr.  
East Lansing, MI 48823

**From:** [Chris Collette](#)  
**To:** [Board](#)  
**Cc:** [Frank Walsh](#); [Bill Collette](#)  
**Subject:** Donna Rose  
**Date:** Thursday, October 15, 2020 9:49:07 PM

---

October 15, 2020

board@meridian.mi.us

Dear Supervisor Styka and Members of the Board,

We hope this communication finds you all safe and well. We have recently learned that Donna Rose is being replaced on the CATA Board with a person who doesn't use CATA services. Donna speaks very highly of Brad Funkhouser, the new CATA CEO, and we understand he has made a number of positive changes at CATA.

Donna's participation on the CATA Board has always been a real asset to Meridian Township and especially our special needs population. We have heard Donna speak at a number of Township Board meetings about the challenges she and other disabled people face riding public transportation. Only a disabled person can appreciate and can uniquely advocate for those who depend on public transportation. Donna is very bright, positive, determined and a terrific lady. Her vision is to serve people better and cost less.

In reviewing the CATA Board of Directors listed on their website we find that Donna is the only blind/disabled member of the CATA Board and hope you will not replace Donna. In addition to currently having Donna on their Board we are happy to see that the CATA Board of Directors includes people in a range of ages, male and female and a woman minority member.

Donna will be greatly missed if she is replaced. We strongly suggest that Donna continue to be one of our Meridian Township representatives on the CATA Board.

If she must be replaced, we sincerely hope Meridian Township will appoint another well-educated, special needs person who uses public transportation to fill behind her.

Sincerely,

Bill and Chris Collette

cc: Frank Walsh

<b>PROPOSED BOARD MINUTES</b>
-------------------------------

**PROPOSED MOTION:**

- (1) Move to approve and ratify the minutes of the Virtual Regular Meeting of October 6, 2020 as submitted.**

**ALTERNATE MOTION:**

- (1) Move to approve and ratify the minutes of the October 6, 2020 Virtual Regular Meeting with the following amendment(s):  
[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD VIRTUAL REGULAR MEETING -DRAFT-  
5151 Marsh Road, Okemos MI 48864-1198  
517-349-1232, Virtual Meeting via Zoom  
TUESDAY, OCTOBER 6, 2020 **6:00 pm.**

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

ABSENT: None

STAFF: Township Manager Walsh, Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning Director Kieselbach, Information Technology Director Gebes, Principal Planner Menser, Parks and Recreation Director Maisner, Finance Director Mattison, Human Resources Director Tithof, Economic Development and Neighborhoods Director Clark, Communications Manager Yates

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

Clerk Dreyfus called the roll of the Board.

4. PRESENTATIONS-NONE

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:02 pm.

None

Supervisor Styka closed public remarks at 6:03 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh welcomed Amber Clark as new Economic Development & Neighborhoods Director, Marketplace on the Green Ribbon Cutting on October 7 at 4 pm, Township given approval by court to demolish buildings at Walnut Hills, 16 miles of road repairs completed this week, updated on other road improvements. Solar roof to be installed on Marketplace and on South Fire Station, HVAC repairs to be completed by end of October, Township received \$70,000 hazard pay reimbursement by Federal Government, Township reached 77% participation in Census.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Treasurer Deschaine:

- Attended Township Police Community Policing Forum Sept 24
- Attended Brownfield Redevelopment Authority Special meeting Sept 24
- Volunteered at the Regional Electronics Recycle Day at Chippewa Middle School
- Attended Waste Water Recovery Facility announcement of \$100,000,000 in federal grants for the State of Michigan
- Volunteered at the tree planting day on October 3, \$10,000 grant from Environmental Commission for trees; 60 volunteers planted 40 large trees by Kinawa & Okemos Roads

Trustee Wisinski:

- September 26 recycling event handled almost 90,000 pounds of electronics, 1,000+ vehicles
- The Marketplace on Green ribbon cutting is invitation but also a virtual event; Township Board and staff along with a member from each entity who contributed to the project were invited, will be observing social distancing; anticipate 40-50 will attend

Trustee Jackson:

- Attended the Tri-County Regional Planning Board meeting; approved the proposed 2021 budget and work plan
- Attended 2020 Michigan Municipal League Virtual Convention; participated in discussions on diversity, equity and inclusion with perspective from the State Civil Rights Department, community policing operations from the Washtenaw County Sheriff's Department, COVID impacts on municipal level by Mt. Pleasant
- Attended October 4 DDA meeting
- Learned about how the Township operates its community policing policies

Attorney Fahey reported the following on virtual meetings: on Friday, Michigan Supreme Court issued an opinion on the Governor's executive orders, a Federal Judge asked the Michigan Supreme Court two questions regarding the 1985 Emergency Management Act and the 1945 Powers of Governor's Act. There is uncertainty of when it will take effect but at a minimum will not take effect for 21 days. After 21 days, the Governor can request for a re-hearing and we expect that request to take place, then the final decision from Supreme Court may not come out until after the November 3 election, or it may not happen until after the change of personnel in the Court after January 1.

For the Township to hold future meetings in a virtual format, Mr. Fahey believes there is nothing in the Open Meetings Act to prevent the Township from holding virtual meetings whether there is a pandemic or not. He stated that many attorneys and some organizations do not agree with his legal opinion about the right to hold virtual meetings even without a pandemic. Hopes the Legislature will adopt language to clarify this issue. Until there is additional clarification from the Court or legislature or Department of Public Health, it is his opinion if Township wants to continue in virtual format, it may.

Supervisor Styka reported the Township Association is stating the Township cannot hold virtual meetings but the Municipal League is stating the Township can hold virtual meetings.

Attorney Fahey stated there are many groups who disagree with each other on this topic but MTA wants its members to be healthy and safe.

Supervisor Styka:

- Attended the MSU Institute for Public Policy and Social Resource forum on September 23
- Attended Township Police Forum on September 24
- Attended the EDC meeting on October 1
- Attended the DDA on meeting on October 5
- Attended several meetings on Walnut Hills site

8. APPROVAL OF AGENDA

Supervisor Styka removed agenda item #12D and placed it on the next meeting agenda.

**Treasurer Deschaine moved to approve the Agenda as amended. Seconded by Clerk Dreyfus**

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

NAYS: None

Motion carried: 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

**Clerk Dreyfus moved to adopt the Consent Agenda as presented. Seconded by Trustee Jackson**

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

NAYS: None

Motion carried: 7-0

A. Communications

**Clerk Dreyfus 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 Jackson**

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

NAYS: None

Motion carried: 7-0

B. Approval of Minutes – September 15, 2020 Virtual Regular Meeting and September 22, 2020 Virtual Special Meeting

**Clerk Dreyfus moved to approve and ratify the minutes of the September 15, 2020 Virtual Regular Meeting and the September 22, 2020 Virtual Special Meeting of the Township Board, as submitted. Seconded by Trustee Jackson**

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

NAYS: None

Motion carried: 7-0

C. Bills

**Clerk Dreyfus moved to approve that the Township Board approve the Manager’s Bills as follows: Seconded by Trustee Jackson**

<b>Common Cash</b>	\$	<b>1,239,349.45</b>
<b>Public Works</b>	\$	<b>319,888.50</b>
<b>Trust &amp; Agency</b>	\$	<b>10,720,592.61</b>
	<b>Total Checks</b>	<b>\$ 12,279,830.56</b>
<b>Credit Card Transactions</b>	\$	<b>10,890.71</b>
9/11/2020-9/30/2020		
	<b>Total Purchases</b>	<b><u>\$ 12,290,721.27</u></b>
<b>ACH Payments</b>	<b>\$</b>	<b><u>995,049.23</u></b>

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

NAYS: None

Motion carried: 7-0

D. Addition of streetlight – Hagadorn and Mt. Hope

**Clerk Dreyfus moved to approve the attached resolution, which authorizes the Deputy Township Manager and the Township Clerk to execute the Authorization for Change in the Consumers Energy Standard Street Light Contract for adding 1 LED streetlight at the northeast corner of the Hagadorn and Mt. Hope Intersection. Seconded by Trustee Jackson**

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

NAYS: None

Motion carried: 7-0

E. Ratification of New Part-Time Paramedic Appointment

**Clerk Dreyfus moved to authorize the Fire Department to appoint Kristy Virgin to Part-Time Paramedic. Seconded by Trustee Jackson**

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

NAYS: None

Motion carried: 7-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. Planned Unit Development #20014 (Okemos Land Investment, LLC) Silverleaf

Director Kieselbach outlined the Planned Unit Development #20014 proposal.

**Trustee Jackson moved to adopt the resolution approved Planned Unit Development #20014 to develop 150 detached single-family residential lots on approximately 94 acres located on the north side of Bennett Road, west of Hulett Road. Seconded by Trustee Opsommer**

Discussion:

Township identified conditions on rezoning of this property; conditions include access from Bennett Road; how the layout will relate to other developments in the area.

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

NAYS: None

Motion carried: 7-0

B. Enhanced Deer Management Plan

**Trustee Opsommer move to support implementation of the enhanced Deer Management Program for the DNR 2020 Archery Season beginning October 1 through January 1, 2021, with inclusion of additional staffing and support, as well as, the addition of a supplemental firearms program staffed by our Police Department from January 1, 2021 through March 15, 2021. Seconded by Trustee Wisinski.**

Parks Director outlined the program including the purchase of an outdoor freezer, 20 deer harvested to date; are assisting the hunters on transporting the deer to the processor in Jackson, Sports Against Hunger are paying for the processing and the meat will be distributed to foods banks in Okemos and Haslett; 17 private properties are participating in the program.

Board Discussion:

Program begun with a great harvest; if additional costs are required for expanding the program, bring to Board to review it; no Chronic Wasting Disease (CWD) cases in the last three years and testing will not begin until firearm season, deer pose a public hazard and health risk; too many deer in residential neighborhoods; expressed gratitude to hunters.

Resident had expressed concern about using the word “nuisance” as a way to promote Deer Management Program and does not believe the Board sees this as a public safety issue. Chief Plaga reported car/deer accidents along Grand River and Powell Roads are the highest rated area. Parks Director reported during CWD, it was the hunter’s responsibility for testing and processing the meat, not a good motivator for hunters. Now Township is transporting deer for processing; hunters required to harvest a deer before they can take a deer for their own.

Harvesting the deer is only part of program, it is unwise to feed deer, encourage educational program on decreasing deer population in the community.

This year’s goal is 300 harvested deer; 75 hunters are participating; hunt is occurring on both public and private lands, the time is typically at dawn and dusk, period is from October 1 to January 1; Chief Plaga will run a program similar to the one the DNR has in previous years using sharpshooters on designated public and private properties; will be working with homeowners association; going out late at night, will be completed with best and safe practices; will be done humanely; hunters have placards in cars that they are in program; properties adjacent to participating properties were sent letters and signs have been posted at all the properties.

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

NAYS: None

Motion carried: 7-0

C. 2020 3<sup>rd</sup> Quarter Budge Amendments

**Treasurer Deschaine moved to approve the 3<sup>rd</sup> Quarter 2020 Budget Amendments with a decrease in the Budgeted Fund Balance for the General Fund in the amount of \$29,510 which projects a use of Fund Balance of \$2,223,690. Based on 2019 results, the Projected Fund Balance at December 31, 2020 will be \$8,270,729. Seconded by Trustee Jackson**

Finance Director Mattison outlined the proposed third quarter budgets for 2020.

Board discussion on amendments.

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

NAYS: None

Motion carried: 7-0

D. Board and Commission Appointments

This item was removed from the agenda

13. BOARD DISCUSSION ITEMS

A. Walnut Hills

Supervisor Styka reported the Township is working to encourage the owner on taking the buildings down and now there is a request to table the removal of the buildings until the next board meeting.

Manager Walsh reported there is a demolition order to remove the buildings by October 5. Demolition order upheld by Judge Jamo, discussions with a local family who want to save the clubhouse. Family is serious on purchasing the property and have 30 days to perform their due diligence on the site. He is recommending the Township hold off on demolishing the clubhouse and allow the family two weeks to perform their due diligence or direct staff to proceed with the demolition decision with Michigan Demolition for \$300,000.

Board Discussion:

The local family want to purchase of property to build a few single-family homes on property and want to use existing clubhouse and other structures for their development, support staff in delaying the enforcement of the demolition order for the clubhouse and pool to allow for the due diligence, delay to October 20 meeting and support potential owners on what they want to do on property, \$300,000 is a large cost for demolishing.

**Board consensus to place this item on the next Board meeting agenda.**

B. Halloween Options

Manger Walsh recommend to follow the safety guidelines of the Michigan Department of Health and Human Services and the Governor's Executive Orders but staff is working on creative ideas.

Director Maisner outlined the creative virtual and in-person activities contained in staff's memo.

Board Discussion:

Appreciate staff's suggestions and support virtual activities for this year, Board cannot call off scheduled non-municipal Halloween events, the Board can recommend following public health guidelines, suggest Marketplace on the Green having pre-stuffed bags for children to pick up.

**Consensus to follow options suggested by staff.**

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 7:33 pm.

Supervisor Styka Closed Public Remarks at 7:34 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Parks Director stated the Marketplace on the Green ribbon cutting invitations include Park Commissioners and Township Board members. The Wednesday Market will be occurring and the Communications Department Team will be creating video of the creation of the Marketplace. The Township wants to commemorate this opening and next year will be hosting a larger celebration.

Wednesday Market day will be moved into the facility but are cautiously looking at moving the Saturday Market day in because of social distancing and may want to stay at current location. They are reconsidering moving the Market into the Meridian Mall over the winter months; maybe stay outdoors through December and close down during January-March and reopen on new site in April.

16. CLOSED SESSION - NONE

17. ADJOURNMENT

**Trustee Opsommer moved to adjourn. Seconded by Trustee Jackson.**

VOICE VOTE: Motion carried 7-0.

**Supervisor Styka adjourned the meeting at 7:38 pm.**

---

RONALD J. STYKA,  
TOWNSHIP SUPERVISOR

---

BRETT DREYFUS,  
TOWNSHIP CLERK



**To: Board Members**  
**From: Miriam Mattison, Finance Director**  
**Date: October 20, 2020**  
**Re: Board Bills**

---

**Charter Township of Meridian  
Board Meeting  
10/20/2020**

**MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S  
BILLS AS FOLLOWS:**

<b>COMMON CASH</b>	<b>\$</b>	<b>959,207.76</b>
<b>PUBLIC WORKS</b>	<b>\$</b>	<b>332,875.90</b>
<b>TRUST &amp; AGENCY</b>	<b>\$</b>	<b>96,228.58</b>
<b>TOTAL CHECKS:</b>	<b>\$</b>	<b>1,388,312.24</b>
<b>CREDIT CARD TRANSACTIONS</b>		
<b>10/01/2020-10/14/2020</b>	<b>\$</b>	<b>7,587.99</b>
<b>TOTAL PURCHASES:</b>	<b>\$</b>	<b><u>1,395,900.23</u></b>
<b>ACH PAYMENTS</b>	<b>\$</b>	<b><u>733,417.38</u></b>

Vendor Name	Description	Amount	Check #
1. 54-A DISTRICT COURT	CASH BOND - T. R. JACKSON	100.00	103634
	CASH BOND - C. A. PORTER	200.00	103633
	TOTAL	<u>300.00</u>	
2. 54-B DISTRICT COURT	CASH BOND - C. J. PETERS	375.00	103635
3. 55TH DISTRICT COURT	CASH BOND - M. TAKAHASHI	350.00	103637
	CASH BOND - G. B. VASQUEZ	150.00	103636
	TOTAL	<u>500.00</u>	
4. AFFORDABLE TIRE	UNIT #52 TIRES 2020	201.80	
5. AIRGAS GREAT LAKES	SEPT 2020 FIRE DEPT MEDICAL OXYGEN	81.19	
	MEDICAL OXYGEN	531.11	
	MEDICAL OXYGEN	104.25	
	TOTAL	<u>716.55</u>	
6. ALLISON GOODMAN	MILEAGE REIMBURSEMENT SEPT 2020	18.40	
7. ANGELA KOHLS	LCC FF I & II ACADEMY REIMBURSEMENT	1,100.00	
8. APOLLO FIRE EQUIPMENT	FIRE HELMET	369.45	
9. ASAP PRINTING	FORMS AND PAMPHLET PRINTING	737.80	
10. ASPHALT RESTORATION INC	2020 LOCAL ROAD CRACK SEALING PROGRAM	26,503.70	
	PERIOD ENDING SEPT 25 2020 LOCAL ROAD CRACK SEALIN	38,659.05	
	TOTAL	<u>65,162.75</u>	
11. AT & T	SERVICES FOR OCT 1 TO OCT 31 2020	32.34	
12. AT & T	SERVICES FROM SEPT 2 THRU OCT 1 2020	166.01	
	SERVICES FROM SEPT 2 THRU OCT 1 2020	338.50	
	SERVICES FROM SEPT 2 THRU OCT 1, 2020	365.50	
	SERVICES FROM SEPT 2 THRU OCT 1, 2020	296.47	
	SERVICE FROM OCT 1 TO OCT 31 2020	542.73	
	SERVICES FROM SEPT 1 THRU OCT 1, 2020	582.73	
	TOTAL	<u>2,291.94</u>	
13. BANNASCH WELDING INC	WESTERN 7' SALTER 1.5 CUBIC YARD VARIABLE SPEED CO	6,179.20	
14. BARYAMES CLEANERS	SEPT 2020 UNIFORM CLEANING - HAMEL	21.70	
15. BLUE CROSS BLUE SHIELD OF MICHIGAN	COVERAGE PERIOD 11-01-20 THROUGH 11-30-20	3,596.40	
16. BS&A SOFTWARE	ASSESSING TRAINING BUILDING.NET 9-15-2020	550.00	
17. CARTEGRAPH	DPW OMS SOFTWARE ANNUAL RENEWAL 2020-2021	23,506.94	
18. CINTAS CORPORATION #725	MECHANICS UNIFORMS SEPT 2020 (J. HANSEN/T. FRANK)	48.35	
	MECHANICS UNIFORMS SEPT 2020 (J. HANSEN/T. FRANK)	48.35	
	MECHANICS UNIFORMS SEPT 2020 (J. HANSEN/T. FRANK)	48.35	
	MECHANICS UNIFORMS 2020	48.35	
	MECHANICS UNIFORMS SEPT 2020 (J. HANSEN/T. FRANK)	48.35	
	TOTAL	<u>241.75</u>	
19. CITY OF EAST LANSING	SEPT 1 TO OCT 2ND 2020 SHARED ASSESSOR SERVICES FE	5,616.00	
20. COMCAST	SERVICES FROM OCT 16 2020 TO NOV 15 2020	163.35	
21. CREATIVE PRODUCT SOURCING	MERIDIAN TWP POLICE DARE PROMOTIONAL PRODUCTS	1,070.30	

Vendor Name	Description	Amount	Check #
22. CRYSTAL FLASH	ORDER #3928459.00 - MOTOR POOL FUEL FOR MERIDIAN T	6,526.64	
23. CUMMINS INC	GENERATOR MAINTENANCE FULL PM SEPT 2020	371.42	
	EMERGENCY GENERATOR REPAIR MUNICIPAL BLDG	770.65	
	TOTAL	1,142.07	
24. D.C BYERS COMPANY	REPAIR LEAKING CHIMNEY AT MUNICIPAL BUILDING	6,960.00	
25. DARYL MELVIN	CURB REPAIR MISSED DURING CONSTRUCTION - YOSEMITE	378.00	
26. DBI	FOLDERS OFFICE SUPPLIES	6.99	
	CALENDARS OFFICE SUPPLIES	58.20	
	OFFICE PAPER	32.90	
	WALL CALENDAR	15.99	
	TOTAL	114.08	
27. DETROIT SALT CO	BULK ROCK SALT FOR 2020	3,099.18	
28. DICKINSON WRIGHT PLLC	PROF SERVICES THROUGH AUG 31 2020	1,825.00	
29. EMMA CAMPBELL	REIMB FOR BOOTS	175.00	
30. ERIN PARKER	IRRIGATION DAMAGED BY ROAD CONSTRUCTION - DAWN AVE	240.99	
31. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	313.05	
	PROFESSIONAL LEGAL FEES THROUGH SEPT 30 2020	5,959.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	88.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	3,085.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	2,438.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	3,525.50	
	PROFESSIONAL LEGAL FEES THROUGH SEPTEMBER 30, 2020	162.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	36.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	90.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	30.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	1,704.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	10,494.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	6,619.54	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	210.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	4,054.50	
	PROFESSIONAL LEGAL SERVICES THRU SEPT 30 2020	99.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	16.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	16.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	16.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	2,178.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	1,298.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	594.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	704.00	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	82.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	16.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	60.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	82.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	267.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	242.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	533.50	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	101.23	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	3,446.32	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	322.09	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	202.45	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	506.13	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	506.13	
	PROFESSIONAL LEGAL FEES THRU SEPT 30 2020	165.65	
	TOTAL	50,268.09	

10/15/2020 12:27 PM  
User: GRAHAM  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 10/20/2020 - 10/20/2020  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GF

Vendor Name	Description	Amount	Check #
32. FERGUSON WATERWORKS #3386	DRINKING FOUNTAIN WATER LINE	239.58	
33. FIRST COMMUNICATIONS	ACCOUNT #3142216 SEPT/OCT 2020	945.88	
34. FISHBECK, THOMPSON, CARR & HUBER	MUNI BLDG ENGINEERING SERVICES THRU 10/2/2020	773.50	
	HVAC SYSTEM COMMISSIONING SERVICES THRU 10/2/2020	2,946.00	
	TOTAL	3,719.50	
35. FORESIGHT GROUP	PRESORTED FIRST CLASS POSTAGE CYCLE 1 & 4	1,021.09	
	WATER BILLS WINDOW ENVELOPES	477.71	
	CYCLE 6-730 FIRST CLASS PRESORTED	306.77	
	TOTAL	1,805.57	
36. GORDON CONSTRUCTION SERVICES	CONSTRUCTION OF MARKETPLACE ON THE GREEN PROJECT	117,743.00	
37. GRANGER	RUBBISH AND RECYCLING DISPOSAL SERVICES	164.52	
	MUNICIPAL BLDG & POLICE STATION RUBBISH AND RECYCL	87.00	
	MERIDIAN TOWNHALL & PUBLIC SAFETY BUILDING RUBBISH	114.33	
	SERVICE CENTER RUBBISH & RECYCLING DISPOSAL SERVI	256.98	
	S. FIRE STATION RUBBISH & RECYCLING DISPOSAL SERVI	74.26	
	CENTRAL FIRE STATION RUBBISH & RECYCLING DISPOSAL	78.28	
	TOTAL	775.37	
38. HUNTINGTON NATIONAL BANK	ANNUAL ADMIN FEE 11/01/2020 - 10/31/2021	500.00	
39. INGHAM CONSERVATION DISTRICT	TREE PLANTING PROJECT AND SUPPLIES	1,978.53	
40. INTERNATIONAL CONTROLS & EQUIP	ACCESS CONTROL SYSTEM FOR SMALL AND LARGE DOG PARK	6,735.00	
41. JAMES K RUNDQUIST	REIMB IRRIGATION DMG DURING CONSTRUCTION - E. ARBU	1,347.75	
42. JEREMY BURCHMAN	REIMB DMG TO IRRIGATION DURING SIDEWALK REPLACEMEN	104.00	
43. JOHN DEERE FINANCIAL	ACCT #43108-36534 FLEET FUEL SEPTEMBER 2020	8,211.30	
44. JOYCE A MARK	PROF SERVICES WITNESS FIRE ARBITRATION HEARING	400.00	
45. KEBS INC	LOT SURVEY HICKORY ISLAND ALLEY	550.00	
46. LANSING SANITARY SUPPLY INC	FIRE DEPT CLEANING SUPPLIES	25.27	
	FIRE DEPARTMENT CLEANING SUPPLIES	444.94	
	PAPER TOWELS AND TOILET PAPER SUPPLIES	405.31	
	TOTAL	875.52	
47. LANSING UNIFORM COMPANY	UNIFORMS - GONZALES & MILLEROV	120.00	
	UNIFORMS - VROMAN	349.65	
	STANDARD POLICE UNIFORM PURCHASE	962.65	
	POLICE UNIFORM PURCHASE - SHOES AND BOOTS	529.85	
	UNIFORMS - BOOMS	50.00	
	STAFF UNIFORMS	199.80	
	TOTAL	2,211.95	
48. LAWSON PRINTERS	250 CARDS FOR A. CLARK	65.00	
49. LEROY HARVEY	REIMB BIKE PUMP/TUBE FOR TOWNSHIP BIKES	11.12	
50. LOGICALIS	IT CONSULTING SERVICES	10,608.00	
	IT CONSULTING SERVICES	1,207.50	
	TOTAL	11,815.50	

10/15/2020 12:27 PM  
 User: GRAHAM  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 10/20/2020 - 10/20/2020  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
51. LOPEZ CONCRETE CONSTRUCTION	CONCRETE REPAIR CONTRACT FOR LOCAL ROAD, WATER UTI	328.50	
	CONCRETE REPAIR CONTRACT FOR LOCAL ROAD, WATER UTI	18,355.50	
	TOTAL	18,684.00	
52. LUKE LANDSCAPE COMPANY	MOWING ON 9/11/2020 GRAND RIVER AVE	55.00	
	MOWING 9/11/2020 RABY ROAD	85.00	
	TOTAL	140.00	
53. MACOMB COMMUNITY COLLEGE	EMERGENCY VEHICLE OPERATIONS TRAINING FOR SIX (6)	600.00	
54. MANNIK AND SMITH	PROF SERVICES THRU AUG 28 2020 LOCAL RD PROG ENGIN	48,204.64	
	PROFESSIONAL SERVICES THRU SEPT 25, 2020	3,353.50	
	LOCAL ROAD PROGRAM ENGINEERING & INSPECTION SERVIC	26,014.15	
	TOTAL	77,572.29	
55. MAX R	TRASH AND RECYCLING BINS FOR HNC	2,550.00	
56. MCKESSON MEDICAL-SURGICAL	GOC SOL		
	ZOLMED STAT PADZ ELECTRODE GEL	749.99	
	ZOLMED RECORDING PAPER	52.70	
	EMS MEDICAL SUPPLIES/EQUIPMENT	785.81	
	EMS MEDICAL SUPPLIES/EQUIPMENT	318.00	
	MEGA/MOVER TRANSPORT CHAIR	135.00	
	EMS SUPPLIES/EQUIPMENT CPAP SYSTEM	351.07	
	EXAM GLOVES COVID 19	19.10	
	EXAMP GLOVES COVID 19	38.59	
	TOTAL	2,450.26	
57. MEDICAL MANAGEMENT SYSTEMS OF	AMBULANCE BILLING SERVICE SEPT 2020	6,069.70	
58. MERIDIAN TOWNSHIP	TRANSFER FLEX CHECKING 10/09/2020 PAYROLL	550.69	
59. MERIDIAN TOWNSHIP RETAINAGE	CONSTRUCTION OF MARKETPLACE ON THE GREEN PROJECT	12,544.00	
	2020 LOCAL ROAD CRACK SEALING PROGRAM	341.18	
	2020 LOCAL ROAD PROGRAM - CRUSH AND SHAPE PROJECT	385.00	
	PERIOD ENDING SEPT 25 2020 LOCAL ROAD CRACK SEALIN	4,295.45	
	CENTRAL MERIDIAN REGIONAL TRAIL CONNECOR PROJECT	12,358.80	
	2020 LOCAL ROAD PROGRAM- MILLING AND RESURFACING P	12,764.92	
	TOTAL	42,689.35	
60. MERRILL FORD	UNIT #611 REPAIRS AND PARTS 2020	1,162.89	
	UNIT #110 VEHICLE REPAIR	40.98	
	TOTAL	1,203.87	
61. MICHIGAN PAVING	2020 LOCAL ROAD PROGRAM - CRUSH AND SHAPE PROJECT	7,315.00	
	PERIOD ENDING SEPT 25 2020 LOCAL ROAD PROGRAM- MIL	242,533.42	
	TOTAL	249,848.42	
62. MIDWEST POWER EQUIPMENT	POWER SAW MAINTENANCE - SHARPEN BLADE	31.62	
63. MIDWEST TREE SERVICE	REMOVE 2 SPRUCE TREES CHERRY HILL & HATCH & GRIND	750.00	
64. NAPA	AIR & OIL FILTER/SHOP TOWELS/DISPENSER WIPES	195.18	
	UNIT 121 MISC FLEET REPAIR PARTS	587.21	
	TOTAL	782.39	
65. OAK CONSTRUCTION CORP	CENTRAL MERIDIAN REGIONAL TRAIL CONNECOR PROJECT	111,229.20	

10/15/2020 12:27 PM  
 User: GRAHAM  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 10/20/2020 - 10/20/2020  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
66. ORKIN	SEPT/OCT 2020 HISTORIAL VILLAGE PC STANDARD	400.00	
67. OVERHEAD DOOR OF LANSING	C FIRE OVERHEAD DOOR MAINTENANCE	1,170.31	
68. PITNEY BONES	ACCT#247 088 51 TWP POSTAGE	10,000.00	103494
69. PRO-TECH MECHANICAL SERVICES	BOILER REPLACEMENT FOR PUBLIC SAFETY	28,283.50	
70. QUALITY TIRE INC	FLEET TIRES SEPT 2020 MEDIC 92 #663	535.86	
71. ROMANOW BUILDING SERVICES	JANITORIAL SERVICES FOR TOWNSHIP BUILDINGS -2020	5,009.60	
72. ROSIE AND WILLIAM L CLARK	REIMB IRRIGATION DMG DURING CONSTRUCTION OTSEGO DR	335.51	
73. ROWERDINK AUTOMOTIVE PARTS	BATTERY CORE RETURN	(28.00)	
	A/C COMPRESSION UNION & KITS	35.03	
	BRAKES & BRAKE LINING REPAIR PARTS	417.71	
	BRAKES AND BRAKE LINING KIT REPAIR PARTS	95.99	
	HUB ASSEMBLY WHEEL, BRAKES & BRAKE LINING REPAIR P	395.78	
	SENSOR KIT REPAIR PARTS UNIT #134 MEDIC 93	230.66	
	HUB ASSEMBLY WHEEL FLEET REPAIR PARTS	160.76	
	GEAR ASSEMBLY, SPINDLE ROD & CORE CHARGE FLEET REP	1,510.75	
	GEAR ASSEMBLY STEERING CORE RETURN	(400.00)	
	BRAKE AND BRAKE LINING FLEET REPAIR PARTS	235.02	
	BRAKE LINING RETURN	(61.06)	
	TOTAL	2,592.64	
74. SCHAEFFER'S SPECIALIZED LUBRICANTS	MOTOR POOL OIL FOR DIESEL ENGINES	1,097.78	
75. SCHROEDER BUILDERS	KALORAMA WAY REIMB PERF GUARANTEE	1,200.00	
76. SIGNATURE FORD INC.	REPAIRS FOR UNIT #8	4,855.67	
77. SPARROW OCCUPATIONAL	PHYSICALS SEPT 23 2020	144.50	
78. ST MARTHA CONFERENCE OF	REIMB TO AVOID EVICTION A. RICE	300.00	103638
79. SWAGIT PRODUCTIONS, LLC	VIDEO STREAMING SERVICES HOMTV SEPT 2020	3,462.00	
	CLOSED CAPTIONING ENCODER AND SOFTWARE	8,485.00	
	TOTAL	11,947.00	
80. THE SHYFT GROUP USA, INC	2016 SPARTAN METRO STAR ENGINE 91 UNIT#150	8,888.41	
	CREDIT FROM 04/21/20	(8.39)	
	TOTAL	8,880.02	
81. TRUGREEN	ATHLETIC FIELDS TOWNSHIP BLDGS FIELD WEED & FEED S	1,192.02	
82. T-SHIRT GOODS LLC	FIRE STATION CANCER AWARENESS T-SHIRTS	408.00	
83. UNITED STATES POSTAL SERVICE	NOVEMBER BALLOTS	101.44	103491
	AV BALLORS FOR NOVEMBER	102.64	103492
	NOVEMBER AV BALLOTS	66.85	103493
	TOTAL	270.93	
84. VANCE KINKAID	RFND COURT FINES HELD AT CLOSING WERE ALREADY PAID	160.00	103632
85. VARIPRO BENEFIT ADMINISTRATORS	FLEX ADMINISTRATION 10/2020	12,299.20	
86. VERIZON CONNECT	BILLING PERIOD 09-01-2020 THROUGH 09-30-2020	1,359.96	
87. VERIZON WIRELESS	SERVICES FROM AUGUST 24 THRU SEPT 23, 2020	3,928.39	
88. VITAC CORPORATION	SEPT 1 TO SEPT 30 2020 REALTIME CAPTIONING	3,885.00	

10/15/2020 12:27 PM  
User: GRAHAM  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 10/20/2020 - 10/20/2020  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GF

Vendor Name	Description	Amount	Check #
89. WASTE MANAGEMENT	10/01/20 TO 10/31/20 - ANIMAL CARCASS REMOVAL DUMP	126.35	
90. WATER TECH	HARTRICK & FERGUSON PARK OUTFALL E COLI ANALYSIS	60.00	
91. WILDTYPE DESIGN	TREE INITIATIVE REDBUD/SYCAMORE PLUG	98.44	
TOTAL - ALL VENDORS		959,207.76	

10/15/2020 12:27 PM  
 User: GRAHAM  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 10/20/2020 - 10/20/2020  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: PWRZ

Vendor Name	Description	Amount	Check #
1. BANNASCH WELDING INC	FABRICATE 2 FIRE HOSE BOXES	576.00	
	WATER DEPT FLUSH FIRE HOSE BOXES	288.00	
	TOTAL	864.00	
2. BHARATIYA TEMPLE	OVRPMT SEWER/WATER FINAL BILL - HASLETT RD	245.00	
3. BLUE CROSS BLUE SHIELD OF MICHIGAN	COVERAGE PERIOD 11-01-20 THROUGH 11-30-20	526.43	
4. CARL SCHLEGEL INC	TKT #1031227 SAND , GRAVEL & TOPSOIL SEPT 2020	823.20	
5. CARTEGRAPH	DPW OMS SOFTWARE ANNUAL RENEWAL 2020-2021	15,605.56	
6. CATHEY INDUSTRIAL SUPPLIES, CO	HOSE FITTINGS	380.12	
7. CITY OF EAST LANSING	OCTOBER 2020 SEWER OPERATIONS	254,513.75	
8. CNFC TITLE	33-02-02-14-379-007 CHAGGAL - REIMB PERF GUARANTEE	2,000.00	
9. CSX TRANSPORTATION	11/01/2020-10/31/2021 LICENSE FEE PIPELINE WATER/S	897.82	
10. CUMMINS INC	GENERATOR MAINTENANCE FULL PM SEPT 2020	449.69	
11. DIVERSIFIED NATIONAL TITLE AGENCY	OVRPMT SEWER/WATER FINAL BILL - SPRING MILL DR	169.76	
	OVRPMT FINAL SEWER/WATER BILL - TREETOP DR	42.44	
	TOTAL	212.20	
12. DOUG ESCHTRUTH	33-02-02-13-101-107 VAN ATTA ROAD - REIMB PERF GUA	2,000.00	
13. EASTBROOK HOMES INC	33-02-02-05-476-016 WINTERFIELD CT - REIMB PERF G	2,000.00	
14. FERGUSON WATERWORKS #3386	PIPE WRENCH	72.89	
15. GIGUERE HOMES INC.	33-02-02-14-379-019 CHAGGAL LANE - REIMB PERF GUAR	2,000.00	
16. GREGG'S WOOD PRODUCTS	4' WOOD LATHES	480.00	
17. HYDROCORP	SEPT 2020 CROSS CONNECTION CONTROL PROGRAM SERVICE	2,430.00	
18. IDC CORPORATION	LIFT STATION CONTROLS MAINTENANCE SEPT 2020	1,132.00	
	SHOALS LIFT STATION PANEL UPDATES FOR GENERATOR	3,600.00	
	TOTAL	4,732.00	
19. JAMES AND NANCY HOUTHOOFD JR	33-02-02-25-478-004 CHIMNEY OAKS DR REIMB PERF GUA	2,000.00	
20. JOAN VAHRENWALD	OVRPMT SEWER FINAL BILL - WILD GINGER TRAIL	52.96	
21. LOPEZ CONCRETE CONSTRUCTION	CONCRETE REPAIR CONTRACT FOR LOCAL ROAD, WATER UTI	18,397.00	
	CONCRETE REPAIR CONTRACT LOCAL ROAD, WATER UTILITY	14,983.00	
	TOTAL	33,380.00	
22. MICHAEL STURGEON	OVRPMT SEWER/WATER FINAL BILL - GIESBORO LN	31.83	
23. PAULETTE GRACE	REIMB WATER DMG DUE TO WATER METER BREAK ON 7-16-2	618.89	
24. QUALITY LANDSCAPE	SITWORK-1867 LK LANS FROM HASLETT RD WTRMN PROJEC	2,390.00	
25. TILAK MOHAN	REFUND FOR IRRIGATION METER - KOALA DRIVE	349.00	
26. TITLE RESOURCE AGENCY	OVRPMT SEWER/WATER FINAL BILL - QUARRY RD	202.56	
	OVRPMT SEWER/WATER FINAL BILL - WOOD VALLEY DR	149.51	
	TOTAL	352.07	
27. TL CONTRACTING INC	REIMB SOIL EROSION/SEDIMENTATION CONTROL FEES FOR	2,876.07	

10/15/2020 12:27 PM  
User: GRAHAM  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 10/20/2020 - 10/20/2020  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: PWRZ

Vendor Name	Description	Amount	Check #
28. VERIZON WIRELESS	SERVICES FROM AUGUST 24 THRU SEPT 23, 2020	443.88	
29. WILLIAM HARRINGTON	OVRPMT SEWER/WATER FINAL BILL - HASLETT RD	148.54	
TOTAL - ALL VENDORS		332,875.90	

10/15/2020 12:26 PM  
User: GRAHAM  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 10/20/2020 - 10/20/2020  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. ALLAN FALK	PARCEL #33-02-02-33-277-010 - MI TAX TRIBUNAL REFU	11.96	13013
2. COVIUS MORTGAGE SOLUTIONS	33-02-02-06-176-046 TOWAR AVE OVRPMT SUMMER PROP T	692.21	13014
3. EAST LANSING PUBLIC SCHOOLS	ELPS SUMMER 2020 TAX COLLECTION	25,597.02	13015
4. HASLETT PUBLIC SCHOOLS	HASLETT PUBLIC SCHOOLS SUMMER 2020 TAX COLLECTION	27,264.54	13016
5. MICHAEL & LINDA LARGO	PARCEL #33-02-02-04-303-024 SUMMER TAX REIMB	362.80	13021
6. OKEMOS PUBLIC SCHOOLS	OKEMOS PUBLIC SCHOOLS SUMMER 2020 TAX	40,540.58	13017
7. OYINKAN TASSIE	33-02-02-16-251-009 BURCHAM DR OVRPMT SUMMER PROP	81.02	13018
8. STATE OF MICHIGAN	SEX OFFENDER REGISTRATION FEES	60.00	
9. TRANSNATION TITLE	33-02-02-03-184-012 - SUNHALLOW OVRPMT SUMMER PRO	17.21	13019
10. WILLIAMSTON SCHOOLS	WILLIAMSTON SCHOOLS SUMMER 2020 TAX COLLECTION	1,601.24	13020
TOTAL - ALL VENDORS		96,228.58	

**Credit Card Report 10/1/2020-10/14/2020**

<b>Posting Date</b>	<b>Merchant Name</b>	<b>Amount</b>	<b>Name</b>
2020/10/01	THE HOME DEPOT #2723	\$49.28	LAWRENCE BOBB
2020/10/01	RAYALLEN.COM JJDOG.COM	\$234.99	KYLE ROYSTON
2020/10/01	OFFICESMART	\$146.31	KYLE ROYSTON
2020/10/01	244 AUTO VALUE EAST LANSI	\$7.69	KYLE FOGG
2020/10/01	THE HOME DEPOT #2723	\$29.16	KYLE FOGG
2020/10/01	AMZN MKTP US*M46B17140	\$210.00	KRISTI SCHAEING
2020/10/01	THE HOME DEPOT #2723	\$22.71	TODD FRANK
2020/10/01	THE HOME DEPOT #2723	\$246.98	JANE GREENWAY
2020/10/01	THE HOME DEPOT #2723	\$65.76	DAN PALACIOS
2020/10/01	PETSMART # 0724	\$71.96	CATHERINE ADAMS
2020/10/02	AC&E RENTALS INC	\$60.00	LAWRENCE BOBB
2020/10/02	THE HOME DEPOT #2723	\$35.19	CHAD HOUCK
2020/10/02	THE HOME DEPOT #2723	\$19.94	KYLE FOGG
2020/10/02	ASAP PRINTING	\$107.01	KRISTEN COLE
2020/10/02	THE HOME DEPOT #2723	\$18.92	MIKE ELLIS
2020/10/02	THE HOME DEPOT #2723	(\$1.29)	TODD FRANK
2020/10/02	ZOOM.US	\$8.99	STEPHEN GEBES
2020/10/02	HOMEDEPOT.COM	\$6.18	JANE GREENWAY
2020/10/02	FERGUSON ENT, INC 934	\$158.94	KEITH HEWITT
2020/10/02	FEDEX OFFIC40600004069	(\$3.70)	WILLIAM PRIESE
2020/10/02	FEDEX OFFIC40600004069	\$3.49	WILLIAM PRIESE
2020/10/02	STATE OF MI EMS	\$25.00	WILLIAM PRIESE
2020/10/02	STATE OF MI EMS	\$25.00	WILLIAM PRIESE
2020/10/02	OFFICEMAX/OFFICEDEPT#3379	\$128.97	CATHERINE ADAMS
2020/10/02	SOLDANS FEEDS & PET S	\$12.49	CATHERINE ADAMS
2020/10/02	THE HOME DEPOT #2723	\$30.95	CATHERINE ADAMS
2020/10/02	AMZN MKTP US*MK18E4J31	\$26.49	CATHERINE ADAMS
2020/10/05	THE HOME DEPOT #2723	\$15.65	LAWRENCE BOBB
2020/10/05	THE HOME DEPOT #2723	\$25.92	ROBERT STACY
2020/10/05	THE HOME DEPOT #2723	\$56.07	ROBERT STACY
2020/10/05	MGFOA MEMBERSHIP DUES	\$120.00	MIRIAM MATTISON
2020/10/05	COMCAST	\$314.46	ANDREA SMILEY
2020/10/05	TRACTOR-SUPPLY-CO #0122	\$89.97	MIKE ELLIS
2020/10/05	DUNHAMS 135	\$64.99	MIKE ELLIS
2020/10/05	HASLETT TRUE VALUE HARDW	\$23.99	MIKE ELLIS
2020/10/05	THE HOME DEPOT #2723	\$36.99	MIKE ELLIS
2020/10/05	QUALITY TIRE	\$203.30	TODD FRANK
2020/10/05	ZOOM.US	(\$170.00)	STEPHEN GEBES
2020/10/05	WASHTENAW COMMUNITY	\$95.00	JOHN HECKAMAN
2020/10/05	WASHTENAW COMMUNITY	\$95.00	JOHN HECKAMAN
2020/10/05	WASHTENAW COMMUNITY	\$95.00	JOHN HECKAMAN
2020/10/05	THE HOME DEPOT #2723	\$4.27	DAVID LESTER
2020/10/05	AMAZON.COM*MK7QI0JH2	\$30.50	MICHELLE PRINZ
2020/10/05	AMZN MKTP US*MK59J5G41	\$23.58	MICHELLE PRINZ
2020/10/05	IMS ALLIANCE	\$54.50	WILLIAM PRIESE
2020/10/05	THE HOME DEPOT #2723	\$5.98	CATHERINE ADAMS
2020/10/05	AMZN MKTP US*MK1ZR0E61	\$61.90	CATHERINE ADAMS
2020/10/06	TACTICALGEAR.COM	\$161.95	KYLE ROYSTON
2020/10/06	WAL-MART #2866	\$52.52	MIKE ELLIS
2020/10/06	SIGNARAMA OF LANSING	\$37.58	MICHELLE PRINZ
2020/10/07	THE HOME DEPOT #2723	\$55.12	LAWRENCE BOBB
2020/10/07	AUTOZONE 4377	\$26.99	WILLIAM RICHARDSON

2020/10/07	THE HOME DEPOT #2723	\$45.95	MIKE ELLIS
2020/10/07	USPS PO 2569800864	\$26.35	ROBIN FAUST
2020/10/07	THE HOME DEPOT #2723	\$64.90	JANE GREENWAY
2020/10/07	THE HOME DEPOT 2723	\$88.69	DAVID LESTER
2020/10/07	ELECTRIC APPLIANCE PARTS	\$54.34	KEITH HEWITT
2020/10/07	MIDWEST POWER EQUIPMENT	\$27.37	KEITH HEWITT
2020/10/07	SLEEP DOCTOR-E LANSING	\$598.00	WILLIAM PRIESE
2020/10/07	SMARTSIGN	\$41.14	CATHERINE ADAMS
2020/10/08	HASLETT TRUE VALUE HARDW	\$29.93	LAWRENCE BOBB
2020/10/08	THE HOME DEPOT #2723	\$29.08	LAWRENCE BOBB
2020/10/08	CATHEY COMPANY	\$21.00	LAWRENCE BOBB
2020/10/08	THE HOME DEPOT #2723	\$132.65	TYLER KENNEL
2020/10/08	HASLETT TRUE VALUE HARDW	\$17.36	KYLE ROYSTON
2020/10/08	AMZN MKTP US*MK8A92Q61	\$15.98	MICHELLE PRINZ
2020/10/09	THE HOME DEPOT #2723	\$198.67	LAWRENCE BOBB
2020/10/09	SONETICS CORPORATION	\$160.00	ROBERT STACY
2020/10/09	LEXISNEXIS RISK SOL EPIC	\$150.00	KRISTI SCHAEING
2020/10/09	LANGUAGE LINE	\$44.36	KRISTI SCHAEING
2020/10/09	DOLLAR TREE	\$24.00	KRISTEN COLE
2020/10/09	GOOGLE *ADS3069275384	(\$0.77)	ANDREA SMILEY
2020/10/09	TARGET 00003657	\$179.99	MIKE ELLIS
2020/10/09	ZOOM.US	\$14.67	STEPHEN GEBES
2020/10/09	HYDRO-CHEM SYSTEMS INC	\$7.06	ROBERT MACKENZIE
2020/10/09	AMZN MKTP US*MK8BT1DQ1	\$142.03	MICHELLE PRINZ
2020/10/12	GRAFF-CHEVROLET-OKEMOS	\$72.95	JIM HANSEN
2020/10/12	JETS PIZZA - MI-053 - MOT	\$60.81	MICHAEL HAMEL
2020/10/12	FACEBK EX3ULW2AU2	\$75.00	ANDREA SMILEY
2020/10/12	THE HOME DEPOT #2723	\$14.27	MIKE ELLIS
2020/10/12	THE HOME DEPOT 2723	\$229.00	MIKE ELLIS
2020/10/12	KIMBALL MIDWEST PAYEEZY	\$240.50	TODD FRANK
2020/10/12	AMAZON.COM*MK8ZB6QT0 AMZN	\$26.38	MICHELLE PRINZ
2020/10/13	MEIJER # 174	\$19.47	KYLE FOGG
2020/10/13	THE HOME DEPOT #2723	\$48.44	RYAN CAMPBELL
2020/10/13	AMZN MKTP US*MK9F90RD1	\$246.00	ROBERT MACKENZIE
2020/10/13	MIDWEST POWER EQUIPMENT	\$288.73	KEITH HEWITT
2020/10/13	AMAZON.COM*MK8FM6DU0 AMZN	\$160.38	MICHELLE PRINZ
2020/10/13	AMAZON.COM*MK8Y59RQ1 AMZN	\$19.98	MICHELLE PRINZ
2020/10/14	THE HOME DEPOT #2723	\$24.98	LAWRENCE BOBB
2020/10/14	STANDARD ELECTRIC COMP	\$75.39	TYLER KENNEL
2020/10/14	EXOTIC AUTOMATION&SUPPLY	\$62.73	TODD FRANK
2020/10/14	DNR PLAINWELL RSS	\$500.00	LUANN MAISNER
2020/10/14	MIDWEST POWER EQUIPMENT	(\$102.00)	KEITH HEWITT
2020/10/14	SOLDANS FEEDS & PET S	\$10.14	CATHERINE ADAMS
2020/10/14	AMAZON.COM*MK6KY97V2 AMZN	\$25.00	CATHERINE ADAMS
2020/10/14	MEIJER # 025	\$32.45	CATHERINE ADAMS
2020/10/14	STATE EGLE WATER TEST	\$16.00	CATHERINE ADAMS

---

<b>Total</b>	<b>\$7,587.99</b>
--------------	-------------------

---

ACH Transactions

Date	Payee	Amount	Purpose
10/1/2020	Blue Care Network	\$ 34,186.66	Employee Health Insurance
10/6/2020	Invoice Cloud	\$ 1,754.55	Utility Transaction Fee
10/7/2020	Blue Care Network	\$ 16,782.07	Employee Health Insurance
10/9/2020	Various Financial Institutions	\$ 261,325.82	Direct Deposit 10/09/2020
10/9/2020	IRS	\$ 96,344.75	Payroll Taxes 10/09/2020
10/9/2020	ICMA	\$ 34,576.26	Payroll Deductions 10/09/2020
10/9/2020	Nationwide	\$ 4,150.29	Payroll Deductions 10/09/2020
10/13/2020	Delta Dental	\$ 13,707.82	Employee Dental Insurance
10/13/2020	Consumers	\$ 49,789.96	Utilities
10/13/2020	MCT Utilities	\$ 6,817.86	Water/Sewer for MCT
10/14/2020	MERS Purchase	\$ 205,622.62	Employee Retirement
10/14/2020	Blue Care Network	\$ 8,358.72	Employee Health Insurance
<b>Total ACH Payments</b>		<u><u>\$ 733,417.38</u></u>	



11. A/13.A

**To: Meridian Township Board Members**  
**From: Neighborhoods & Economic Development Director Amber Clark**  
**Date: October 20, 2020**  
**RE: Meridian Township Redevelopment Fund Application**

---

The purpose of the public hearing before the Township Board today is to review an application for the Meridian Township Redevelopment Fund. The use of the funds will be for a development project designated in the Downtown Okemos, PICA area of Meridian Township.

As some of you may recall, three years ago, the Planning Commission and Township Board adopted the 2017 Meridian Township Master Plan. One of the main highlights of the document was the creation of Potential Intensity Change Areas (PICA's). The planners and elected officials chose to add PICA's at three localized districts within the township. Downtown Okemos, Downtown Haslett and Carriage Hills were identified as PICA's. The goal's focus is, to open up a vast toolbox that allows the three areas to flourish. Following the decision to add PICA's, the Downtown Development Authority (DDA) and Economic Development Corporation (EDC) members voted unanimously (23-0) to formally request that the Township Board create a Meridian Redevelopment Fund (MRF). The creation of the MRF is to further assist in driving positive growth in the Okemos and Haslett PICA's. In 2018, the Board took their advice and created the MRF. The initial corpus of the MRF was \$570,000, the proceeds of which came from the sale of the MARC building. The following year, at the urging of the administration, the governing body added \$130,000 to the MRF. Due to the COVID-19 small business grant program, the MRF has a current fund balance of \$570,000. Pursuant to recent Board action, on January 1, 2021, the fund will grow to \$700,000.

The purpose of the MRF is to "retain, expand or attract development in downtown Okemos and downtown Haslett". Over the past two years, no funds have been distributed to the two eligible PICA's. Two weeks ago, we received a request for funds from the Village of Okemos developers.

Meridian Township Economic Development Corporation held a virtual Special Meeting Thursday October 8, 2020 at 7:30 am to review and discuss an application for the MRF for the Village of Okemos development. The request from the Village of Okemos, LLC, is focused primarily in demolition and asbestos removal to prepare the site for redevelopment. The application requests a grant in an amount not to exceed \$85,481.44 for eligible costs. At the conclusion of its meeting the EDC approved the application, with the Village of Okemos, LLC, for funding from the Redevelopment Fund. After the Public Hearing on the matter, and with approval from the Township Board, the EDC will then be authorized to create an agreement with the developers toward the project.

The Township Board may choose to approve, approve with modifications or reject the proposed project plan based on the following considerations:

- a. The findings of the Meridian Township EDC
- b. The findings and recommendations from the public hearing
- c. The plan meets the general requirements of the Meridian Township Redevelopment

Fund Application

- d. The proposed method of financing the project is feasible and the EDC has the ability to arrange the financing
- e. The project is reasonable and necessary to carry out the purposes of redevelopment.

**Attachments:**

- Meridian Redevelopment Fund Packet and Application Process
- Proposed Project Plan –location and general area
- Meeting Minutes of Meridian Township Economic Development Corporation Special Meeting October 8, 2020
- Village of Okemos, LLC, Meridian Township Redevelopment Fund Application

G:\Community Planning & Development\Planning\EDC\EDC - COMMISSION FOLDER (Agenda, Packet, Mins etc)\MEMOS\2020



**CHARTER TOWNSHIP OF MERIDIAN**  
**MERIDIAN REDEVELOPMENT FUND (MRF)**  
**APPLICATION PROCESS SUMMARY**

---

Thank you for your interest in the Meridian Redevelopment Fund (MRF). The Township and the Economic Development Corporation (EDC) has determined specific areas for redevelopment and has allotted funding to assist developers, land owners and business owners to improve the aesthetic, functionality and economic viability of their properties.

Before you apply, we encourage you to become acquainted with the program objectives and requirements mentioned in this packet.

Each funding application is individually evaluated. Approval for funding will be determined by, in order: staff, the EDC, and the Township Board. Each will consider the financial needs of the applicant, the degree of public benefit to be derived from the funding, and any other criteria required by Act 338 of 1974.

**Intent:**

The primary intent of the MRF is to further the economic development goals and objectives of the Township and the EDC as set forth by its 2017 Master Plan. The funds are to be used as an economic development tool to retain, expand or attract development in downtown Okemos (Okemos & Hamilton Roads) and downtown Haslett (Haslett & Marsh Roads) – see maps for geographic details.

Applications may be submitted for consideration at any time and will be considered on a first-come, first-served basis. The MRF program is of indeterminable duration and the Township or EDC may elect to cease funding new projects at any time or when funds are depleted.

**Eligible Uses:**

Projects must be located within the within the geographic boundaries as outlined in Attachments A & B.

Funds may be used for a variety of project phases, including but not limited to: infrastructure improvement (roads, sidewalks or utility improvements), wayfinding, pocket parks or other place-making amenities (pavilions, amphitheaters, bike racks, awnings, benches) and other commercial uses permitted under Act 338 of 1974.

**Funding Terms and Conditions:**

Funding may be delivered either by grant or loan at the Board's sole discretion based on the merits of the project. Grants will likely be in the form of reimbursement. Loan terms, interest rates and repayment schedule will be made fully clear in the Townships correspondence after the project has been approved for funding. Funding documents will clarify the need for collateral, if any, and will require the Township be named in first position for repayment in the event of default and/or bankruptcy. The Township may also recommend other funding mechanisms it has information about or access to. Unless otherwise defined in the funding documents, once funding is approved and subsequent paperwork has been consummated, it is expected that the applicant will start the project soon after and outline the expected completion date. Performance of the applicant will be closely monitored.

If you have any questions, please contact the Economic Development Director, at 517.853.4568. The application, with the attached forms and supporting documents can be e-mailed, or mailed to:

Meridian Township Redevelopment Fund  
c/o Economic Development Director  
5151 Marsh Road  
Okemos, MI 48864

**Step 1.** Create a development plan with renderings that describe the purpose of the request, why it is needed and important to the community, and the nature of the enterprise. The development plan should include all elements of the project plan as defined under MCL 125.1608.

**Step 2.** Submit a completed application, including supporting materials and renderings, to the Economic Development Director (EDD) via regular mail or e-mail at [buck@meridian.mi.us](mailto:buck@meridian.mi.us). The EDD will review your application for completeness.

**Step 3.** Staff will determine eligibility and feasibility of the project. The EDD may also work with the applicant to clarify any ambiguity.

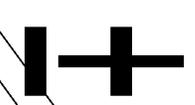
**Step 4.** If the application meets the criteria as determined by the EDD, the project will be placed on an upcoming meeting agenda of the Meridian Township Economic Development Corporation (EDC). The EDC meets on a monthly basis.

**Step 5.** With the assistance of the EDD, the applicant will present the project funding request to the EDC board at the scheduled meeting. The EDC Board will then make a decision about your application. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project.

**Step 6.** If the EDC votes to proceed with the funding request, the EDD will add the project to an upcoming Township Board meeting agenda, where the EDD, the EDC Board Chair and/or the applicant will present the project and funding request. The Township Board typically meets twice per month. The Township Board will assess the public purpose of the project and, if approved, hold a public hearing as required by the State Act. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project.

**Step 7.** If the funding request is approved, Township attorneys and staff will prepare the appropriate loan or grant documents. Applicants will receive a commitment letter summarizing the conditions of the funding agreement, including the required use of the funds, whether the funds are a grant or loan, and repayment terms, where applicable.

**Step 8.** The grant or loan closing will occur and the project can begin.



February 28,



Haslett  
Rd

Benson  
Dr

Marsh Rd

Franklin St

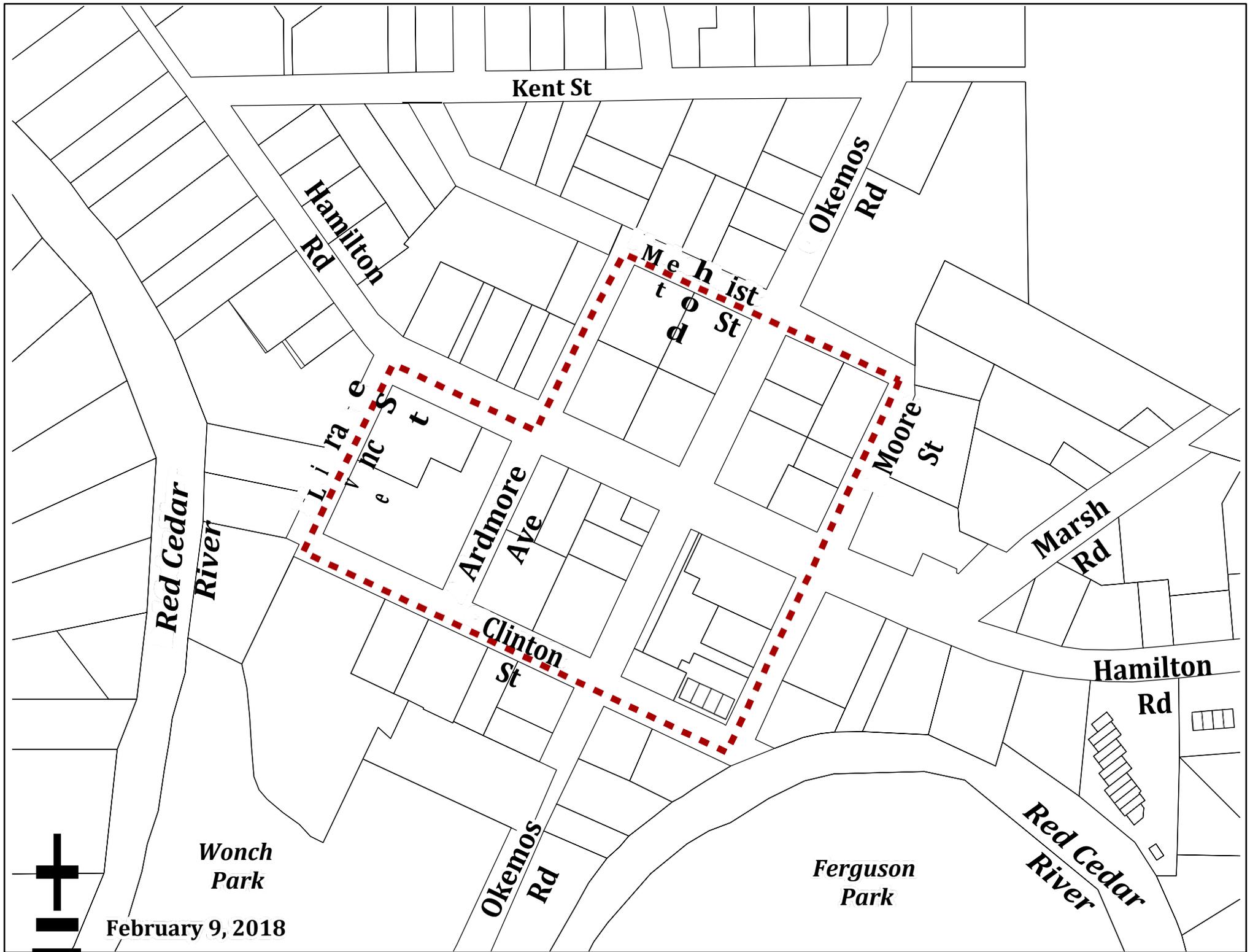
Edson  
St

Potter  
St

Shaw St

School St

GN  
Railroad



Kent St

Hamilton Rd

Okemos Rd

Me h i s t  
t o d St

Moore St

Marsh Rd

Red Cedar  
River

L i i r a e  
v h c S t  
e t

Ardmore  
Ave

Clinton  
St

Hamilton  
Rd

Wonch  
Park

Ferguson  
Park

Red Cedar  
River

Okemos  
Rd



February 9, 2018

# THE VILLAGE OF OKEMOS

MUPUD SUBMISSION  
JUNE 26, 2019

MUPUD	6/26/19
MUPUD / SUP	4/19/19
DATE ISSUED	

DRAWN BY  
CHECKED BY

M  
ARCHITECTS  
114 RAYSON STREET  
NORTHVILLE, MI 48167  
PHONE 248.348.9300  
FAX 248.348.9322

PRESLEY ARCHITECTURE  
108 N. CENTER ST., SUITE 205  
NORTHVILLE, MI 48167  
P. 248.348.1124, F. 248.348.9300  
E. gregpresley@comcast.net

HOBBS + BLACK  
ARCHITECTS  
100 N. State St.  
Ann Arbor, MI 48104  
P. 734.663.4189  
www.hobbs-black.com

VILLAGE OF OKEMOS  
PROJECT

CONSULTANT

TITLE SHEET

SHEET TITLE

18443  
PROJECT NUMBER

A-000  
SHEET NUMBER



NORTH  
SITE LOCATION MAP  
SCALE - N.T.S.

## DEVELOPMENT TEAM

### DEVELOPER

TRUE NORTH  
2410 Woodlake Dr, Meridian  
Charter Township, MI 48864  
(517) 580-2550

### CONSTRUCTION MANAGER

WOLVERINE BUILDING GROUP  
1420 Washington Blvd., Suite 450  
Detroit, MI 48226  
(313) 453-3131

### CIVIL ENGINEER

KEBS ENGINEERING  
2116 Haslett Road  
Haslett, MI 48840  
(517) 339-1014

### ARCHITECTS

HOBBS & BLACK ARCHITECTS  
100 N State St,  
Ann Arbor, MI 48104  
(734) 663-4189

### PRESLEY ARCHITECTURE

108 North Center  
Northville MI, 48167  
(248) 348-1124

### M ARCHITECTS

114 Rayson Street Suite 2C  
Northville, MI 48167  
(248) 349-2708

### STRUCTURAL ENGINEER

JDH ENGINEERING  
3000 Ivanrest Ave SW,  
Grandville, MI 49418  
(616) 531-6020

### ENGINEERS

HRC  
535 Griswold Street  
Buhl Building, Suite 1650  
Detroit, MI 48226  
(313) 965-3330

### WALKER CONSULTANTS

525 Avis Drive, Suite 1  
Ann Arbor, MI 48108  
(734) 663 1070

### LANDSCAPE ARCHITECT

GIBBS PLANNING GROUP  
240 Martin Street Suite 200  
Birmingham, MI 48009  
(248) 642-4800

### MKSK STUDIOS

4219 Woodward Avenue  
Detroit, Michigan 48201  
(313) 652 1101

## INDEX OF DRAWINGS

<table border="1"> <tr> <td>6/26/19</td> <td>4/19/19</td> </tr> <tr> <td>MUPUD</td> <td>MUPUD / SUP</td> </tr> <tr> <td>ISSUED</td> <td>ISSUED</td> </tr> </table>	6/26/19	4/19/19	MUPUD	MUPUD / SUP	ISSUED	ISSUED	<table border="1"> <tr> <td>6/26/19</td> <td>4/19/19</td> </tr> <tr> <td>MUPUD</td> <td>MUPUD / SUP</td> </tr> <tr> <td>ISSUED</td> <td>ISSUED</td> </tr> </table>	6/26/19	4/19/19	MUPUD	MUPUD / SUP	ISSUED	ISSUED																																										
6/26/19	4/19/19																																																						
MUPUD	MUPUD / SUP																																																						
ISSUED	ISSUED																																																						
6/26/19	4/19/19																																																						
MUPUD	MUPUD / SUP																																																						
ISSUED	ISSUED																																																						
<table border="1"> <tr> <td>A-000</td> <td>GENERAL</td> </tr> <tr> <td>A-100</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-101</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-102</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-103</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-104</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-105</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-106</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-150</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-151</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-200</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-201</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-202</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-203</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-204</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-205.1</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-205.2</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-206</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-207</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-208</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-209</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-210</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-211</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-212</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-213</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-300</td> <td>ARCHITECTURAL</td> </tr> <tr> <td>A-400</td> <td>ARCHITECTURAL</td> </tr> </table>	A-000	GENERAL	A-100	ARCHITECTURAL	A-101	ARCHITECTURAL	A-102	ARCHITECTURAL	A-103	ARCHITECTURAL	A-104	ARCHITECTURAL	A-105	ARCHITECTURAL	A-106	ARCHITECTURAL	A-150	ARCHITECTURAL	A-151	ARCHITECTURAL	A-200	ARCHITECTURAL	A-201	ARCHITECTURAL	A-202	ARCHITECTURAL	A-203	ARCHITECTURAL	A-204	ARCHITECTURAL	A-205.1	ARCHITECTURAL	A-205.2	ARCHITECTURAL	A-206	ARCHITECTURAL	A-207	ARCHITECTURAL	A-208	ARCHITECTURAL	A-209	ARCHITECTURAL	A-210	ARCHITECTURAL	A-211	ARCHITECTURAL	A-212	ARCHITECTURAL	A-213	ARCHITECTURAL	A-300	ARCHITECTURAL	A-400	ARCHITECTURAL	<p><b>GENERAL</b> A-000 TITLE / INDEX SHEET</p> <p><b>CIVIL</b> C-100 OVERALL PLAN C-101 DIMENSION PLAN C-102 UTILITY PLAN C-103 STORM PLAN C-104 PERVIOUS/ IMPERVIOUS PLAN C-105 AMENITIES PLAN C-106 EXISTING FEATURES PLAN</p> <p><b>LANDSCAPE</b> LHP-100 HARDSCAPE &amp; PLANTING PLAN LHP-101 HARDSCAPE &amp; PLANTING PLAN LHP-102 HARDSCAPE &amp; PLANTING PLAN LZ-101 LANDSCAPE DETAILS LZ-102 LANDSCAPE DETAILS</p> <p><b>SITE LIGHTING</b> SL-1 ELECTRICAL SITE LIGHTING PLAN SP-1 ELECTRICAL SITE POWER PLAN</p> <p><b>ARCHITECTURAL</b> A-100 LOWER LEVEL PARKING PLAN A-110 FIRST LEVEL COMPOSITE FLOOR PLAN A-120 SECOND LEVEL COMPOSITE FLOOR PLAN A-130 THIRD LEVEL COMPOSITE FLOOR PLAN A-140 FOURTH LEVEL COMPOSITE FLOOR PLAN A-150 FIFTH LEVEL/PENTHOUSE FLOOR PLAN A-160 ROOF PLAN</p> <p>A-150 BLOCK 1 OVERALL ELEVATIONS A-151 BLOCK 2 OVERALL ELEVATIONS</p> <p>A-200 BUILDING A EXTERIOR ELEVATIONS A-201 BUILDING A EXTERIOR ELEVATIONS A-202 BUILDING B EXTERIOR ELEVATIONS A-203 BUILDING B EXTERIOR ELEVATIONS A-204 BUILDING C EXTERIOR ELEVATIONS A-205.1 BUILDING C EXTERIOR ELEVATIONS A-205.2 BUILDING C EXTERIOR ELEVATIONS A-206 BUILDING D EXTERIOR ELEVATION A-207 BUILDING D EXTERIOR ELEVATIONS A-208 BUILDING E EXTERIOR ELEVATIONS A-209 BUILDING E EXTERIOR ELEVATIONS A-210 BUILDING F EXTERIOR ELEVATIONS A-211 BUILDING F EXTERIOR ELEVATIONS A-212 BUILDING G EXTERIOR ELEVATIONS A-213 BUILDING G EXTERIOR ELEVATIONS</p> <p>A-300 BUILDING SECTION A-400 TYPICAL UNIT TYPES</p>
A-000	GENERAL																																																						
A-100	ARCHITECTURAL																																																						
A-101	ARCHITECTURAL																																																						
A-102	ARCHITECTURAL																																																						
A-103	ARCHITECTURAL																																																						
A-104	ARCHITECTURAL																																																						
A-105	ARCHITECTURAL																																																						
A-106	ARCHITECTURAL																																																						
A-150	ARCHITECTURAL																																																						
A-151	ARCHITECTURAL																																																						
A-200	ARCHITECTURAL																																																						
A-201	ARCHITECTURAL																																																						
A-202	ARCHITECTURAL																																																						
A-203	ARCHITECTURAL																																																						
A-204	ARCHITECTURAL																																																						
A-205.1	ARCHITECTURAL																																																						
A-205.2	ARCHITECTURAL																																																						
A-206	ARCHITECTURAL																																																						
A-207	ARCHITECTURAL																																																						
A-208	ARCHITECTURAL																																																						
A-209	ARCHITECTURAL																																																						
A-210	ARCHITECTURAL																																																						
A-211	ARCHITECTURAL																																																						
A-212	ARCHITECTURAL																																																						
A-213	ARCHITECTURAL																																																						
A-300	ARCHITECTURAL																																																						
A-400	ARCHITECTURAL																																																						

BUILDING CODE DATA	
DESCRIPTION	2015 MICHIGAN BUILDING CODE
USE GROUP	MUPUD: A-2, B, R-2, S-2
CONSTRUCTION TYPE	
BLOCK 1	BUILDING E: (4) LEVELS TYPE IIB RESIDENTIAL OVER 4590 SQ/FT (1) LEVELS TYPE IB PODIUM 9150 SQ/FT BUILDING F: (3) LEVELS TYPE IIB RESIDENTIAL OVER 3490 SQ/FT (1) LEVELS TYPE IB PODIUM 28725 SQ/FT
BLOCK 2	BUILDING A: (2) LEVELS TYPE IIB RESIDENTIAL OVER 17800 SQ/FT (2) LEVELS TYPE IB PODIUM OVER 18185 SQ/FT (1) LEVEL PARKING DECK BUILDING B: (3) LEVELS TYPE IIB RESIDENTIAL OVER 30905 SQ/FT (1) LEVEL TYPE IB PODIUM OVER 9215 SQ/FT (1) LEVEL PARKING DECK BUILDING C: (5) LEVELS TYPE IIB RESIDENTIAL OVER 51655 SQ/FT (1) LEVEL PARKING DECK BUILDING D: (2) LEVELS TYPE IIB RESIDENTIAL OVER 18700 SQ/FT (2) LEVELS TYPE IB PODIUM OVER 19080 SQ/FT (1) LEVEL PARKING DECK
ALLOWABLE HEIGHT (ABOVE GRADE)	PER TABLE 504.3; 60 FEET / 5 STORES W/ 10'-0" SETBACK
PROPOSED HEIGHT	VARIABLE, 60'-0" MAXIMUM
LOWER LEVEL PARKING LEVEL	79,775 SQUARE FEET
PROPOSED BUILDING AREA	253,525 SQUARE FEET

Drawing: F:\2019\18443\01\Drawings\05\GH000.dwg Date: Jul 03, 2019, 10:05am Layout: A:000 24x36 Plotted by: jpream



**MERIDIAN REDEVELOPMENT FUND STAFF CHECKLIST**

<b>Date Received: 10-01-2020</b>	<b>Contact: Will Randle</b>
<b>Project: Downtown Redevelopment</b>	<a href="mailto:will@truenorthdevco.com">will@truenorthdevco.com</a>
Village of Okemos, LLC	

**Initial Project District** Staff Initials AC Date

---

- Proposed district boundaries determined and submitted to the Township Board
- Township Board establishes the project district boundaries by resolution
- Township Board determines whether to establish a project citizen’s district council

**Application and Project Review** Staff Initials AC Date

---

- Received application
- Name, entity, and project location
- Project location is within the project district boundaries
- Project has or is incidental to a commercial purpose
- Determine whether funding will be by grant, loan, or other method
- Confirm Project meets statutory project plan requirements
  - o Project Improvement Specifics
    - Location of improvements
    - Extent and character of improvements
    - Estimated cost of the improvements
    - Estimated timeframe for completion
    - Statement of construction stages (if any) and their estimated timeframes
  - o Legal description of the project area
  - o List who will undertake and manage the project
  - o Designation of persons who will benefit from the project (individual or corporation or both)
  - o If the project will be leased or sold at completion, then provide the bidding process to determine such lease or sale
  - o Estimated number of persons living within the project area
  - o Estimated number of persons or families that will be displaced by the project
  - o Plan for relocation of any displaced persons and related costs
  - o Location and extent of existing public streets in the project area
  - o Location and extent of other public facilities in the project area
  - o Current public and private land uses in the project area
  - o Describe any demolition, repair, or alteration of existing improvements
    - Estimated timeframe
  - o Description of areas left as open space, if any
  - o If there is any sale or lease of municipal property and the description thereof
  - o Description of requested zoning changes
  - o Description of any requested street, street level, or intersection changes
  - o Description of any requested utility changes
  - o Proposed financing method
  - o Statement that all persons performing work on the project are paid the prevailing wage and fringe benefits for same or similar work
  - o If any homes are acquired or destroyed, then must meet increased requirements

- If zoning changes are requested or if the project will involve the taking of private property, then the appropriate local public agency (i.e. planning commission) must be consulted. A recommendation is given to the Township Board.
- Place application on EDC agenda
- Present application and plan to the EDC
- Secure approval of the application and plan from the EDC
- Designate the project area to the Township Supervisor in writing
- Township Supervisor appoints two additional directors to the Corporation to serve during the project.

<b>Township Board Action</b>	Staff Initials AC	Date
<hr/>		

- Forward application to the Township Board for inclusion on their agenda.
- Certify to the Township Board that the project shall not transfer employment of 20 or more full time municipal workers.
- Township Board approves the project area by resolution; sets public hearing.
- Place and publish required notices for the public hearing.
- Public hearing is held on the project plan.
- Township Board determines whether the project plan constitutes a public purpose.
- Township Board determines whether to approve or reject the plan.
- Any subsequent plan amendments are approved by the Township Board via resolution.

<b>Commencement of the Project</b>	Staff Initials	Date
<hr/>		

- Send commitment letter summarizing terms of the project and funding within 10 business days of approval
- Prepare appropriate loan or grant document
- Schedule execution of documents and disbursement of funds
- Oversee project until completion, according to loan and grant documents



**Meridian Township**  
5151 Marsh Road  
Okemos, MI 48864

P 517.853.4000  
F 517.853.4096

**Township Board:**

**Ronald J. Styka**  
*Township Supervisor*

**Brett Dreyfus**  
*Township Clerk*

**Julie Brixie**  
*Township Treasurer*

**Phil Deschaine**  
*Township Trustee*

**Patricia Herring  
Jackson**  
*Township Trustee*

**Dan Opsommer**  
*Township Trustee*

**Kathy Ann Sundland**  
*Township Trustee*

**Frank L. Walsh**  
*Township Manager*

11/08/18

Subject: Meridian Township Redevelopment Fund (MRF)

Dear Developers, Land Owners and Business Owners,

Thank you for your interest in the Meridian Township Redevelopment Fund (MRF). The Township Board and the Economic Development Corporation (EDC) have determined specific areas for redevelopment and have allotted funds to assist developers, land owners and business owners to improve the aesthetic, functionality and economic viability of their properties.

Before you apply, we encourage you to become acquainted with the program objectives and requirements outlined in this packet.

Each funding application is individually evaluated. Approval for funding will be determined by, in order; Township staff, the EDC, and the Township Board. Each will consider the financial needs of the applicant, the degree of public benefit to be derived from the project being funded, and any other criteria required by Act 338 of 1974.

**Intent:**

The primary intent of the MRF is to further the economic development goals and objectives of the Township and the EDC as set forth in its 2017 Master Plan. The funds are to be used as an economic development tool to retain, expand or attract development in downtown Okemos (Okemos & Hamilton Roads) and downtown Haslett (Haslett & Marsh Roads) – see included maps for geographic details.

Applications may be submitted for consideration at any time and will be considered on a first-come, first-served basis. The MRF program is of indeterminable duration and the Township or EDC may elect to cease funding new projects at any time or when funds are depleted.

**Eligible Uses:**

Projects must be located within the within the geographic boundaries as outlined in Exhibits A & B.

Funds may be used for a variety of project phases, including but not limited to: infrastructure improvement (roads, sidewalks or utility improvements), wayfinding, pocket parks or other place-making amenities (pavilions, amphitheaters, bike racks, awnings, benches) and other commercial uses permitted under Act 338 of 1974.

**Funding Terms and Conditions:** Funding may be delivered either by grant or loan at the Board's sole discretion based on the merits of the project. Grants will likely be in the form of reimbursement for approved and completed project expenses. Loan terms, interest rates and repayment schedule will be made clear in the Townships correspondence when a project is approved for funding. Funding documents will clarify the need for collateral, if any, and will require the Township be named in first position for repayment in the event of default or bankruptcy. The Township may also recommend other funding

mechanisms it has information about or access to. Unless otherwise defined in the funding documents, once funding is approved and subsequent paperwork has been consummated, it is expected that the applicant will start the project soon after and outline the expected completion date. Performance of the applicant will be closely monitored.

If you have any questions, please contact me at [buck@meridian.mi.us](mailto:buck@meridian.mi.us) or call 517.853.4568. The application, with the attached forms and supporting documents can be emailed or mailed to:

Meridian Township Redevelopment Director  
c/o Economic Development Director  
5151 Marsh Road  
Okemos, MI 48864

Sincerely,



Chris Buck  
Economic Development Director

## **Village of Okemos**

### **Project Overview and Approved MUPUD Drawings**

As of October 5, 2020

The Village of Okemos is a proposed, mixed-use development occupying two blocks on the West side of Okemos Road in Downtown Okemos. The project proposes to build 290,206 square feet in five, four and five story buildings on the two blocks. The current usage calls for 265,128 square feet of residential use, and 25,078 square feet of commercial use, of which 11,843 will be occupied by the new Douglas J Salon. The current plan proposes up to 287 total residential units on two blocks. Each block will have a single-level, above-grade, parking deck to provide parking for residents. See attached Approved MUPUD Drawings.

**Section 1:**

---

Company Name:

Primary Contact:

Title:

Address:

Office Phone:

Mobile Phone:

E-Mail:

Corporate Form: (LLC, S-Corp, C-Corp, Sole Proprietorship, Partnership, Other):

Corporate Officers & Titles:

Company Description (who are you and what do you do?):

**Section 2:**

---

Describe the project in its entirety (location, extent, character, etc.) and why it benefits Meridian Township and its residents. Include the component you are requesting funding for:

What is your estimate cost for the entire project? Provide, in detail, your personal financial position and general funding or financing sources for this project:

When do you plan to commence and complete work?

Will your end product create jobs? How many, part-time or full-time? Wage range?

Meridian Redevelopment Fund (MRF)

Application

3

Please provide the names and municipalities of any projects you've completed within the past five years:

List three professional references of people who understand or are involved in your current or past projects:

Name:

Organization:

Phone:

E-Mail:

Name:

Organization:

Phone:

E-Mail:

Name:

Organization:

Phone:

E-Mail:

**Section 3:**

---

**Project Plan Requirements:**

The location of existing streets and other public facilities within the project:

The location, character, and extent of the categories of public and private land uses both currently and any proposed changes within the project, including residential, recreational, commercial, industrial, educational, and other uses:

The legal description of the project real estate:

Meridian Redevelopment Fund (MRF)

Application

4

Describe any existing structure, amenity, or feature to be demolished, repaired, or altered:

Describe the repairs or alterations, and an estimate of the time required for completion:

Describe any construction stages planned and the estimated time of completion of each stage:

Describe any parts of the project to be left as open space and the use contemplated for the space:

Describe any desired zoning changes and changes in streets, street levels, intersections, and utilities:

List any persons who will manage or be associated with the management of the project for at least one year:

Will the project will be leased or sold at completion?

Will there be any sale or lease of municipal property?

Name of person or entity who will own or lease the project and for whose benefit the project is being undertaken (if other than the applicant):

Estimate of the number of persons residing in the project area and the number of families and individuals to be displaced:

If any families or individuals are to be displaced, provide required demographic information and a housing relocation plan:

NA

Please add any additional information that will help the EDC or Township Board evaluate your request:

The requested \$85,482 from MTRF will help support the \$691,304 from EGLE Grant being used toward the Asbestos Abatement/Demolition. Additionally, the Owner has committed up to \$231,511 towards the Asbestos Abatement/Demolition. See attached Memorandum from Advanced Redevelopment Solutions dated 9/30/20.

Construction projects must commit to paying the prevailing wage and fringe benefit rates for the same or work as determined under 1965 PA 166, MCL 408.551 *et seq.*

My signature below certifies that all the information contained in this application is true and complete. I authorize the Meridian Township staff to verify the information contained on this application by contacting the references given.



\_\_\_\_\_  
Applicant Signature

10-05-2020

\_\_\_\_\_  
Date

Village of Okemos, LLC by Will Randle, authorized agent

\_\_\_\_\_  
Applicant Printed Name

# **EXHIBITS**

Village of Okemos, LLC

# **EXHIBIT A**

**Advanced Redevelopment Solutions  
Memorandum dated September 30, 2020  
Request for the use of the Meridian  
Township Redevelopment Fund (MTRF)  
Village of Okemos  
Blocks 1 and 2 Parcels**

**ADVANCED REDEVELOPMENT SOLUTIONS**

PO Box 204, Eagle MI 48822

Tel 517.648.2434

ephelzer@msn.com

**MEMORANDUM**

To: Will Randle – True North Development (TND)

From: Eric P. Helzer, EDFP, Principal – Advanced Redevelopment Solutions (ARS)

Date: September 30, 2020

**Subject: Request for the use of the Meridian Township Redevelopment Fund (MTRF)**

**Village of Okemos Redevelopment Project – Hamilton and Okemos Roads**

**Meridian Township, Okemos, MI 48864**

Per the request of True North Development (TND), Advanced redevelopment Solutions (ARS) has prepared a summary for the request to the Meridian Township Economic Development Corporation (EDC) for use of the Meridian Township Redevelopment Fund (MTRF) towards tasks and costs in support of activities to protect public infrastructure and to support the Village of Okemos's (Village) infrastructure and improvements needed around the proposed Village of Okemos Redevelopment Project (Project).

**BACKGROUND**

The proposed two-phase mixed-use redevelopment Project is on three underutilized, abandoned, vacant and contaminated Village blocks and will be comprised of multiple three to five-story buildings with integrated parking. The mixed-use recreation of the Village of Okemos with major Infrastructure Improvements is transformative in nature and will bring Retail, Restaurant, Commercial, Office and Residential Uses, adding over 100 jobs, and adding approximately \$117 million in new capital investment to the Village. Phase 1, subject of the MTRF Project Application, consists of the redevelopment of Blocks 1 and 2. See Attachment A for Blocks 1 and 2 existing building and site illustration.

Over the past few years, and more recently due to the recent COVID-19 pandemic outbreak, the economy has shifted significantly, and the township has identified Downtown Okemos as:

- a critical redevelopment area in need of blight elimination;
- an area with businesses closing, resulting in a dwindling tax base;
- having parcels with environmental contamination that pose as a threat to human health and the environment and are barriers to support safe and economical redevelopment, and;
- an area where previously proposed redevelopment projects have failed on key Village blocks due to the aforementioned issues.

The proposed redevelopment Project Phase 1 will help position Downtown Okemos toward becoming a great downtown destination and place to live, shop and work. Upon completion of the proposed Project's Phase 1, other new developments and increases in value due to private investments/improvements beyond the proposed two (2) Block area is certain to occur thus increasing taxable value and adding even more jobs.



## REQUEST

The Village of Okemos Redevelopment Project has before it large and difficult to finance costs to ready these properties for redevelopment. In an effort to address a large portion of these costs, with the support and at the request of the Meridian Township Brownfield Redevelopment Authority, the Project received an award of a \$1.3 million Brownfield Grant and a \$1 million Brownfield Loan from the Michigan Department of Environment, Great Lakes and Energy (EGLE) to revitalize and safely reuse the Project properties. A majority of the awarded EGLE funds will be used to address soil and groundwater contamination by leaks from former gas station's underground storage tanks and a former dry cleaner and through a Grant/Loan Amendment a portion of these EGLE funds will be allocated to address Asbestos Abatement and Demolition costs. The balance of the Asbestos Abatement and Demolition costs needed will be funded by the Developer. However, there are certain costs that are for public benefit during and after the Demolition work that are the subject of the request to use the MTRF.

The MTRF requested use of funds include Sheeting and Shoring to protect utilities and roads along Hamilton and Okemos Roads, Sidewalk Removal and Replacement, and a 4-foot Strip of Concrete/Asphalt removed from back of sidewalk and replaced with 4-inches of Topsoil/Seed/Straw mat to green the two roadways estimated at up to \$85,482. No costs towards the private Developer's activities for any environmental or non-environmental activities (i.e. Asbestos Abatement, Demolition, Site Preparation or Private Infrastructure Improvements) are included under the MTRF request. Attachment A to this memorandum includes two figures identifying the existing improvements (buildings and sites) that will be demolished this fall to eliminate the blight and the locations for the aforementioned uses of the MTRF on Blocks 1 and 2. Below is a summary table of the costs associated with the uses of the MTRF.

## MTRF REQUESTED USE OF FUNDS

USES		SOURCE OF FUNDS
Eligible Activities	Completion Season / Year	Meridian Township Redevelopment Fund
<b>II. NON-ENVIRONMENTAL ACTIVITIES: MICHIGAN STRATEGIC FUND (MSF) ELIGIBLE ACTIVITIES</b>		
<b>Demolition Activities</b>		
Building Demolition (Below Grade-Inc. Basements, Footers and Foundations and cut/cap all Utilities)		
Block 1 (1 Basement w/ Sheet/Shoring and 1 Slab On-Grade)		\$8,587.20
2138 Hamilton Rd.-Restaurant Floor 1/Apartments Floor 2		
Shoring/Sheeting Allowance to protect utilities and roads along Hamilton and Okemos Roads (1 Bldg)	Fall 2020	
Block 2 (4 Basements w/ Sheet/Shoring for 3 Basements)		\$16,302.00
2143 Hamilton Rd.-Ace		
2137 Hamilton Rd.-Bottoms-up		
4661 Okemos Rd.-Retail		
Shoring/Sheeting Allowance to protect utilities and roads along Hamilton and Okemos Roads (3 Bldgs)	Fall 2020	
<b>Site Demolition</b>		
Block 1		\$4,241.68
4 foot Strip of Concrete/Asphalt removed from back of Sidewalk and Replaced with 4-inches Topsoil/Seed/Straw Mat (inc. 2 watering trips) as per plans	Fall 2020/Spring 2021	
Block 2		\$13,859.96
4-foot Strip of Concrete/Asphalt removed from back of Sidewalk and Replaced with 4-inches Topsoil/Seed/Straw Mat (inc. 2 watering trips) as per plans	Fall 2020/Spring 2021	
<b>Sidewalk Removal and Replacement</b>		
Block 1	Winter 2020	\$9,739.80
Block 2	Winter 2020	\$12,986.40
<i>Demolition Activities Subtotal</i>		<i>\$65,717.04</i>
<i>Eligible Activities Estimated Total</i>		<i>\$65,717.04</i>
<i>Contingency (10%)</i>		<i>\$ 6,571.70</i>
<i>Subtotal</i>		<i>\$ 72,288.75</i>
<i>General Requirements, General Conditions &amp; Fees (10%)</i>		<i>\$ 7,228.87</i>
<i>Subtotal</i>		<i>\$ 79,517.62</i>
<i>Project Management (7.5%)</i>		<i>\$ 5,963.82</i>
<b>ESTIMATED GRAND TOTAL</b>		<b>\$85,481.44</b>

For reference, Attachment B includes the total Blight Elimination & Pad Ready Budget to prepare the Project site for redevelopment, not including the required environmental, site preparation or infrastructure improvement activities and costs. Additionally, this budget identifies the sources of funds toward the estimated costs. ***All costs shown are for budgetary purposes only and are a preliminary engineers estimate of probable costs that are subject to competitive bidding in the future to secure the lowest most competitive costs and thus the estimates in Attachment B and above table will change.***

**SCHEDULE**

The planned schedule, which is subject to EGLE Grant Amendment and EGLE Grant Work Plan approvals, is as follows.

<b><i>Tasks – Blight Elimination &amp; Pad Ready Schedule</i></b>	<b><i>Due Date</i></b>
Complete Hazardous Materials and Pre-Demolition Assessment	10/23/2020
Prepare and Issue Bid Specification Packages – 1. Hazardous Materials Abatement and Regulated Materials Removal 2. Demolition	10/26/2020
Execute Grant Agreement – MTBRA/Developer	10/26/2020
Receive Bids, Evaluate Bids and Make Award Recommendations – 1. Hazardous Materials Abatement and Regulated Materials Removal 2. Demolition	11/02/2020
Award of Contracts – 1. Hazardous Materials Abatement and Regulated Materials Removal 2. Demolition	11/06/2020
Receive EGLE Grant Amendment Approval	11/06/2020
Submit EGLE Grant Work Plan – Demolition (and if needed include Hazardous Materials Abatement)	11/09/2020
Complete Hazardous Materials Abatement and Regulated Materials Removal	11/20/2020
Receive EGLE Grant Work Plan Approval	11/20/2020
Begin Demolition	11/30/2020
Complete Site Restoration	05/01/2021

If additional information is needed, please contact Advanced Redevelopment Solutions.

**ATTACHMENTS:**

- A – Blocks 1 and 2 Existing Improvements Blight Elimination Figures
- B – Blocks 1 and 2 Blight Elimination & Pad Ready Budget

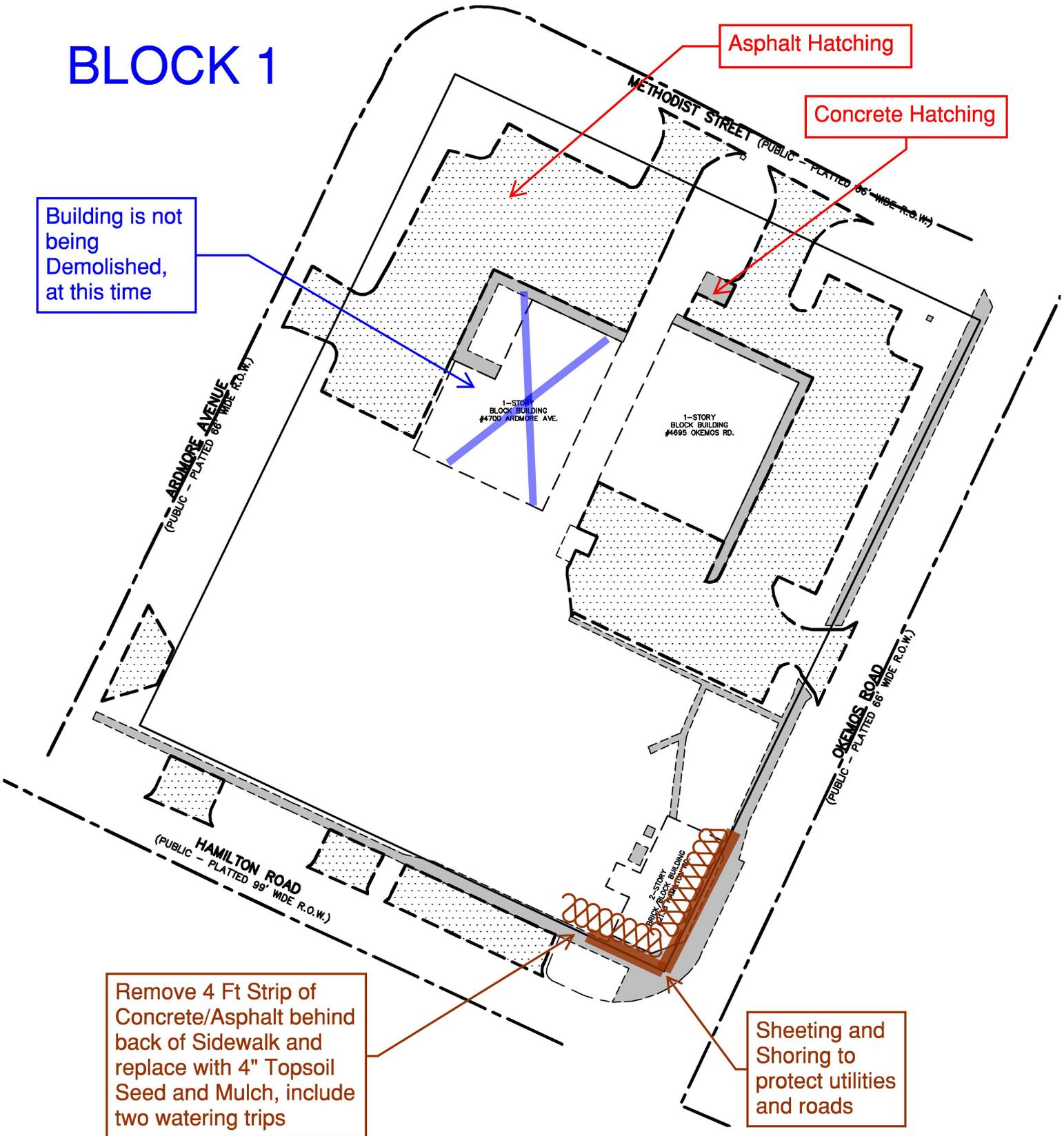
**Attachment A**  
**Blocks 1 and 2**  
**Existing Improvements**  
**Blight Elimination Figures**

# BLOCK 1

Building is not being Demolished, at this time

Asphalt Hatching

Concrete Hatching



Remove 4 Ft Strip of Concrete/Asphalt behind back of Sidewalk and replace with 4" Topsoil Seed and Mulch, include two watering trips

Sheeting and Shoring to protect utilities and roads

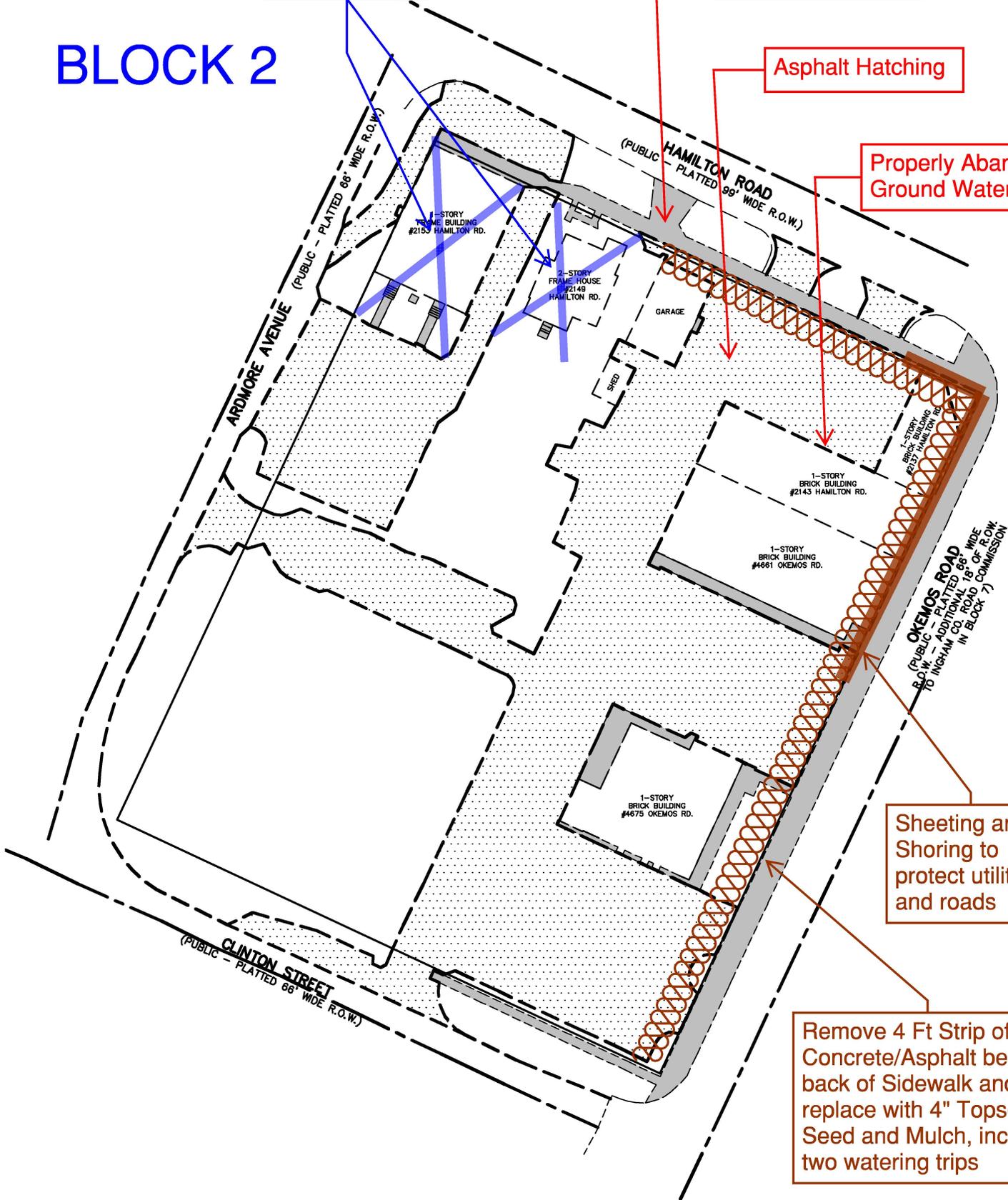
# BLOCK 2

Already Demolished

Concrete Hatching

Asphalt Hatching

Properly Abandon Ground Water Well



Sheeting and Shoring to protect utilities and roads

Remove 4 Ft Strip of Concrete/Asphalt behind back of Sidewalk and replace with 4" Topsoil Seed and Mulch, include two watering trips

**Attachment B  
Blocks 1 and 2  
Blight Elimination  
&  
Pad Ready Budget  
(as of 9-30-2020)**

**Engineers Opinion of Probable Costs for Budgetary Estimating Purposes Only**  
**BLIGHT ELIMINATION & PAD READY BUDGET - VILLAGE OF OKEMOS**

Line Item #	USES				SOURCE OF FUNDS		
	Eligible Activities	Completion Season / Year	Block 1 Estimate	Block 2 Estimate	EGL Grant	Developer	Meridian Township Redevelopment Fund
<b>III. NON-ENVIRONMENTAL ACTIVITIES: MICHIGAN STRATEGIC FUND (MSF) ELIGIBLE ACTIVITIES</b>							
<b>Demolition Activities</b>							
1	<b>Building Demolition (Above Grade)</b>						
	Block 1 (2 Buildings and Universal Waste)		\$51,101.21		\$48,936.81	\$2,164.40	\$0.00
	2138 Hamilton Rd.-Restaurant Floor 1/Apartments Floor 2	Fall 2020					
	4695 Okemos Rd.-Pharmacy	Fall 2020					
	Block 1 Universal Waste Package, Transport & Disposal	Fall 2020					
	Block 2 (4 Buildings and Universal Waste)			\$84,226.73	\$73,358.73	\$10,868.00	\$0.00
	2143 Hamilton Rd.-Ace	Fall 2020					
	2137 Hamilton Rd.-Bottoms-up	Fall 2020					
	4661 Okemos Rd.-Retail	Fall 2020					
	4675 Okemos Rd.-Marc Bldg.(Bank)	Fall 2020					
	Garage and Shed	Fall 2020					
	Block 2 Universal Waste Package, Transport & Disposal	Fall 2020					
2	<b>Building Demolition (Below Grade-Inc. Basements, Footers and Foundations and cut/cap all Utilities)</b>						
	Block 1 (1 Basement w/ Sheet/Shoring and 1 Slab On-Grade)		\$27,908.40		\$19,321.20	\$0.00	\$8,587.20
	2138 Hamilton Rd.-Restaurant Floor 1/Apartments Floor 2	Fall 2020					
	Shoring/Sheeting Allowance to protect utilities and roads along Hamilton and Okemos Roads (1 Bldg)	Fall 2020					
	4695 Okemos Rd.-Pharmacy	Fall 2020					
	Block 2 (4 Basements w/ Sheet/Shoring for 3 Basements)			\$103,789.40	\$87,487.40	\$0.00	\$16,302.00
	2143 Hamilton Rd.-Ace	Fall 2020					
	2137 Hamilton Rd.-Bottoms-up	Fall 2020					
	4661 Okemos Rd.-Retail	Fall 2020					
	Shoring/Sheeting Allowance to protect utilities and roads along Hamilton and Okemos Roads (3 Bldgs)	Fall 2020					
	4675 Okemos Rd.-Marc Bldg.(Bank)	Fall 2020					
	Garage and Shed	Fall 2020					
3	<b>Site Demolition</b>						
	Block 1		\$72,468.28		\$68,226.60	\$0.00	\$4,241.68
	Site Features Cut Flush to Grade and Removed from the Site	Fall 2020					
	4-foot Strip of Concrete/Asphalt removed from back of Sidewalk and Replaced with 4-inches Topsoil/Seed/Straw Mat (inc. 2 watering trips) as per plans	Fall 2020/Spring 2021					
	Miscellaneous Loose Debris across Site	Fall 2020					
	Slab on Grade Concrete Removal, Trucking and Recycling	Summer 2021					
	Asphalt Removal, Trucking and Recycling	Summer 2021					
	Block 2			\$123,885.86	\$110,025.90	\$0.00	\$13,859.96
	Site Features Cut Flush to Grade and Removed from the Site	Fall 2020					
	4-foot Strip of Concrete/Asphalt removed from back of Sidewalk and Replaced with 4-inches Topsoil/Seed/Straw Mat (inc. 2 watering trips) as per plans	Fall 2020/Spring 2021					
	Miscellaneous Loose Debris across Site	Fall 2020					
	2143 Hamilton Rd.-Ace Potable Well Removal and Abandonment	Fall 2020					
	Slab on Grade Concrete Removal, Trucking and Recycling	Summer 2021					
	Asphalt Removal, Trucking and Recycling	Summer 2021					
4	<b>Engineered Class II Sand Backfill &amp; Compaction (1 Foot Lifts, 4" Below Sidewalk)</b>						
	Block 1		\$17,037.07		\$17,037.07	\$0.00	\$0.00
	2138 Hamilton Rd.-Restaurant Floor 1/Apartments Floor 2	Fall 2020					
	4695 Okemos Rd.-Pharmacy	Fall 2020					
	Block 2			\$65,993.76	\$65,993.76	\$0.00	\$0.00
	2143 Hamilton Rd.-Ace	Fall 2020					
	2137 Hamilton Rd.-Bottoms-up	Fall 2020					
	4661 Okemos Rd.-Retail	Fall 2020					
	4675 Okemos Rd.-Marc Bldg.(Bank)	Fall 2020					
	Garage and Shed						
5	<b>1"-2" Stone Placed and Rolled (4")</b>						
	Block 1	Winter 2020	\$9,607.31		\$9,607.31	\$0.00	\$0.00
	Block 2	Winter 2020		\$28,765.42	\$28,765.42	\$0.00	\$0.00
6	<b>Sidewalk Removal and Replacement</b>						
	Block 1	Winter 2020	\$9,739.80		\$0.00	\$0.00	\$9,739.80
	Block 2	Winter 2020		\$12,986.40	\$0.00	\$0.00	\$12,986.40
7	<b>Health and Safety Plan(s) - General Contractor</b>	Fall 2020	\$1,352.75	\$1,352.75	\$2,705.50	\$0.00	\$0.00
	<i>Demolition Activities Subtotal</i>		\$189,214.83	\$421,000.32	\$531,465.71	\$13,032.40	\$65,717.04
8	<b>Lead and Asbestos Abatement Activities*</b>						
	<b>Asbestos Abatement</b>						
	Block 1		\$62,200.00		\$0.00	\$62,200.00	\$0.00
	2138 Hamilton Rd.-Restaurant Floor 1/Apartments Floor 2	Fall 2020					
	4695 Okemos Rd.-Pharmacy	Fall 2020					
	Predemolition Hazardous Materials Survey	Fall 2020					
	Hazardous Materials Oversight, Monitoring & Reporting	Fall 2020					
	Block 2			\$100,250.00	\$0.00	\$100,250.00	\$0.00
	2143 Hamilton Rd.-Ace	Fall 2020					
	2137 Hamilton Rd.-Bottoms-up	Fall 2020					
	4661 Okemos Rd.-Retail	Fall 2020					
	4675 Okemos Rd.-Marc Bldg.(Bank)	Fall 2020					
	Predemolition Hazardous Materials Survey	Fall 2020					
	Hazardous Materials Oversight, Monitoring & Reporting	Fall 2020					
9	<b>Health and Safety Plan(s) - General Contractor</b>	Fall 2020	\$1,250.00	\$1,250.00	\$0.00	\$2,500.00	\$0.00
	<i>Lead and Asbestos Abatement Activities Subtotal</i>		\$63,450.00	\$101,500.00	\$0.00	\$164,950.00	\$0.00
	<b>Eligible Activities Estimated Total</b>		\$252,664.83	\$522,500.32	\$531,465.71	\$177,982.40	\$65,717.04
	<b>Contingency (10%)</b>		\$ 25,266.48	\$ 52,250.03	\$ 53,146.57	\$ 17,798.24	\$ 6,571.70
	<b>Subtotal</b>		\$ 277,931.32	\$ 574,750.35	\$ 584,612.28	\$ 195,780.64	\$ 72,288.75
	<b>General Requirements, General Conditions &amp; Fees (10%)</b>		\$ 27,793.13	\$ 57,475.03	\$ 58,461.23	\$ 19,578.06	\$ 7,228.87
	<b>Subtotal</b>		\$ 305,724.45	\$ 632,225.38	\$ 643,073.51	\$ 215,358.70	\$ 79,517.62
	<b>Project Management (7.5%)</b>		\$ 22,929.33	\$ 47,416.90	\$ 48,230.51	\$ 16,151.90	\$ 5,963.82
	<b>ESTIMATED GRAND TOTAL</b>		\$328,653.78	\$679,642.29	\$691,304.02	\$231,510.61	\$85,481.44
<b>NOTES:</b>							
All costs shown are for budgetary purposes only and are a preliminary engineers estimate of probable costs subject to competitive bidding in the future to secure the lowest most competitive costs and thus the above estimates will change.							
* Estimate is a preliminary engineers estimate of probable costs and is subject to completion of a Predemolition Hazardous Materials Survey.							

# **EXHIBIT B**

Project Overview  
and

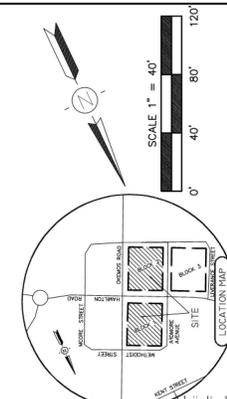
Approved MUPUD Drawings  
Village of Okemos  
Blocks 1 and 2 Parcels





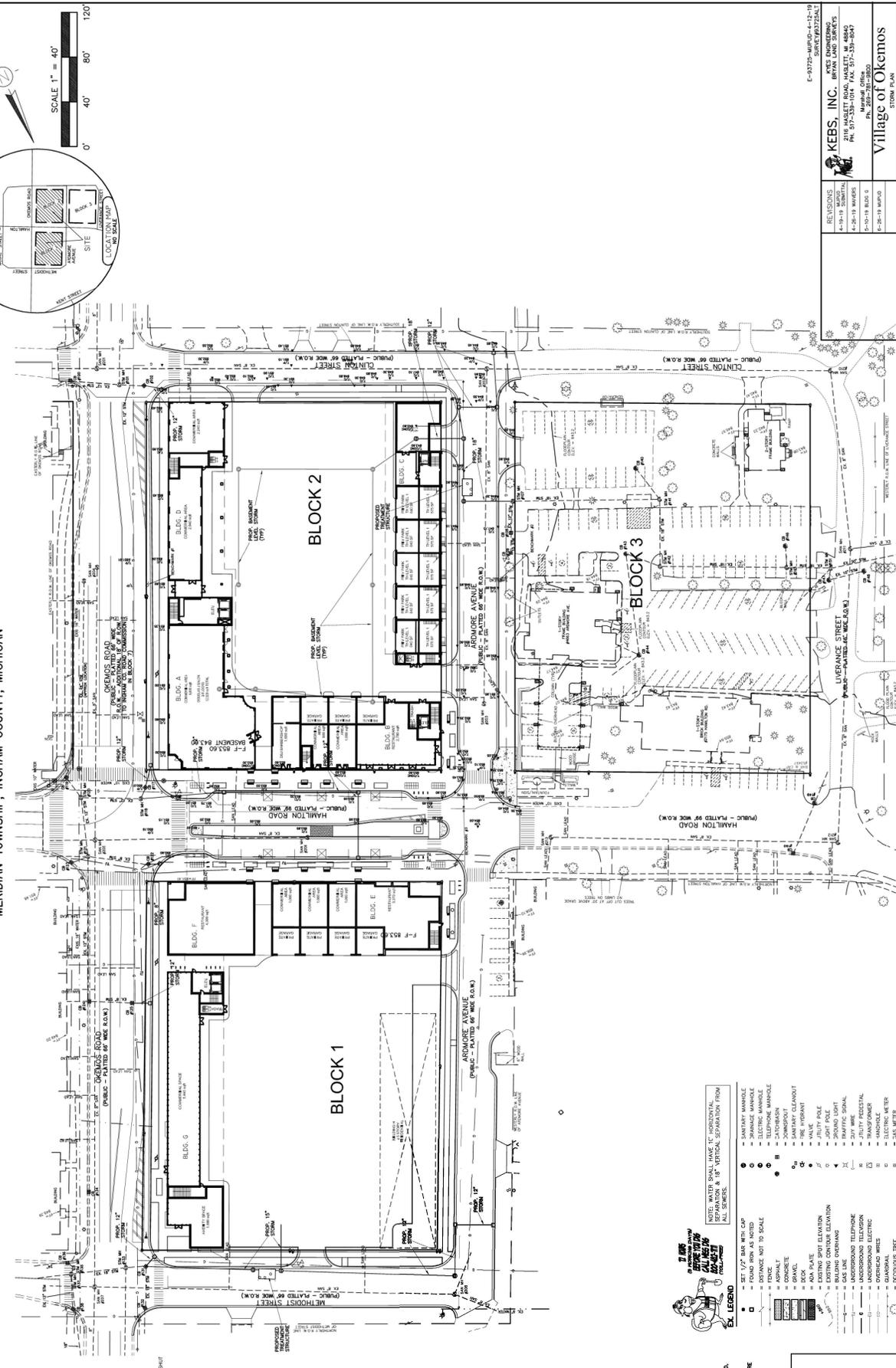


MUPUD PLAN FOR:  
**Village of Okemos**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



**CA. SEWER INVENTORIES**

SANITARY MANHOLE #202	1" RSP N INV. = 832.29
1" RSP S INV. = 832.29	
1" RSP E INV. = 831.77	
1" RSP W INV. = 831.77	
SANITARY MANHOLE #203	1" RSP N INV. = 834.83
1" RSP S INV. = 834.83	
1" RSP E INV. = 834.83	
1" RSP W INV. = 834.83	
CATCH BASIN #209	1" RSP N INV. = 840.38
1" RSP S INV. = 840.38	
1" RSP E INV. = 840.38	
1" RSP W INV. = 840.38	
SANITARY MANHOLE #211	1" RSP N INV. = 833.28
1" RSP S INV. = 833.28	
1" RSP E INV. = 833.28	
1" RSP W INV. = 833.28	
SANITARY MANHOLE #212	1" RSP N INV. = 832.02
1" RSP S INV. = 832.02	
1" RSP E INV. = 832.02	
1" RSP W INV. = 832.02	
SANITARY MANHOLE #214	1" RSP N INV. = 841.21
1" RSP S INV. = 841.21	
1" RSP E INV. = 841.21	
1" RSP W INV. = 841.21	
CATCH BASIN #215	1" RSP N INV. = 833.34
1" RSP S INV. = 833.34	
1" RSP E INV. = 833.34	
1" RSP W INV. = 833.34	
CATCH BASIN #216	1" RSP N INV. = 842.41
1" RSP S INV. = 842.41	
1" RSP E INV. = 842.41	
1" RSP W INV. = 842.41	
STORM MANHOLE #218	1" RSP N INV. = 837.38
1" RSP S INV. = 837.38	
1" RSP E INV. = 837.38	
1" RSP W INV. = 837.38	
CATCH BASIN #219	1" RSP N INV. = 833.47
1" RSP S INV. = 833.47	
1" RSP E INV. = 833.47	
1" RSP W INV. = 833.47	
CATCH BASIN #220	1" RSP N INV. = 833.47
1" RSP S INV. = 833.47	
1" RSP E INV. = 833.47	
1" RSP W INV. = 833.47	
CATCH BASIN #221	1" RSP N INV. = 831.15
1" RSP S INV. = 831.15	
1" RSP E INV. = 831.15	
1" RSP W INV. = 831.15	
CATCH BASIN #222	1" RSP N INV. = 841.49
1" RSP S INV. = 841.49	
1" RSP E INV. = 841.49	
1" RSP W INV. = 841.49	
CATCH BASIN #223	1" RSP N INV. = 831.07
1" RSP S INV. = 831.07	
1" RSP E INV. = 831.07	
1" RSP W INV. = 831.07	
CATCH BASIN #224	1" RSP N INV. = 832.76
1" RSP S INV. = 832.76	
1" RSP E INV. = 832.76	
1" RSP W INV. = 832.76	
CATCH BASIN #225	1" RSP N INV. = 831.72
1" RSP S INV. = 831.72	
1" RSP E INV. = 831.72	
1" RSP W INV. = 831.72	



**LEGEND**

CONCRETE	CONCRETE
EXIST. WATER MAIN	EXIST. WATER MAIN
EXIST. STORM SEWER	EXIST. STORM SEWER
EXIST. ELEVATIONS	EXIST. ELEVATIONS
PROPOSED SANITARY SEWER	PROPOSED SANITARY SEWER
PROPOSED STORM SEWER	PROPOSED STORM SEWER
PROPOSED WATER MAIN	PROPOSED WATER MAIN
PROPOSED UTILITY TIE	PROPOSED UTILITY TIE
CENTER LINE OF ROAD	CENTER LINE OF ROAD
ROAD RIGHT OF WAY	ROAD RIGHT OF WAY
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
PROPOSED TOP OF CURB ELEV.	PROPOSED TOP OF CURB ELEV.

E-9375-MUPUD-4-12-19  
 SURV.#/P225/21

**KEEBS, INC.**  
 2116 HASSETT ROAD, HASSETT, MI 48840  
 PH. 937-535-8847  
 Mobile: 937-535-8847  
 Fax: 937-535-8850

**Village of Okemos**  
 STORM PLAN

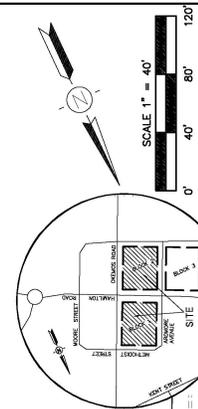
SCALE: 1" = 40'  
 DATE: 4-14-19  
 AUTHORIZED BY: [Signature]

DESIGNER: [Signature]  
 CHECKED BY: [Signature]  
 SHEET: 010  
 TOTAL SHEETS: 012



# MUPUD PLAN FOR: Village of Okemos

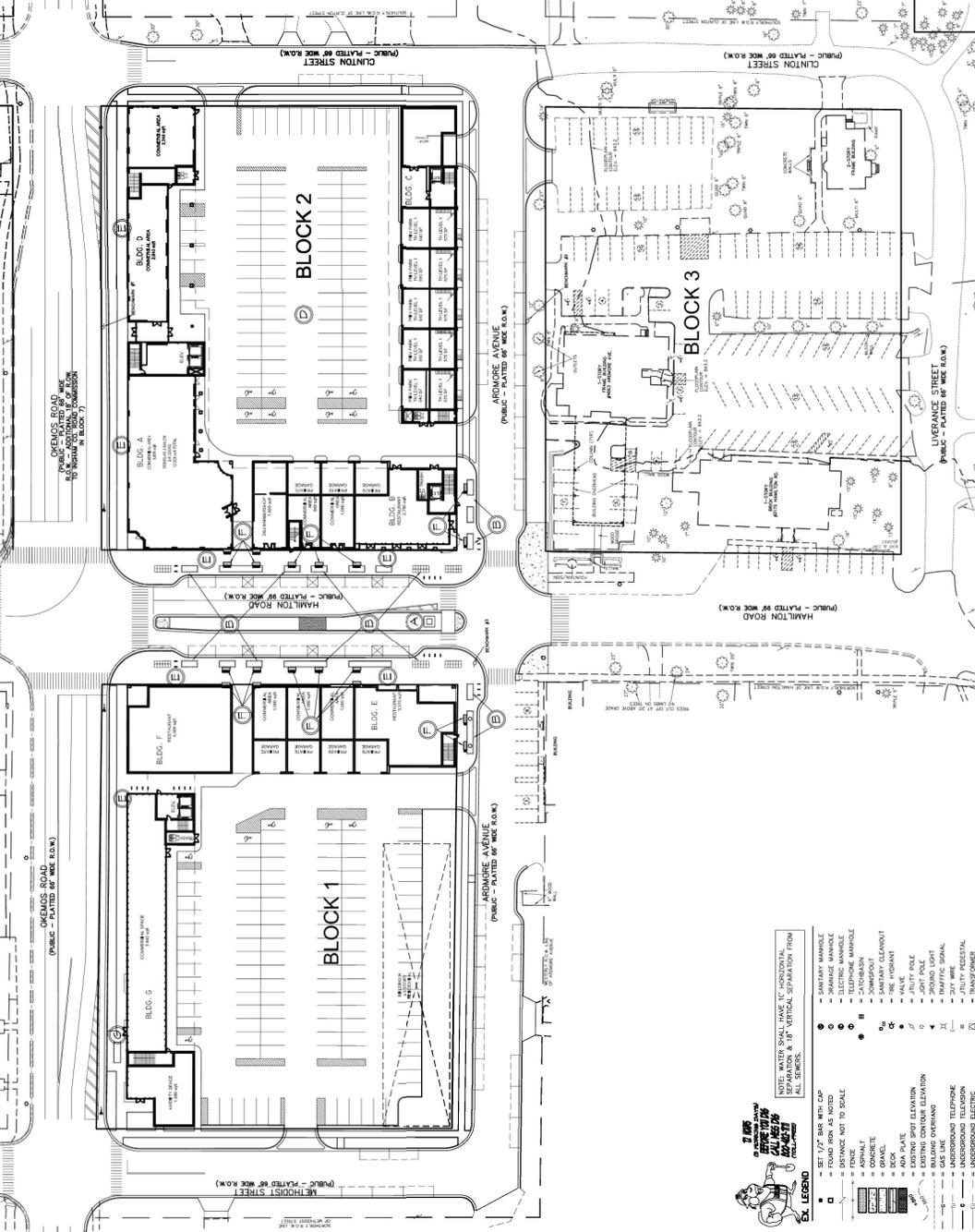
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



**LEGAL DESCRIPTION:**  
 Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- SITE AMENITIES**
- (A) PUBLIC ART/CLOCK TOWER
  - (B) SIDEWALK PLANTERS
  - (C) INNOVATIVE LIGHTING (SEE LANDSCAPE & LIGHTING PLANS)
  - (D) MULTI-LEVEL PARKING
  - (E) 1st FLOOR ANNEXES & UPPER FLOOR BALCONIES
  - (F) OUTDOOR SEATING
  - (G) TRANSIT STOP
  - (H) REHABILITATION OF DEGRADED SITE
  - (I) CONSOLIDATION OF MULTIPLE LAND PARCELS

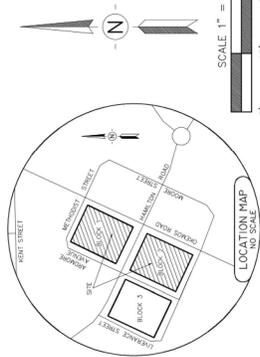
REVISIONS	DATE	BY	DESCRIPTION
1-10-19	10/10/19	J.P.F.	ISSUE FOR PERMIT
2-10-19	10/20/19	J.P.F.	ISSUE FOR PERMIT
3-10-19	10/30/19	J.P.F.	ISSUE FOR PERMIT
4-10-19	11/05/19	J.P.F.	ISSUE FOR PERMIT
5-10-19	11/15/19	J.P.F.	ISSUE FOR PERMIT
6-10-19	11/25/19	J.P.F.	ISSUE FOR PERMIT
7-10-19	12/05/19	J.P.F.	ISSUE FOR PERMIT
8-10-19	12/15/19	J.P.F.	ISSUE FOR PERMIT
9-10-19	12/25/19	J.P.F.	ISSUE FOR PERMIT
10-10-19	01/05/20	J.P.F.	ISSUE FOR PERMIT
11-10-19	01/15/20	J.P.F.	ISSUE FOR PERMIT
12-10-19	01/25/20	J.P.F.	ISSUE FOR PERMIT
13-10-19	02/05/20	J.P.F.	ISSUE FOR PERMIT
14-10-19	02/15/20	J.P.F.	ISSUE FOR PERMIT
15-10-19	02/25/20	J.P.F.	ISSUE FOR PERMIT
16-10-19	03/05/20	J.P.F.	ISSUE FOR PERMIT
17-10-19	03/15/20	J.P.F.	ISSUE FOR PERMIT
18-10-19	03/25/20	J.P.F.	ISSUE FOR PERMIT
19-10-19	04/05/20	J.P.F.	ISSUE FOR PERMIT
20-10-19	04/15/20	J.P.F.	ISSUE FOR PERMIT
21-10-19	04/25/20	J.P.F.	ISSUE FOR PERMIT
22-10-19	05/05/20	J.P.F.	ISSUE FOR PERMIT
23-10-19	05/15/20	J.P.F.	ISSUE FOR PERMIT
24-10-19	05/25/20	J.P.F.	ISSUE FOR PERMIT
25-10-19	06/05/20	J.P.F.	ISSUE FOR PERMIT
26-10-19	06/15/20	J.P.F.	ISSUE FOR PERMIT
27-10-19	06/25/20	J.P.F.	ISSUE FOR PERMIT
28-10-19	07/05/20	J.P.F.	ISSUE FOR PERMIT
29-10-19	07/15/20	J.P.F.	ISSUE FOR PERMIT
30-10-19	07/25/20	J.P.F.	ISSUE FOR PERMIT
31-10-19	08/05/20	J.P.F.	ISSUE FOR PERMIT
32-10-19	08/15/20	J.P.F.	ISSUE FOR PERMIT
33-10-19	08/25/20	J.P.F.	ISSUE FOR PERMIT
34-10-19	09/05/20	J.P.F.	ISSUE FOR PERMIT
35-10-19	09/15/20	J.P.F.	ISSUE FOR PERMIT
36-10-19	09/25/20	J.P.F.	ISSUE FOR PERMIT
37-10-19	10/05/20	J.P.F.	ISSUE FOR PERMIT
38-10-19	10/15/20	J.P.F.	ISSUE FOR PERMIT
39-10-19	10/25/20	J.P.F.	ISSUE FOR PERMIT
40-10-19	11/05/20	J.P.F.	ISSUE FOR PERMIT
41-10-19	11/15/20	J.P.F.	ISSUE FOR PERMIT
42-10-19	11/25/20	J.P.F.	ISSUE FOR PERMIT
43-10-19	12/05/20	J.P.F.	ISSUE FOR PERMIT
44-10-19	12/15/20	J.P.F.	ISSUE FOR PERMIT
45-10-19	12/25/20	J.P.F.	ISSUE FOR PERMIT
46-10-19	01/05/21	J.P.F.	ISSUE FOR PERMIT
47-10-19	01/15/21	J.P.F.	ISSUE FOR PERMIT
48-10-19	01/25/21	J.P.F.	ISSUE FOR PERMIT
49-10-19	02/05/21	J.P.F.	ISSUE FOR PERMIT
50-10-19	02/15/21	J.P.F.	ISSUE FOR PERMIT
51-10-19	02/25/21	J.P.F.	ISSUE FOR PERMIT
52-10-19	03/05/21	J.P.F.	ISSUE FOR PERMIT
53-10-19	03/15/21	J.P.F.	ISSUE FOR PERMIT
54-10-19	03/25/21	J.P.F.	ISSUE FOR PERMIT
55-10-19	04/05/21	J.P.F.	ISSUE FOR PERMIT
56-10-19	04/15/21	J.P.F.	ISSUE FOR PERMIT
57-10-19	04/25/21	J.P.F.	ISSUE FOR PERMIT
58-10-19	05/05/21	J.P.F.	ISSUE FOR PERMIT
59-10-19	05/15/21	J.P.F.	ISSUE FOR PERMIT
60-10-19	05/25/21	J.P.F.	ISSUE FOR PERMIT
61-10-19	06/05/21	J.P.F.	ISSUE FOR PERMIT
62-10-19	06/15/21	J.P.F.	ISSUE FOR PERMIT
63-10-19	06/25/21	J.P.F.	ISSUE FOR PERMIT
64-10-19	07/05/21	J.P.F.	ISSUE FOR PERMIT
65-10-19	07/15/21	J.P.F.	ISSUE FOR PERMIT
66-10-19	07/25/21	J.P.F.	ISSUE FOR PERMIT
67-10-19	08/05/21	J.P.F.	ISSUE FOR PERMIT
68-10-19	08/15/21	J.P.F.	ISSUE FOR PERMIT
69-10-19	08/25/21	J.P.F.	ISSUE FOR PERMIT
70-10-19	09/05/21	J.P.F.	ISSUE FOR PERMIT
71-10-19	09/15/21	J.P.F.	ISSUE FOR PERMIT
72-10-19	09/25/21	J.P.F.	ISSUE FOR PERMIT
73-10-19	10/05/21	J.P.F.	ISSUE FOR PERMIT
74-10-19	10/15/21	J.P.F.	ISSUE FOR PERMIT
75-10-19	10/25/21	J.P.F.	ISSUE FOR PERMIT
76-10-19	11/05/21	J.P.F.	ISSUE FOR PERMIT
77-10-19	11/15/21	J.P.F.	ISSUE FOR PERMIT
78-10-19	11/25/21	J.P.F.	ISSUE FOR PERMIT
79-10-19	12/05/21	J.P.F.	ISSUE FOR PERMIT
80-10-19	12/15/21	J.P.F.	ISSUE FOR PERMIT
81-10-19	12/25/21	J.P.F.	ISSUE FOR PERMIT
82-10-19	01/05/22	J.P.F.	ISSUE FOR PERMIT
83-10-19	01/15/22	J.P.F.	ISSUE FOR PERMIT
84-10-19	01/25/22	J.P.F.	ISSUE FOR PERMIT
85-10-19	02/05/22	J.P.F.	ISSUE FOR PERMIT
86-10-19	02/15/22	J.P.F.	ISSUE FOR PERMIT
87-10-19	02/25/22	J.P.F.	ISSUE FOR PERMIT
88-10-19	03/05/22	J.P.F.	ISSUE FOR PERMIT
89-10-19	03/15/22	J.P.F.	ISSUE FOR PERMIT
90-10-19	03/25/22	J.P.F.	ISSUE FOR PERMIT
91-10-19	04/05/22	J.P.F.	ISSUE FOR PERMIT
92-10-19	04/15/22	J.P.F.	ISSUE FOR PERMIT
93-10-19	04/25/22	J.P.F.	ISSUE FOR PERMIT
94-10-19	05/05/22	J.P.F.	ISSUE FOR PERMIT
95-10-19	05/15/22	J.P.F.	ISSUE FOR PERMIT
96-10-19	05/25/22	J.P.F.	ISSUE FOR PERMIT
97-10-19	06/05/22	J.P.F.	ISSUE FOR PERMIT
98-10-19	06/15/22	J.P.F.	ISSUE FOR PERMIT
99-10-19	06/25/22	J.P.F.	ISSUE FOR PERMIT
100-10-19	07/05/22	J.P.F.	ISSUE FOR PERMIT



- LEGEND**
- 1" DIA. VERTICAL SIGN
  - 2" DIA. VERTICAL SIGN
  - 3" DIA. VERTICAL SIGN
  - 4" DIA. VERTICAL SIGN
  - 6" DIA. VERTICAL SIGN
  - 8" DIA. VERTICAL SIGN
  - 10" DIA. VERTICAL SIGN
  - 12" DIA. VERTICAL SIGN
  - 14" DIA. VERTICAL SIGN
  - 16" DIA. VERTICAL SIGN
  - 18" DIA. VERTICAL SIGN
  - 20" DIA. VERTICAL SIGN
  - 24" DIA. VERTICAL SIGN
  - 30" DIA. VERTICAL SIGN
  - 36" DIA. VERTICAL SIGN
  - 42" DIA. VERTICAL SIGN
  - 48" DIA. VERTICAL SIGN
  - 54" DIA. VERTICAL SIGN
  - 60" DIA. VERTICAL SIGN
  - 72" DIA. VERTICAL SIGN
  - 84" DIA. VERTICAL SIGN
  - 96" DIA. VERTICAL SIGN
  - 108" DIA. VERTICAL SIGN
  - 120" DIA. VERTICAL SIGN
  - 144" DIA. VERTICAL SIGN
  - 168" DIA. VERTICAL SIGN
  - 192" DIA. VERTICAL SIGN
  - 216" DIA. VERTICAL SIGN
  - 240" DIA. VERTICAL SIGN
  - 264" DIA. VERTICAL SIGN
  - 288" DIA. VERTICAL SIGN
  - 312" DIA. VERTICAL SIGN
  - 336" DIA. VERTICAL SIGN
  - 360" DIA. VERTICAL SIGN
  - 384" DIA. VERTICAL SIGN
  - 408" DIA. VERTICAL SIGN
  - 432" DIA. VERTICAL SIGN
  - 456" DIA. VERTICAL SIGN
  - 480" DIA. VERTICAL SIGN
  - 504" DIA. VERTICAL SIGN
  - 528" DIA. VERTICAL SIGN
  - 552" DIA. VERTICAL SIGN
  - 576" DIA. VERTICAL SIGN
  - 600" DIA. VERTICAL SIGN
  - 624" DIA. VERTICAL SIGN
  - 648" DIA. VERTICAL SIGN
  - 672" DIA. VERTICAL SIGN
  - 696" DIA. VERTICAL SIGN
  - 720" DIA. VERTICAL SIGN
  - 744" DIA. VERTICAL SIGN
  - 768" DIA. VERTICAL SIGN
  - 792" DIA. VERTICAL SIGN
  - 816" DIA. VERTICAL SIGN
  - 840" DIA. VERTICAL SIGN
  - 864" DIA. VERTICAL SIGN
  - 888" DIA. VERTICAL SIGN
  - 912" DIA. VERTICAL SIGN
  - 936" DIA. VERTICAL SIGN
  - 960" DIA. VERTICAL SIGN
  - 984" DIA. VERTICAL SIGN
  - 1008" DIA. VERTICAL SIGN
  - 1032" DIA. VERTICAL SIGN
  - 1056" DIA. VERTICAL SIGN
  - 1080" DIA. VERTICAL SIGN
  - 1104" DIA. VERTICAL SIGN
  - 1128" DIA. VERTICAL SIGN
  - 1152" DIA. VERTICAL SIGN
  - 1176" DIA. VERTICAL SIGN
  - 1200" DIA. VERTICAL SIGN
  - 1224" DIA. VERTICAL SIGN
  - 1248" DIA. VERTICAL SIGN
  - 1272" DIA. VERTICAL SIGN
  - 1296" DIA. VERTICAL SIGN
  - 1320" DIA. VERTICAL SIGN
  - 1344" DIA. VERTICAL SIGN
  - 1368" DIA. VERTICAL SIGN
  - 1392" DIA. VERTICAL SIGN
  - 1416" DIA. VERTICAL SIGN
  - 1440" DIA. VERTICAL SIGN
  - 1464" DIA. VERTICAL SIGN
  - 1488" DIA. VERTICAL SIGN
  - 1512" DIA. VERTICAL SIGN
  - 1536" DIA. VERTICAL SIGN
  - 1560" DIA. VERTICAL SIGN

# VILLAGE OF OKEMOS

## MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



**LEGAL DESCRIPTION:**  
 (As provided by Transposition Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 221493640, dated August 15, 2017)  
 Parcel 1: 6, 7, 8 and the South 66 feet of Lot 2, all in Block 5, Village of Okemos, (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.  
 (As provided by Transposition Title Agency, Commitment No. 221456840, dated August 15, 2017)  
 Lots 3, 4, and the North 99 feet of Lot 2, all in Block 5, Village of Okemos, (formerly Village of Hamilton), Township of Meridian, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

**BENCHMARKS**  
 BENCHMARK #1 ELEV. = 852.30 (NAVD88) 442' SOUTH OF BUILDING #661 OKEMOS ROAD.  
 BENCHMARK #2 ELEV. = 846.57 (NAVD88) PK NAIL, SOUTHEAST-SIDE UTILITY POLE, WEST SIDE OF ARMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.  
 BENCHMARK #3 ELEV. = 856.59 (NAVD88) E. NORTHEAST QUADRANT OF ARMORE AVENUE AND HAMILTON ROAD.

**LEGEND**

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = TELEPHONE MANHOLE
- = ELECTRIC MANHOLE
- = FENCE
- = CONCRETE
- = GRAVEL
- = ADA PLATE
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = DECIDUOUS TREE
- = CONIFEROUS TREE

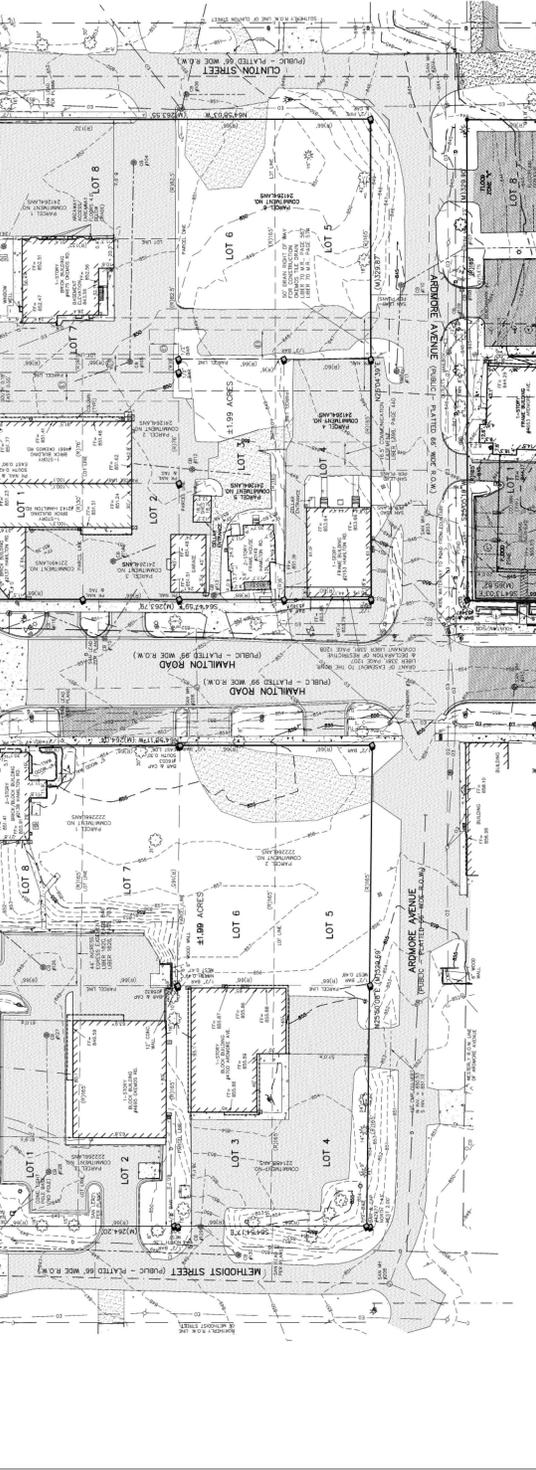
**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/15/2019	EXISTING PLAN

**COMMENTS**

ENGINEERING AND LAND SURVEYING  
 KEBS, INC.  
 1000 S. HAWLEY STREET, SUITE 100  
 OKEMOS, MI 48864  
 PHONE: 517-331-1077 FAX: 517-331-3049  
 Mobile: 517-331-1077  
 Email: info@kebsinc.com

DATE: 04/15/2019  
 DRAWN BY: SSF  
 CHECKED BY: NAV/SZ  
 SHEET: C108  
 JOB NUMBER: 937226.ALT



**SEWER MANHOLES**

CATCH BASIN #109	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #110	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #111	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #112	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #113	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #114	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #115	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #116	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #117	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #118	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #119	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #120	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #121	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #122	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #123	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #124	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #125	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #126	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #127	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #128	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #129	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #130	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #131	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #132	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #133	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #134	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #135	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #136	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #137	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #138	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #139	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #140	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #141	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #142	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #143	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #144	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #145	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #146	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #147	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #148	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #149	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #150	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #151	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #152	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #153	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #154	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #155	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #156	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #157	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #158	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #159	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #160	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #161	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #162	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #163	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #164	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #165	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #166	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #167	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #168	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #169	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #170	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #171	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #172	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #173	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #174	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #175	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #176	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #177	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #178	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #179	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #180	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #181	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #182	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #183	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #184	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #185	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #186	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #187	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #188	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #189	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #190	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #191	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #192	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #193	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #194	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #195	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #196	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #197	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #198	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #199	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19
CATCH BASIN #200	SM ELEV. = 847.72	12" RSP 5" INV. = 847.68	SUMP ELEV. = 846.19

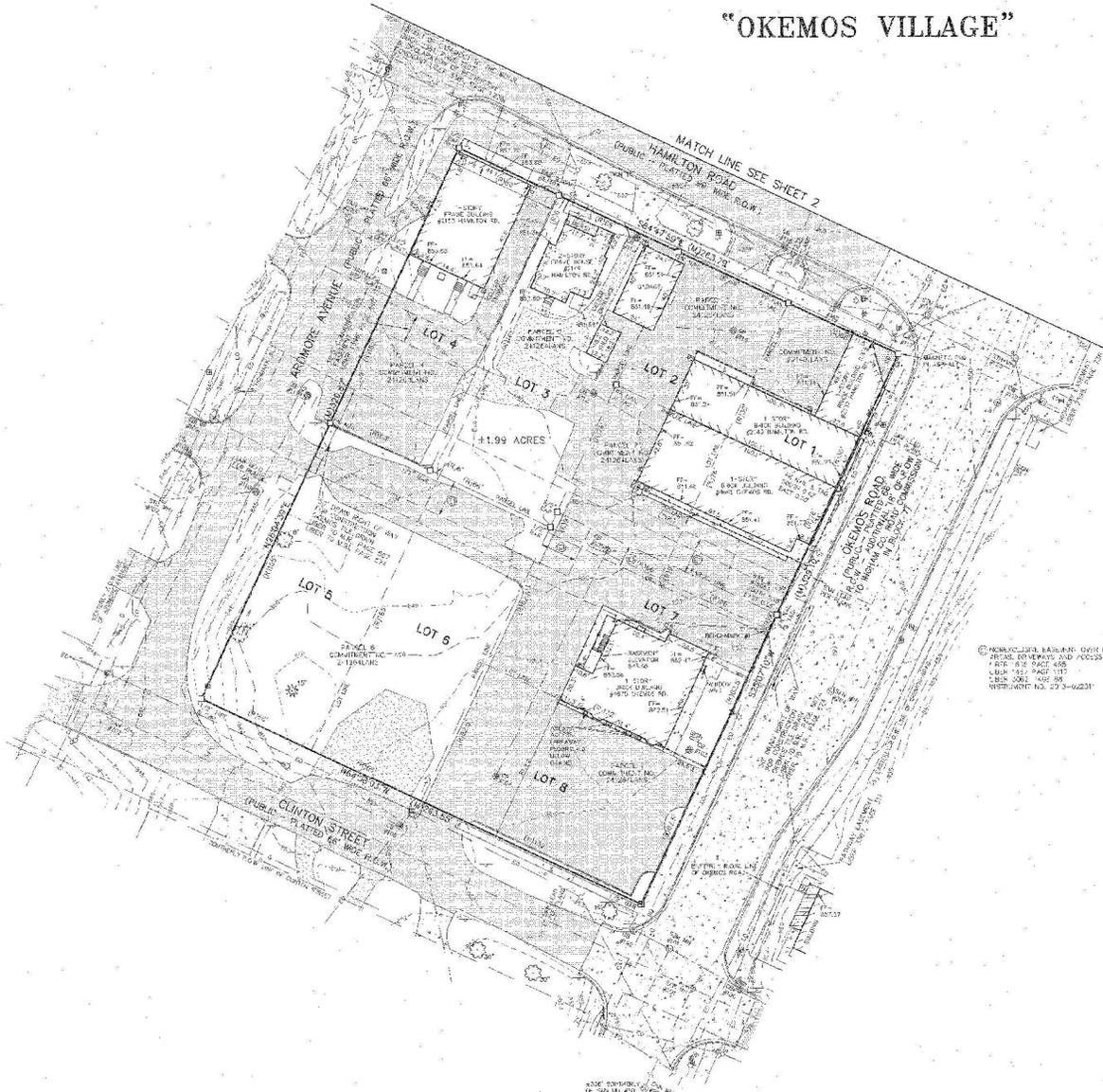
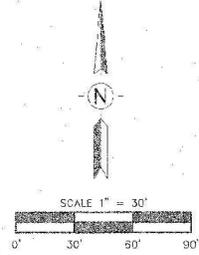
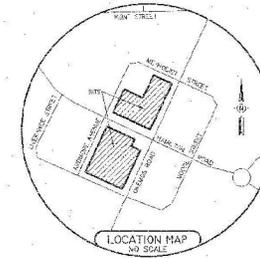
# **EXHIBIT C**

**Eligible Property Maps - Village of Okemos  
Blocks 1 and 2 Parcels  
ALTA/NSPS Land Title Survey**



# BLOCK 2

## ALTA/NSPS LAND TITLE SURVEY "OKEMOS VILLAGE"



**BENCHMARKS**

BENCHMARK #1 ELEV. = 852.30 (NAVD85)  
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD,  
42' SOUTH OF BUILDING MEET OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAVD85)  
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE  
AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.

BENCHMARK #3 ELEV. = 856.59 (NAVD85)  
RAILROAD SPKR, NORTH-WEST SIDE UTILITY POLE, NORTHEAST  
QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

REMARKS: 1. BASELINE OVER PARCELS  
2. FOUND IRON AS NOTED  
3. DEED LINE  
4. DISTANCE NOT TO SCALE  
5. FENCE  
6. ASPHALT  
7. CONCRETE  
8. GRAVEL  
9. DECK  
10. ADA PLATE  
11. EXISTING SPOT ELEVATION  
12. EXISTING CONTOUR ELEVATION  
13. BUILDING OVERHANG  
14. SANITARY SEWER  
15. STORM SEWER  
16. WATER LINE  
17. GAS LINE  
18. UNDERGROUND TELEPHONE  
19. UNDERGROUND TELEVISION  
20. UNDERGROUND ELECTRIC  
21. OVERHEAD WIRES  
22. DECIDUOUS TREE  
23. CONIFEROUS TREE

**LEGEND**

●	= SET 1/2" BAR WITH CAP	⊙	= SANITARY MANHOLE
□	= FOUND IRON AS NOTED	⊙	= ORANGE MANHOLE
—	= DEED LINE	⊙	= ELECTRIC MANHOLE
—	= DISTANCE NOT TO SCALE	⊙	= TELEPHONE MANHOLE
—	= FENCE	⊙	= CATCHBASIN
—	= ASPHALT	⊙	= SANITARY CLEANOUT
—	= CONCRETE	⊙	= FIRE HYDRANT
—	= GRAVEL	⊙	= VALVE
—	= DECK	⊙	= UTILITY POLE
—	= ADA PLATE	⊙	= LIGHT POLE
—	= EXISTING SPOT ELEVATION	⊙	= GROUND LIGHT
—	= EXISTING CONTOUR ELEVATION	⊙	= TRAFFIC SIGNAL
—	= BUILDING OVERHANG	⊙	= GUY WIRE
—	= SANITARY SEWER	⊙	= UTILITY PERCESTAL
—	= STORM SEWER	⊙	= TRANSFORMER
—	= WATER LINE	⊙	= HANDHOLE
—	= GAS LINE	⊙	= ELECTRIC METER
—	= UNDERGROUND TELEPHONE	⊙	= GAS METER
—	= UNDERGROUND TELEVISION	⊙	= WATER METER
—	= UNDERGROUND ELECTRIC	⊙	= SIGN
—	= OVERHEAD WIRES	⊙	= POST
—	= DECIDUOUS TREE	⊙	= AIR CONDITIONING UNIT
—	= CONIFEROUS TREE		



ERICK R. FREESTROM  
PROFESSIONAL SURVEYOR  
DATE: 05/21/2014  
NO. 93497

DATE: 05/21/2014	COMMENTS: ORIGINAL	<b>KEBS, INC.</b> ENGINEERING AND LAND SURVEYING 214 HASLETT ROAD, HASLETT, MI 48843 PH. 517-339-0114 FAX 517-339-0547 WWW.KEBS.COM
DRAWN BY: SSF FIELD WORK BY: NAW/SL SHEET: 1 OF 3	SECTION: 21, 14N, R1W JOB NUMBER: 93725.ALT	



# **EXHIBIT D**

Consents for Access to Property  
Village of Okemos  
Blocks 1 and 2 Parcels

Meridian Township Brownfield Redevelopment Authority

**CONSENT FOR ACCESS TO PROPERTY**

PROJECT NAME: Village of Okemos

PROPERTY ADDRESS: 4661 Okemos Road, 2143 Hamilton Road, 2149 Hamilton Road, 2153 Hamilton Road, 2150 Clinton Street, 4675 Okemos Road

TRACKING CODE:

LOCATION CODE: 33-02-02-21-409-008; 33-02-02-21-409-003; 33-02-02-21-409-002; 33-02-02-21-409-001; 33-02-02-21-409-006; 33-02-02-21-409-009

NAME OF PROPERTY OWNER: Village of Okemos, LLC

I hereby consent to officers, employees, authorized representatives of the Meridian Township Brownfield Redevelopment Authority and Michigan Department of Environmental Quality (MDEQ) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through and on the property through the period of the Brownfield Redevelopment Grant/Loan contract, including amendments, for the following purposes:

1. Performance of the work in accordance with Appendix A of the Brownfield Redevelopment Grant/Loan contract.
2. Other inquiry actions at the property as may be necessary to administer and perform the scope of work under the Brownfield Redevelopment Grant.

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document and providing your address and telephone number(s) so that you may be reached by mail or telephone.

**ACCESS GRANTED:**  YES  NO

Name (Printed): Will Randle Date: 1/17/2019

Name (Signature): Will Randle

Address: 2410 Woodlake Drive Suite 440

City: Okemos State: MI Zip: 48864

Telephone Number(s): Work: (517) 580-2550

Email: will@truenorthdevco.com

Meridian Township Brownfield Redevelopment Authority

### CONSENT FOR ACCESS TO PROPERTY

PROJECT NAME: Village of Okemos  
PROPERTY ADDRESS: 2137 Hamilton Road  
TRACKING CODE:  
LOCATION CODE: 33-02-02-21-409-004  
NAME OF PROPERTY OWNER: Sherry Fisher

I hereby consent to officers, employees, authorized representatives of the Meridian Township Brownfield Redevelopment Authority and Michigan Department of Environmental Quality (MDEQ) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through and on the property through the period of the Brownfield Redevelopment Grant/Loan contract, including amendments, for the following purposes:

1. Performance of the work in accordance with Appendix A of the Brownfield Redevelopment Grant/Loan contract.
2. Other inquiry actions at the property as may be necessary to administer and perform the scope of work under the Brownfield Redevelopment Grant.

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document and providing your address and telephone number(s) so that you may be reached by mail or telephone.

**ACCESS GRANTED:**  YES  NO

Name (Printed): Will Randle Date: 1/17/2019

Name (Signature): Will Randle

Address: 2410 Woodlake Drive Suite 440

City: Okemos State: MI Zip: 48864

Telephone Number(s): Work: (517) 580-2550

Email: will@truenorthdevco.com

Meridian Township Brownfield Redevelopment Authority

**CONSENT FOR ACCESS TO PROPERTY**

PROJECT NAME: Village of Okemos  
PROPERTY ADDRESS: 2138 Hamilton Road, 2148 Hamilton Road, 4695 Okemos Road  
TRACKING CODE:  
LOCATION CODE: 33-02-02-21-405-010; 33-02-02-21-405-005; 33-02-02-21-405-009  
NAME OF PROPERTY OWNER: Douglas J Housing- Okemos, LLC

I hereby consent to officers, employees, authorized representatives of the Meridian Township Brownfield Redevelopment Authority and Michigan Department of Environmental Quality (MDEQ) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through and on the property through the period of the Brownfield Redevelopment Grant/Loan contract, including amendments, for the following purposes:

1. Performance of the work in accordance with Appendix A of the Brownfield Redevelopment Grant/Loan contract.
2. Other inquiry actions at the property as may be necessary to administer and perform the scope of work under the Brownfield Redevelopment Grant.

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document and providing your address and telephone number(s) so that you may be reached by mail or telephone.

**ACCESS GRANTED:**  YES  NO

Name (Printed): Will Randle Date: 1/17/2019

Name (Signature): Will Randle

Address: 2410 Woodlake Drive Suite 440

City: Okemos State: MI Zip: 48864

Telephone Number(s): Work: (517) 580-2550

Email: will@truenorthdevco.com

Meridian Township Brownfield Redevelopment Authority

**CONSENT FOR ACCESS TO PROPERTY**

PROJECT NAME: Village of Okemos  
PROPERTY ADDRESS: 4700 Ardmore  
TRACKING CODE:  
LOCATION CODE: 33-02-02-21-405-008  
NAME OF PROPERTY OWNER: Chowcero, LLC

I hereby consent to officers, employees, authorized representatives of the Meridian Township Brownfield Redevelopment Authority and Michigan Department of Environmental Quality (MDEQ) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through and on the property through the period of the Brownfield Redevelopment Grant/Loan contract, including amendments, for the following purposes:

1. Performance of the work in accordance with Appendix A of the Brownfield Redevelopment Grant/Loan contract.
2. Other inquiry actions at the property as may be necessary to administer and perform the scope of work under the Brownfield Redevelopment Grant.

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document and providing your address and telephone number(s) so that you may be reached by mail or telephone.

**ACCESS GRANTED:**  YES  NO

Name (Printed): Will Bandle Date: 1/17/2019

Name (Signature): Will Bandle

Address: 2410 Woodlake Drive Suite 440

City: Okemos State: MI Zip: 48864

Telephone Number(s): Work: (517) 580-2550

Email: will@truenorthdevco.com



**To: Board Members**  
**From: Ronald J. Styka, Township Supervisor**  
**Date: October 16, 2020**  
**Re: Appointments to Boards and Commissions**

---

Several Boards and Commissions have developed vacancies. I have reviewed the applications on file and propose to the Board the following appointments.

CATA: The current resident appointment of Meridian Township to the CATA Board expired in 2019. I recommend appointment of Robin Lewis to fill the position, for a term with an expiration date of 9/20/2022.

Land Preservation Advisory Board: Two resignations have occurred on the LPAB. I recommend filing one of those with the appointment of Kris Parnell, for a term with an expiration date of 12/31/2024.

East Lansing Meridian Water and Sewer Authority: Due to a resignation, I recommend the appointment of James Ecklund, for a term with an expiration date of 6/30/2022.

Copies of the applications and related materials are attached. Thank you.

Robin D. Lewis

---

2295 Barnsbury Rd.  
East Lansing, MI 48823

September 9, 2020

Meridian Township Board of Trustees  
5151 Marsh Rd.  
Okemos, MI 48664

Re: Application of service for CATA Board of Directors

To Whom It May Concern:

It is my distinct honor and privilege to submit an application for the appointment as the Meridian Township representative on the Capital Area Transportation Authority Board. I have been a resident of the greater Lansing area for over 30-years and have been actively involved in the community during that time. I served on the Lansing School District Board of Education for seven years, YMCA Advisory Board for seven years, and previously served as the City of Lansing representative on the CATA board for nine years.

In addition to the above named board appointments, I have served as president and chairperson of the Michigan Environmental Health Association, President of Great Lakes Conference on Food Protection and was a two-term appointee by Governor Jennifer Granholm to the Board of Sanitarian Advisory Committee. As part of my position on the CATA Board of Directors, I concurrently served as the City of Lansing representative to the Tri-County Regional Planning Commission for two years where I served as vice-chair for one year. Although I am retired after working for over 25 years in Public Health, I have never lost my passion to serve others. Utilizing my expertise and experience to contribute to groups in the community has been a significant source of fulfillment and drive for.

If my application for appointment is to be approved, I will zealously fulfill my position on the CATA Board of Directors with dedication and commitment. Although I am new to Meridian Township, my desire to serve has continued to grow, and the knowledge that I will bring to the table are fully transferable. I believe my experience and achievements make me an ideal candidate and I appreciate the opportunity to apply.

Thank you for your time and consideration of this application.

Sincerely,

*Robin D. Lewis*

Robin D. Lewis

# Robin D. Lewis

2295 Barnsbury Road • East Lansing, MI 48823 • 517-285-7188 •  
robin.lewis39@yahoo.com

---

**COMPETENCIES**      Excellent customer service and community leadership skills • Resourceful; ability to work independently / adaptable team player • Strong managerial, organizational and targeted planning competencies • Relationship building, networking and strategic planning skills • Contract negotiation / arbitration skills • Administrative and basic technology skills

**OBJECTIVE**              Seeking a position on a community board dedicated to improve the lifestyle and opportunities for all residents. Desire to utilize my competencies and provide an opportunity to increase positive community responses and initiate positive feedback.

## WORK EXPERIENCE

- Sept 1991 – May 2012      Registered Sanitarian II, Ingham County Health Department      Lansing, MI
- Performed investigation and inspections conducive to public health regulations
  - Inspect and survey restaurants, recreational facilities, schools, sewage disposal sites, water supply systems and related areas to determine conformity to sanitation codes and public health laws.
  - Managed caseload of over 20 health cases on a monthly basis
  - Counseled clients and community on sanitation code compliance
- Sept 2000 – June 2007      Secretary, Lansing School District Board of Education      Lansing, MI
- Personnel Committee Member – responsible for making recommendations to the Human Resources Director on grievances, workman's compensation cases and contracts.
- May 2000 – Oct 2003      President, Ingham County Employee Association Local 33      Lansing, MI
- Successfully negotiated ICEA Contracts
  - Mediate during grievances with managerial staff
  - Member of Health Cost Containment Coalition
  - Maintained a positive relationship with both management and employees to continue a great work environment
- Jan 1998 – May 2000      Union Steward, Ingham County Employee Association Local 33      Lansing, MI
- Gained in-depth knowledge and experience of dealing with employee grievances and management concerns and issues

## **EDUCATION**

June 1985

Southern Illinois University  
IL

Carbondale,

Bachelor of Science Degree – Dietary and Food Nutrition

## **AFFILIATIONS**

- Michigan Environmental Health Association Member, past Chair  
Legislative Observance
- PTSA (Parent Teacher Student Assoc) Member – Everett H.S., 2000-07
- Ebersole Environment Center Foundation Trustee
- Former Board Member of Lansing YMCA (1995 Volunteer of the Year)
- Active Member of Holmes Road Church of Christ
- Secretary/Treasurer, Tri-County Regional Planning Commission 2016-18
- Representative for the City of Lansing – CATA (Capital Area Transit Authority) 2009-18

## **REFERENCES**

References available upon request.

August 9, 2020

To Whom it May Concern,

I am interested in applying to be a member of the Meridian Township Land Preservation Board. I first became acquainted with the board when they purchased the Foster- Davis property next to our house. I was intrigued by the idea of buying local properties and improving them as green spaces for the local community. My husband and I have been trying to improve our 12 acres by planting native trees, shrubs, plants, and prescribed burning. This fall we have plans to seed a section with native Michigan plants as well as planting 30 native trees and 30 native shrubs.

As you can see from my resume, I have been working as a small animal veterinarian for 29 years. My husband and I had just gotten back from an international trip when the lock down began so we self-quarantined for 2 weeks. Because of the type of work I do (I work part time as well as relief where I fill in at other clinics) and the travel involved with it, I decided the best thing for my own health and my husband's would be to take some time off. At this point I plan on taking at least a year off and may decide to fully retire.

Right now, I would like to fill my schedule with other projects and would love to be a part of the Meridian Township Land Preservation Board. I have the experience of working on my own property and the skills from my career as a veterinarian which include communication and a strong educational background with the ability to research and learn new things. I am also passionate about the environment and would like to help preserve and improve the land in our community.

Thank you for your time and consideration.

Sincerely,

Kris Parnell

KRIS PARNELL  
5204 Van Atta Road  
Okemos, MI 48864  
(517) 881-2845  
[klparnelldvm@comcast.net](mailto:klparnelldvm@comcast.net)

**OBJECTIVE** To utilize my skills and interests in various volunteer opportunities

**EDUCATION** *Doctor of Veterinary Medicine*, June 1991  
Michigan State University, East Lansing, Michigan

*Bachelor of Science*, June 1987  
Michigan State University, East Lansing, Michigan

**HONORS** Michigan Competitive Scholarship Recipient  
Dean's List for Four Terms

**VETERINARY  
EXPERIENCE**

*Relief Veterinarian* (February 1993 to present)

*Associate Veterinarian* (April 1993 through February 1994)  
Dr. S. Lawrenchuk  
Westland Animal Hospital  
Westland, Michigan  
Duties included office calls, routine and non-elective surgeries,  
dentals, as well as implemented an OSHA program for the clinic.

*Associate Veterinarian* (May 1992 through April 1993)  
Dr. J. Feld  
West Oaks Veterinary Clinic  
Novi, Michigan  
Duties included office call, routine and non-elective surgeries, and  
dentals.

*Associate Veterinarian* (July 1991 through April 1992)  
Dr. D. Thoma and Dr. R. Coolman  
St. Joe Center Veterinary Hospital  
Fort Wayne, Indiana  
Duties included office calls, routine and non-elective surgeries,  
and dentals.

**Extern** (September 30 through October 27, 1990)

Dr. J. Heideman

All Pets Center

Grand Junction, Colorado

Duties included elective and non-elective surgeries, office calls, client communication, and assisting with emergencies.

**PROFESSIONAL  
MEMBERSHIPS**

Michigan Veterinary Medical Association (July 1993 to present)

American Veterinary Medical Association (June 1991 to present)

Student Chapter of the American Veterinary Medical Association (September 1987 to June 1991)

**CONTINUING  
EDUCATION**

North American Veterinary Conference

1/11/92- 1/16/92; 1/15/94- 1/20/94; 1/14/95- 1/18/95; 1/11/97-  
1/15/97; 1/10/98- 1/14/98; 1/9/99- 1/13/99; 1/15/00- 1/19/00;  
1/13/01- 1/17/01; 1/12/02- 1/17/02; 1/8/05- 1/12/05; 1/7/06-  
1/11/06; 1/13/07- 1/17/07; 1/19/08- 1/23/08; 1/17/09- 1/21/09;  
1/14/12- 1/18/12; 1/18/14-1/22/14; 1/16/16-1/20/16; 2/4/17-  
2/8/17; 2/3/18-2/7/18; 1/19/19-1/23/19; 1/18/20-1/22/20

Orlando, Florida

American Animal Hospital Association Conference

March 12-15, 2015

Tampa, FL

Midwest Veterinary Conference

February 21-24, 2013

Columbus, OH

American Animal Hospital Association and Ontario Veterinary Medical Association Conference

March 24-27, 2011

Toronto, ON

Michigan Veterinary Medical Conference

January 27-30, 1991; January 25-28, 1996

Lansing, MI

August 26, 2020

Meridian Township  
5151 Marsh Road  
Okemos MI 48864

Re: Public Service Application Form  
East Lansing – Meridian Water & Sewer Authority Board

To Whom It May Concern,

I have learned that there may be an upcoming vacancy on the East Lansing – Meridian Water & Sewer Authority Board. I would be interested in this position servicing Meridian Township. I am attaching this letter to my online application as well as a copy of my resume. Thank you in advance for considering me for this position.

Sincerely,

James R. Ecklund, P.E.

# James R. Ecklund, P.E.

---

## Home Address:

5945 Westminster Way.  
East Lansing, MI 48823  
(517) 204-9004  
jimecklund@comcast.net

---

**OBJECTIVE** To use my extensive environmental knowledge to lead others to drive and improve General Motors' Environmental Performance.

**EDUCATION** **MICHIGAN STATE UNIVERSITY**, East Lansing, MI  
Master's Degree in Sanitary Engineering, April 1979

**MICHIGAN STATE UNIVERSITY**, East Lansing, MI  
Bachelor's Degree in Civil Engineering, June 1977

**SKILLS**

- Possess years of experience in plant environmental operations and the issues facing environmental engineers and the information needs of plant management.
- Demonstrated ability to communicate and gain support from all levels of the organization including: legal staff; FES; plant management; group leaders; plant engineers; union employees; and outside agencies such as city; county; and state officials.
- Supervised environmental engineers covering multiple Lansing area plants simultaneously including performance reviews.
- Supervise and guide student interns.
- Maintain an open mind to identify creative solutions and opportunities for doing things in a new way.
- Established network with various plant departments will be helpful in identifying individuals for Subject Matter Expert responsibilities and support of other plants.

**WORK EXPERIENCE** **GENERAL MOTORS** **Lansing Grand River Assembly** Lansing, MI  
*Environmental Engineer* June 2000 to July 2018 (Retired)

- Implemented LGR's first Air Permit including coordinating all of the required start-up testing with consultants and the Michigan DEQ.
- Collaborated with GM peers in negotiating 6 amendments with MDEQ to LGR's Air Permit.
- Worked closely with GM Facilities Environmental Air Permitting Group and the Michigan DEQ to obtain the first Flexible Air Permit for a GM facility.
- Mentor a new hire environmental engineer at LGR.
- Manage and coordinate the Resource Management and Chemical Management Groups at LGR.
- Experienced at planning, setting agendas and facilitating meetings.
- Working with GEP Group, developed LGR as a pilot site for the Commodity Resource Management program resulting in substantial cost savings and established Parts for Reuse Program.
- Worked with Resource Manager, GEP Group and an outside supplier to develop a unique reuse of waste paint sludge and waste filter paper as formulation ingredients to mold plastic pallets.
- Started the LGR ISO 14001 Environmental Management System and coordinated efforts of the LGR ISO Team.
- Represent GM in the community through Project GREEN, Arbor Day, Children's Water Festival, Adopt-A-Highway, and neighborhood information meetings.
- Developed and implemented new Electronic Chemical Book for plant Hazardous Communications and improved the training procedures to alleviate work required by Group Leaders,
- Used extensive site knowledge to assist with construction of new Shipping Lot at LGR in 2012 and identified, designed, and seized opportunity to construct a 2 acre Wildlife Habitat from excess soils.
- Used extensive site knowledge to assist with on-going construction of new Logistics Operations Center and proposed new Stamping Facility.
- Supervised Environmental Engineers at Lansing Grand River, Lansing Car Assembly Chassis Plant (Plant #1), Lansing Car Assembly Body Plant (Plant #6), Delta Engine Plant (Plant #5) and Lansing Tooling Center through 2003 including performing performance reviews.
- Advisor on lessons learned from LGR for the design and construction of Lansing Delta Township plant.

**GENERAL MOTORS**  
*Environmental Engineer*

**Lansing Grand River Design Team**  
*June 1999 to November 2001*

Pontiac and  
Lansing, MI

- Worked with plant design team to incorporate environmental compliance and other features for new Lansing Grand River Assembly plant.
- Daily participant in monitoring and overseeing construction activities during LGR construction.
- Member of team that developed and implemented model contracts for indirect service providers first used at Lansing Grand River.
- Hired and worked with a chemical management company to assist with the transition of paint sludge system responsibilities from Paint to WFG Environmental.
- Design and implementation of environmental related operating procedures for plant start-up.
- Began supervising Environmental Engineers at Lansing Grand River, Lansing Car Assembly Chassis Plant (Plant #1), Lansing Car Assembly Body Plant (Plant #6), Delta Engine Plant (Plant #5) and Lansing Tooling Center including performance reviews.

**GENERAL MOTORS**  
*Environmental Engineer*

**WFG Lansing Plant #1**  
*October 1997 to June 1999*

Lansing, MI

- Assumed overall responsibility for all environmental activities at the site.
- Began assisting in proposed development of new Sigma facility for the Plant #1 site.
- Continued to develop and lead GM's Project GREEN programs in Lansing.
- Trained GMR2 staff to assume SARA reporting responsibilities for Lansing Site Plants.
- Assisted in implementation of new Resource Management program for Lansing Site Plants.
- Assisted in implementation of new Chemical Management program for Lansing Site Plants.

**GENERAL MOTORS**  
*Environmental Engineer*

**Lansing Environmental Group**  
*May 1985 to October 1997*

Lansing, MI

- Member of team responsible for environmental compliance for five plants in Lansing: Lansing Car Assembly - Chassis (Plant #1); Reatta Craft Centre (Plant #2); Lansing Metal Fabrication (Plant #3); Delta Engine Plant (Plant #5); and Lansing Car Assembly – Body (Plant #6).
- Implemented new SARA regulations and prepared reports for all five Lansing Site Plants.
- Implemented new Michigan DEQ Stormwater Permits and Stormwater Management Plans (SWP3) for all five Lansing Site Plants.
- Succeeded in bringing Project GREEN to Lansing in 1993 and establishing it as an ongoing community initiative by collaborating with numerous GM and community partners.
- Represented Lansing Regional Chamber of Commerce and General Motors on City of Lansing committees that led to the adoption of new water and stormwater rates resulting in GM saving over \$1,000,000 annually.
- Oversaw consultant's design and bidding of Lansing Car Assembly Body Plant combined sewer separation project, including acting as project engineer coordinating project with plant employees and the City of Lansing.
- Worked on design, beta testing, deployment and implementation of Environmental Management Information System (EMIS).

**CAPITAL CONSULTANTS ENGINEERS**  
*Environmental Engineer*

*April 1979 to May 1985*

Lansing, MI

- Lead designer and project engineer for Mackinac Island, Michigan water filtration plant, wastewater plant, and water main and sewer project.
- Performed design work, project field inspections, and wrote several studies and reports.

## **PROFESSIONAL QUALIFICATIONS**

- Licensed Professional Engineer (P.E.) since 1982
- Certified Hazardous Materials Manager (CHMM)
- Certified Mich. Industrial Stormwater Operator – A-1i
- Michigan Class A and B UST Operator
- Certified Mich. Waste Water Treatment Operator – B-3b

## **LEADERSHIP ACTIVITIES AND AWARDS**

- Presenter of the Year – 2012 Ingham County Children's Water Festival
- Member of Ingham County LEPC 2010 – p2018
- GM President's Council "Best of the Best" 1996
- Chairman of Ingham County Solid Waste Committee 1991-1995
- Michigan DNR Leadership Institute 1990-1991



**To: Board Members**  
**From: Ronald J. Styka, Township Supervisor**  
**Date: October 16, 2020**  
**Re: 2021 Board Meeting Schedule Resolution**

---

The attached 2021 Proposed Regular Board Meeting Schedule is submitted to the Township Board in compliance with Board Policy 3.1.3.a. such that:

- i. The establishment of the meeting schedule is the Board's responsibility.
- ii. The meeting schedule is subject to Board Policies (as discussed below) and through its Rules & Procedures (Rule 2.1 - Township Board Meetings).

The following motion is proposed:

**MOVE TO ADOPT THE 2021 TOWNSHIP BOARD MEETING SCHEDULE RESOLUTION.**

Attachment:

1. 2021 Board Meeting Schedule Resolution

## 2021 TOWNSHIP BOARD MEETING SCHEDULE

### RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 20<sup>th</sup> day of October, 2020 at 6:00 pm, local time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, the Township Board desires to announce the time, date, and place of all regular meetings of the Board, pursuant to MCL 42.7; and

WHEREAS, the Township Board deems the 2021 regular meeting schedule sufficient to uphold the Board's Policies and Procedures, and advance its Global Ends.

NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Meridian, Ingham County, Michigan that the Township Board adopts its regular 2021 meeting schedule as follows:

Tuesday, January 5, 2021	6:00 pm Regular Meeting
Tuesday, January 19, 2021	6:00 pm Regular Meeting
Tuesday, January 26, 2021	6:00 pm Joint Meeting (Township Boards & Commissions)
Tuesday, February 2, 2021	6:00 pm. Regular Meeting
Tuesday, February 16, 2021	6:00 pm Regular Meeting
Tuesday, March 2, 2021	6:00 pm Regular Meeting
Tuesday, March 16, 2021	6:00 pm Regular Meeting
Tuesday, March 30, 2021	6:00 pm Regular Meeting (School Districts & Local Governments)
Tuesday, April 13, 2021	6:00 pm Regular Meeting
Tuesday, April 20, 2021	6:00 pm Regular Meeting
Tuesday, May 4, 2021	6:00 pm Regular Meeting
Tuesday, May 18, 2021	6:00 pm Regular Meeting
Tuesday, June 1, 2021	6:00 pm Regular Meeting
Tuesday, June 15, 2021	6:00 pm Regular Meeting
Tuesday, July 13, 2021	6:00 pm Regular Meeting
Tuesday, July 20, 2021	6:00 pm Regular Meeting
<b>Thursday, August 5, 2021</b>	6:00 pm Regular Meeting
Tuesday, August 17, 2021	6:00 pm Regular Meeting





**13.B**

**To: Township Board**

**From: Mark Kieselbach, Director of Community Planning and Development**

**Date: October 15, 2020**

**Re: Walnut Hills**

---

The Township Board discussed the demolition of the clubhouse at its meeting on October 6, 2020. Since the Board meeting staff went ahead and got a proposal for the demolition and removal of the clubhouse at a cost of \$300,000.

As the Board is aware a family has a purchase agreement to buy the Walnut Hills property for a private estate and to rehabilitate the clubhouse. The family had its own inspection done for the clubhouse, pool and pool house. Based on the inspection it was determined the clubhouse could not be saved but the pool and pool house were salvageable. The Township has remained neutral on who should demolish the clubhouse. If the two parties cannot reach a compromise the Township is ready to move ahead.

G:\Community Planning & Development\Building\BUILDING BOARD OF APPEALS\2020\WHCC 6.29.2020 HEARING INFO\10.15.2020 TB Memo/tb1/doc



**To: Township Board**  
**From: Amber Clark Neighborhoods & Economic Development Director**  
**Date: October 20, 2020**  
**Re: Social Districts Public Act No. 124**

---

Every industry has and will be effected by the COVID-19 outbreak with most businesses needing to react in an adaptive manner to remain open. A primary function of the Economic Development Department is to investigate current trends that will assist business owners in our community. The Governor’s Executive Orders in the second and third quarters of the year made business for Bars and Restaurants difficult to remain open while trying to serve customers that exceeded the new capacity limitations.

In an effort to combat this issue the State of Michigan on July 1, 2020 enacted a new law to allow more flexible hospitality options with social distancing requirements in effect, it is set to sunset in 2024. The State created “Social District Permits” for qualified license holders to use in a designated *Social District “Common Areas,”* implemented by the local unit of Government.

In order for Meridian Township to create a social district the following must be filed with the MLCC:

- Create and approve by resolution designated area(s) for the social district with common areas, and submit to MLCC
- Create and designate common areas which are public areas of land immediately adjacent to at least two contiguous MLCC license holders private property
- Create and submit a copy of management and maintenance plans, including hours of operation established by the Township to the MLCC. Plans must include signage, labels for cups and enforcement options
- Diagram a map that clearly shows the designated boundaries of the district and common areas with identified qualified licensees that are contiguous to the commons area on the diagram or map

After speaking with other communities and the State Licensing and Regulatory Affairs (LARA) department we find that establishments within our community do not meet the requirements to establish a Social District.

**Attachments**

1. Michigan Liquor Control Commission Fact Sheet Social District Permitting





**Michigan Liquor Control Commission (MLCC)**  
Constitution Hall, 2<sup>nd</sup> Floor, 525 W. Allegan St, Lansing, MI 48933  
P.O. Box 30005, Lansing, MI 48909  
866-813-0011 – [www.michigan.gov/lcc](http://www.michigan.gov/lcc)

### **Social District Permit Information For Local Governmental Units**

Pursuant to MCL 436.1551, the governing body of a local governmental unit may designate a Social District within its jurisdiction. Qualified licensees whose licensed premises are contiguous to the commons area within the Social District, and that have been approved for and issued a Social District Permit, may sell alcoholic liquor (beer, wine, mixed spirit drink, spirits, or mixed drinks) on their licensed premises to customers who may then consume the alcoholic liquor within the commons area of the Social District. The commons area is not considered part of the licensed premises for any of the licensees that hold a Social District Permit.

The term commons area is defined by MCL 436.1551(8)(a):

*"Commons area" means an area within a social district clearly designated and clearly marked by the governing body of the local governmental unit that is shared by and contiguous to the premises of at least 2 other qualified licensees. Commons area does not include the licensed premises of any qualified licensee.*

The term qualified licensee is defined by MCL 436.1551(8)(c):

*"Qualified licensee" means any of the following:*

- *A retailer that holds a license, other than a special license, to sell alcoholic liquor for consumption on the licensed premises. (This includes the following license types: Class C, Tavern, A-Hotel, B-Hotel, Club, G-1, G-2, Brewpub.)*
- *A manufacturer with an on-premises tasting room permit issued under section 536.*
- *A manufacturer that holds an off-premises tasting room license issued under section 536.*
- *A manufacturer that holds a joint off-premises tasting room license issued under section 536.*

A list of all licensees, sorted by county and local governmental unit, may be found on the MLCC website:

[https://www.michigan.gov/documents/lara/liclist\\_639292\\_7.xlsx](https://www.michigan.gov/documents/lara/liclist_639292_7.xlsx)

The governing body of a local governmental unit may designate a Social District pursuant to MCL 436.1551 under the following conditions:

- Designate a Social District that contains a commons area, as defined in MCL 436.1551(8)(a).
- Establish local management and maintenance plans, including hours of operation, for a commons area.
- Define and clearly mark with signs the designated commons area.
- A governing body of a local governmental unit shall not designate a Social District that would close a road unless the governing body receives prior approval from the road authority with jurisdiction over the road.
- The governing body shall maintain the commons area in a manner that protects the health and safety of the community.
- The governing body may revoke the designation if it determines that the commons area threatens the health, safety, or welfare of the public or has become a public nuisance. Before revoking the designation, the governing body must hold at least 1 public hearing on the proposed revocation. The governing body shall give notice as required under the open meetings act of the time and place of the public hearing before the public hearing.
- The governing body shall file the designation or revocation of the Social District with the MLCC.

Before applying to the MLCC for a Social District Permit, a qualified licensee must first obtain approval from the governing body of the local governmental unit. A fillable resolution for this approval is part of the [Social District Permit Application \(LCC-208\)](#).

---

### **Filing the Designation of a Social District with the MLCC**

A local governmental unit must file the following items with the MLCC when designating a Social District:

- A copy of the resolution passed by the governing body designating the Social District and commons area.
- A copy of the management and maintenance plans, including the hours of operation, established by the local governmental unit for the Social District and commons area.
- A diagram or map that clearly shows the boundaries of the Social District and commons area. Please indicate the name, address, and location of the qualified licensees that are contiguous to the commons area on the diagram or map.

**Submit the items above to:**

**By Mail: Michigan Liquor Control Commission - P.O. Box 30005 - Lansing, MI 48933**  
**By Fax: (517) 763-0059**      **By Email: [mlccrecords@michigan.gov](mailto:mlccrecords@michigan.gov)**

***Additional sections of the Liquor Control Code for a local governmental unit to consider when establishing a Social District or commons area within a Social District:***

**MCL 436.1915 - Possessing or consuming alcoholic liquor on public highway or in park, place of amusement, or publicly owned area; authority of local governmental unit or state department or agency to prohibit possession or consumption of alcoholic liquor; definitions.**

- (1) Alcoholic liquor shall not be consumed on the public highways.
- (2) Except as provided in subsections (3) and (4), alcoholic liquor may be possessed or consumed in public parks, public places of amusement, or a publicly owned area not licensed to sell for consumption on the premises.
- (3) The governing body of a local governmental unit may prohibit by ordinance, order, or resolution the possession or consumption of alcoholic liquor in any public park, public place of amusement, or publicly owned area that is owned or administered, or both, by that local governmental unit. When land is leased from a department or agency of this state, an ordinance, order, or resolution adopted pursuant to this subsection shall be subject to the approval of the department or agency.
- (4) A department or agency of this state that administers public lands may prohibit by rule, order, or resolution the possession or consumption of alcoholic liquor on the public land under its jurisdiction.
- (5) As used in this section:
  - (a) "Local governmental unit" means a county, city, township, village, or charter authority.
  - (b) "Publicly owned area" means an area under the jurisdiction of a local governmental unit.

**MCL 436.1913(1), (2), & (5) - Prohibited conduct; unlicensed premises or place; unlawful consumption of alcoholic liquor; exceptions; construction of section; "consideration" defined.**

- (1) A person shall not do either of the following:
  - (a) Maintain, operate, or lease, or otherwise furnish to any person, any premises or place that is not licensed under this act within which the other person may engage in the drinking of alcoholic liquor for consideration.
  - (b) Obtain by way of lease or rental agreement, and furnish or provide to any other person, any premises or place that is not licensed under this act within which any other person may engage in the drinking of alcoholic liquor for consideration.
- (2) A person shall not consume alcoholic liquor in a commercial establishment selling food if the commercial establishment is not licensed under this act. A person owning, operating, or leasing a commercial establishment selling food which is not licensed under this act shall not allow the consumption of alcoholic liquor on its premises.
- (5) As used in this section, "consideration" includes any fee, cover charge, ticket purchase, the storage of alcoholic liquor, the sale of food, ice, mixers, or other liquids used with alcoholic liquor drinks, or the purchasing of any service or item, or combination of service and item; or includes the furnishing of glassware or other containers for use in the consumption of alcoholic liquor in conjunction with the sale of food.



**To: Township Board Members**  
**From: Derek N. Perry, Deputy Township Manager  
Director of Public Works & Engineering**  
**Date: October 15, 2020**  
**Re: Grettenberger Drain and Meijer Drain Improvements**

---

As the Township Board is aware, the intersection of Grand River Avenue and Okemos Road has been subject to periodic flooding at certain times of the year. The depth of the flooding can be so severe, that for certain durations, the entire intersection has to be closed to traffic to prevent injury to people and property.

In an effort to develop a plan to eliminate this recurring flooding situation, we have been coordinating with our partners representing the Ingham County Drain Commissioner (ICDC), the Michigan Department of Transportation (MDOT), and the Ingham County Road Department (ICRD). This is necessary, as all of the jurisdictions have infrastructure in the area, and the required plan to resolve the issue will affect all parties.

In March of 2019, the Township Board approved proceeding with a detailed analysis (434 Agreement) to study the issue with the ICDC. It was critical to get the preliminary drainage study completed prior to the MDOT Grand River Avenue reconstruction project planned for construction in 2022 to allow for appropriate coordination.

We are now at the point where we need to formalize a drain improvement plan for both the Grettenberger Drain and the Meijer Drain to unite with the MDOT plan currently under development. This will require the Township to petition the ICDC to maintain and improve the drains. To accomplish this request, a formal petition and resolution are required.

The second component that is necessary for the comprehensive plan to work is use of Township property for flood plain mitigation. In order to remove two sections of Grand River Avenue (area across from Playmakers and the Grand River and Okemos Road intersection) out of the 10-year flood elevation it will necessitate mitigation. The existing elevation is one of the primary causes of the flooding that is experienced during a 10-year storm event.

Fortunately, we have a suitable site on the Central Fire Station parcel (map attached). We will not need to convert ownership, but we do expect that a conservation easement will be



13. D.

required by MDOT. Once that has been developed a formal agreement will be presented at a future meeting.

On Tuesday night, the ICDC will present the findings of the drainage study and the background on why a petition is necessary to proceed with the development of a final plan.

**Recommended motion once approved for ACTION:**

**“Move to approve the Grettenberger Drain Resolution and the Meijers Drain Resolution and authorize the Township Supervisor and the Township Clerk to sign the associated Grettenberger Petition for Maintenance and Improvement of a Drain and the Meijers Petition for Maintenance and Improvement of a Drain as presented”.**

**RESOLUTION FOR  
PETITION FOR MAINTENANCE AND IMPROVEMENT OF A DRAIN  
MERIDIAN CHARTER TOWNSHIP  
GRETTEMBERGER DRAIN**

At a regular meeting of the Meridian Charter Township Board, held in Ingham County, State of Michigan on the \_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ a.m./p.m.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_  
\_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_  
\_\_\_\_\_.

**WHEREAS**, the Township requests the maintenance and improvement of a drain, located in Ingham County, pursuant to Chapter 8 of Public Act 40 of 1956, as amended; and

**WHEREAS**, the Township has determined that the maintenance and improvement of the drain benefits the public health in the Township; and

**WHEREAS**, the Township will be liable for an assessment at large against it for a percentage of the cost of the proposed maintenance and improvement.

**NOW, THEREFORE BE IT RESOLVED THAT**, the Township Board does authorize the filing of a petition for maintenance and improvement of the drain.

**BE IT FURTHER RESOLVED THAT** the Supervisor is authorized to execute the petition for maintenance and improvement of the drain.

**BE IT FURTHER RESOLVED** that the Clerk shall forward to the Ingham County Drain Commissioner a copy of this Resolution for the petition for maintenance and improvement of the drain.

**MERIDIAN CHARTER TOWNSHIP**

Dated: \_\_\_\_\_

\_\_\_\_\_  
By: Ron Styka  
Its: Supervisor

Yeas:  
Nays:  
Abstain:  
Absent:

**Resolution No.**

I, the undersigned, being duly qualified and acting Clerk of Meridian Charter Township, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board for Meridian Charter Township at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 and that notice of said meeting was given in accordance with the Open Meetings Act.

\_\_\_\_\_  
Brett Dreyfus, Clerk  
Meridian Charter Township

\_\_\_\_\_  
Date

**MERIDIAN CHARTER TOWNSHIP**

**PETITION FOR MAINTENANCE  
AND IMPROVEMENT OF A DRAIN**

**GRETTEMBERGER DRAIN**

To the Ingham County Drain Commissioner:

The undersigned is Meridian Charter Township, Ingham County, Michigan. This petition has been duly authorized by the governing body of Meridian Township and requests that the Grettenberger Drain be maintained and improved as provided in Chapter 8 of Public Act 40 of 1956, as amended, to alleviate drainage issues in the Drainage District.

The Grettenberger Drain is located in Meridian Charter Township, Ingham County, Michigan.

The proposed maintenance and improvement is necessary for the public health, convenience or welfare and benefits the public health in Meridian Charter Township.

Meridian Charter Township will be liable for an assessment at large against it for a percentage of the cost of the proposed maintenance and improvement.

Dated: \_\_\_\_\_, 2020

---

By: Ron Styka  
Its: Supervisor

---

By: Brett Dreyfus  
Its: Clerk

**RESOLUTION FOR  
PETITION FOR MAINTENANCE AND IMPROVEMENT OF A DRAIN  
MERIDIAN CHARTER TOWNSHIP  
MEIJERS DRAIN**

At a regular meeting of the Meridian Charter Township Board, held in Ingham County, State of Michigan on the \_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ a.m./p.m.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_  
\_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**WHEREAS**, the Township requests the maintenance and improvement of a drain, located in Ingham County, pursuant to Chapter 8 of Public Act 40 of 1956, as amended; and

**WHEREAS**, the Township has determined that the maintenance and improvement of the drain benefits the public health in the Township; and

**WHEREAS**, the Township will be liable for an assessment at large against it for a percentage of the cost of the proposed maintenance and improvement.

**NOW, THEREFORE BE IT RESOLVED THAT**, the Township Board does authorize the filing of a petition for maintenance and improvement of the drain.

**BE IT FURTHER RESOLVED THAT** the Supervisor is authorized to execute the petition for maintenance and improvement of the drain.

**BE IT FURTHER RESOLVED** that the Clerk shall forward to the Ingham County Drain Commissioner a copy of this Resolution for the petition for maintenance and improvement of the drain.

**MERIDIAN CHARTER TOWNSHIP**

Dated: \_\_\_\_\_

\_\_\_\_\_  
By: Ron Styka  
Its: Supervisor

Yeas:  
Nays:  
Abstain:  
Absent:

**Resolution No.**

I, the undersigned, being duly qualified and acting Clerk of Meridian Charter Township, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board for Meridian Charter Township at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2020 and that notice of said meeting was given in accordance with the Open Meetings Act.

\_\_\_\_\_  
Brett Dreyfus, Clerk  
Meridian Charter Township

\_\_\_\_\_  
Date

**MERIDIAN CHARTER TOWNSHIP**

**PETITION FOR MAINTENANCE  
AND IMPROVEMENT OF A DRAIN**

**MEIJERS DRAIN**

To the Ingham County Drain Commissioner:

The undersigned is Meridian Charter Township, Ingham County, Michigan. This petition has been duly authorized by the governing body of Meridian Township and requests that the Meijers Drain be maintained and improved as provided in Chapter 8 of Public Act 40 of 1956, as amended, to alleviate drainage issues in the Drainage District.

The Meijers Drain is located in Meridian Charter Township, Ingham County, Michigan.

The proposed maintenance and improvement is necessary for the public health, convenience or welfare and benefits the public health in Meridian Charter Township.

Meridian Charter Township will be liable for an assessment at large against it for a percentage of the cost of the proposed maintenance and improvement.

Dated: \_\_\_\_\_, 2020

\_\_\_\_\_  
By: Ron Styka  
Its: Supervisor

\_\_\_\_\_  
By: Brett Dreyfus  
Its: Clerk

Presentation  
to  
Meridian Township Board  
Hydraulic Study & Report

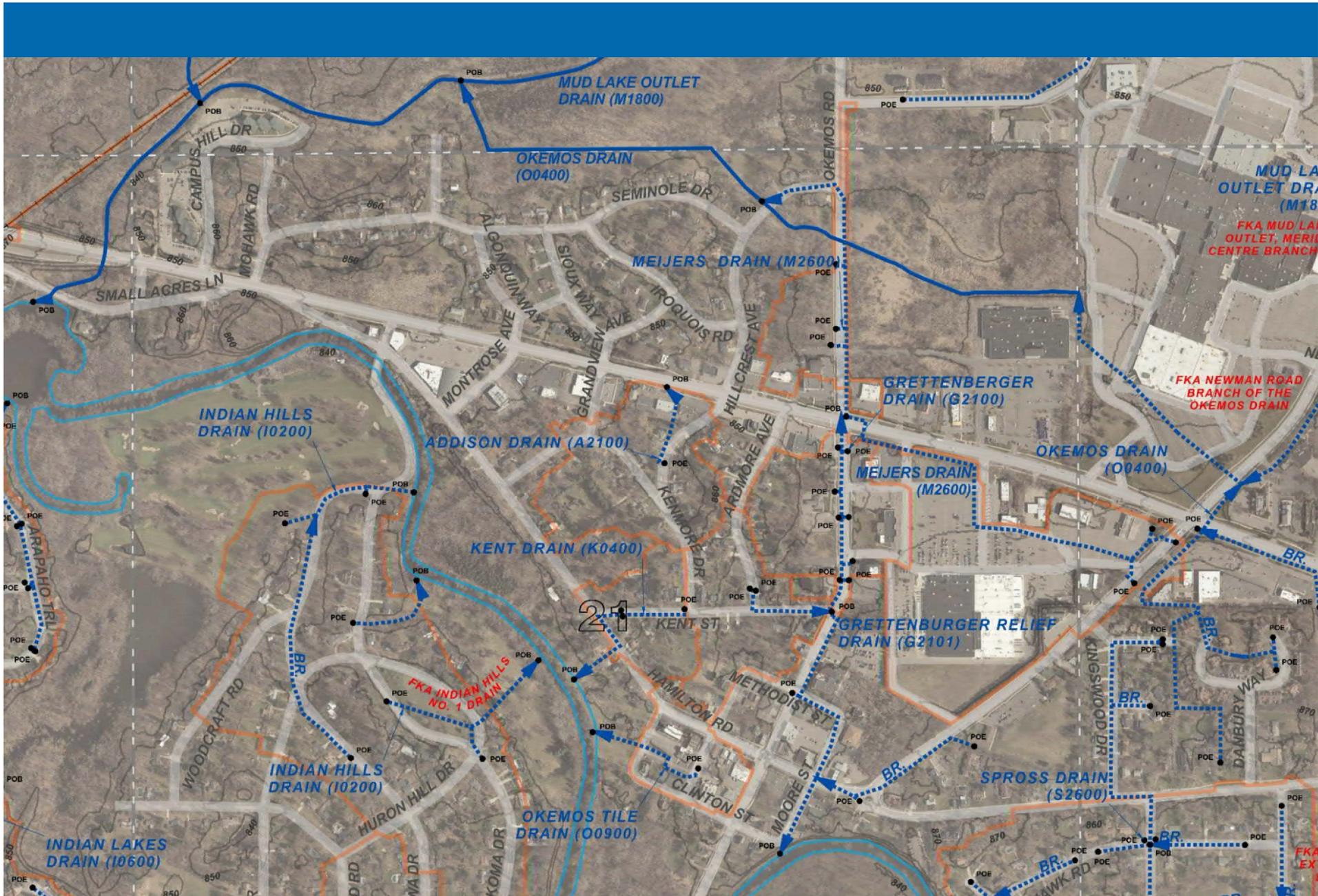
By

Alan Boyer, PE  
LSG Engineers & Surveyors  
3135 Pine Tree Road, Suite D  
Lansing, MI 48911

For



Ingham County Drain Commissioner  
Patrick E. Lindemann



## PRELIMINARY HYDRAULIC STUDY SUMMARY

Alleviate flooding during the 10-year flood event

raise low points on Grand River Avenue and Okemos Road

Alleviate flooding during the 10-year rainfall event

Grettenberger Drain

replace with 24-inch pipe

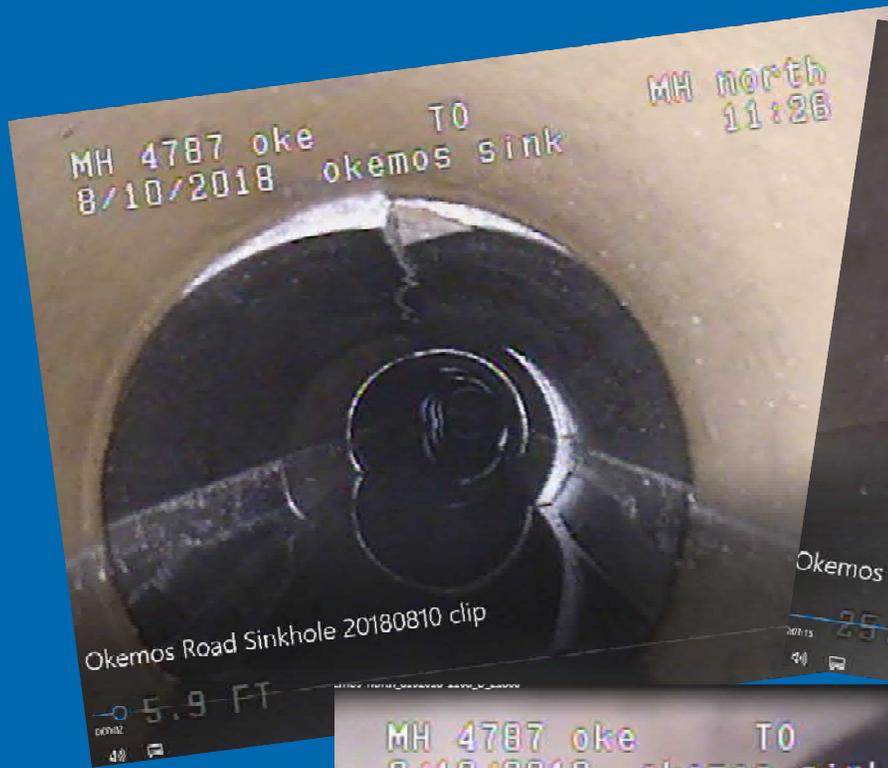
connect to MDOT system

Meijers Drain

connect to MDOT system

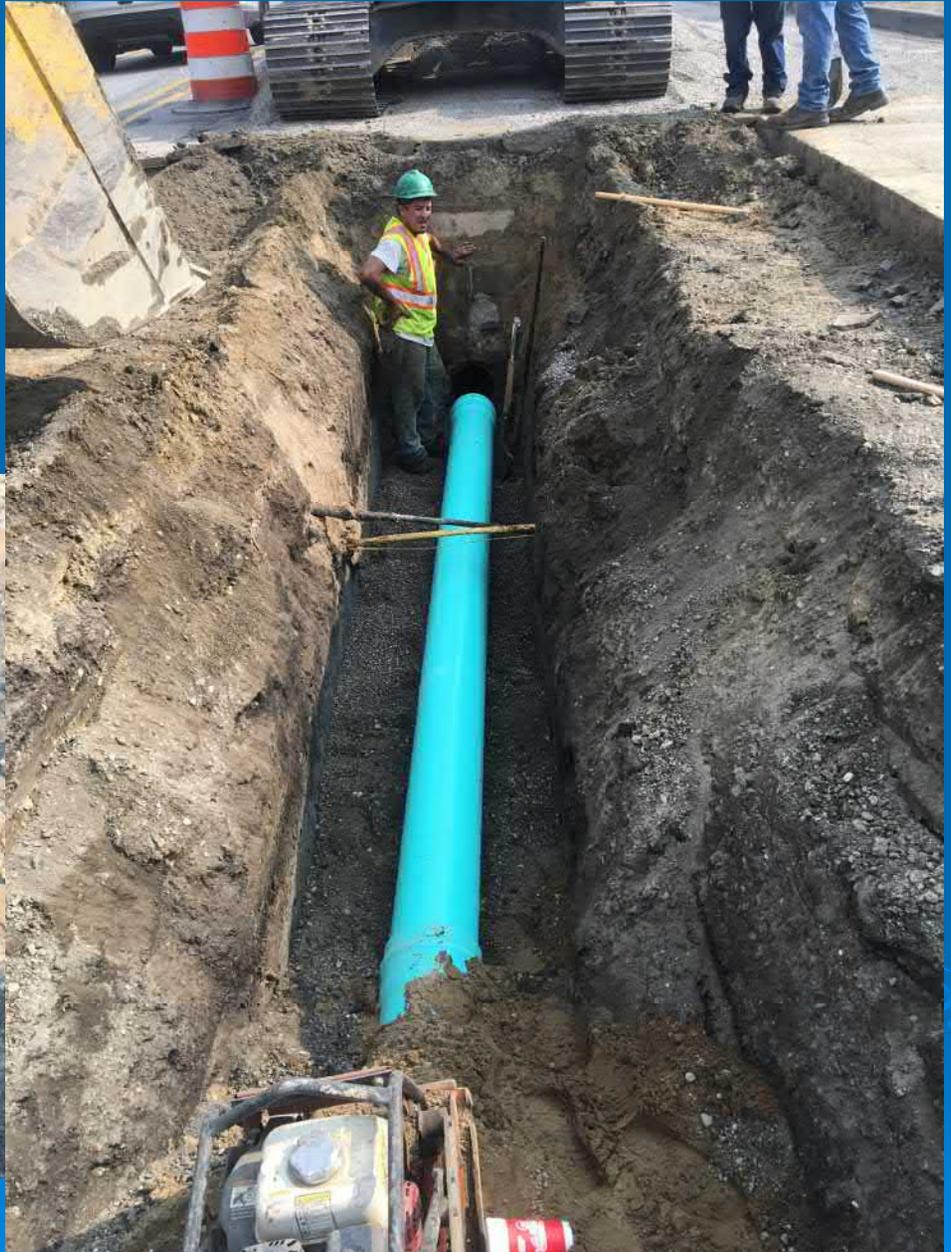
eliminate MDOT siphon

possible area detention



**Grettenberger Drain**  
Constructed circa 1913  
Failed August 12, 2018

Grettenberger Drain Collapse & Repair  
Okemos Road - August 12-17, 2018



# Meijers Drain Flooding

February 22, 2018

Right - Grand River /Nakoma Dr Intersection



Left - Grand River/Okemos Rd Intersection

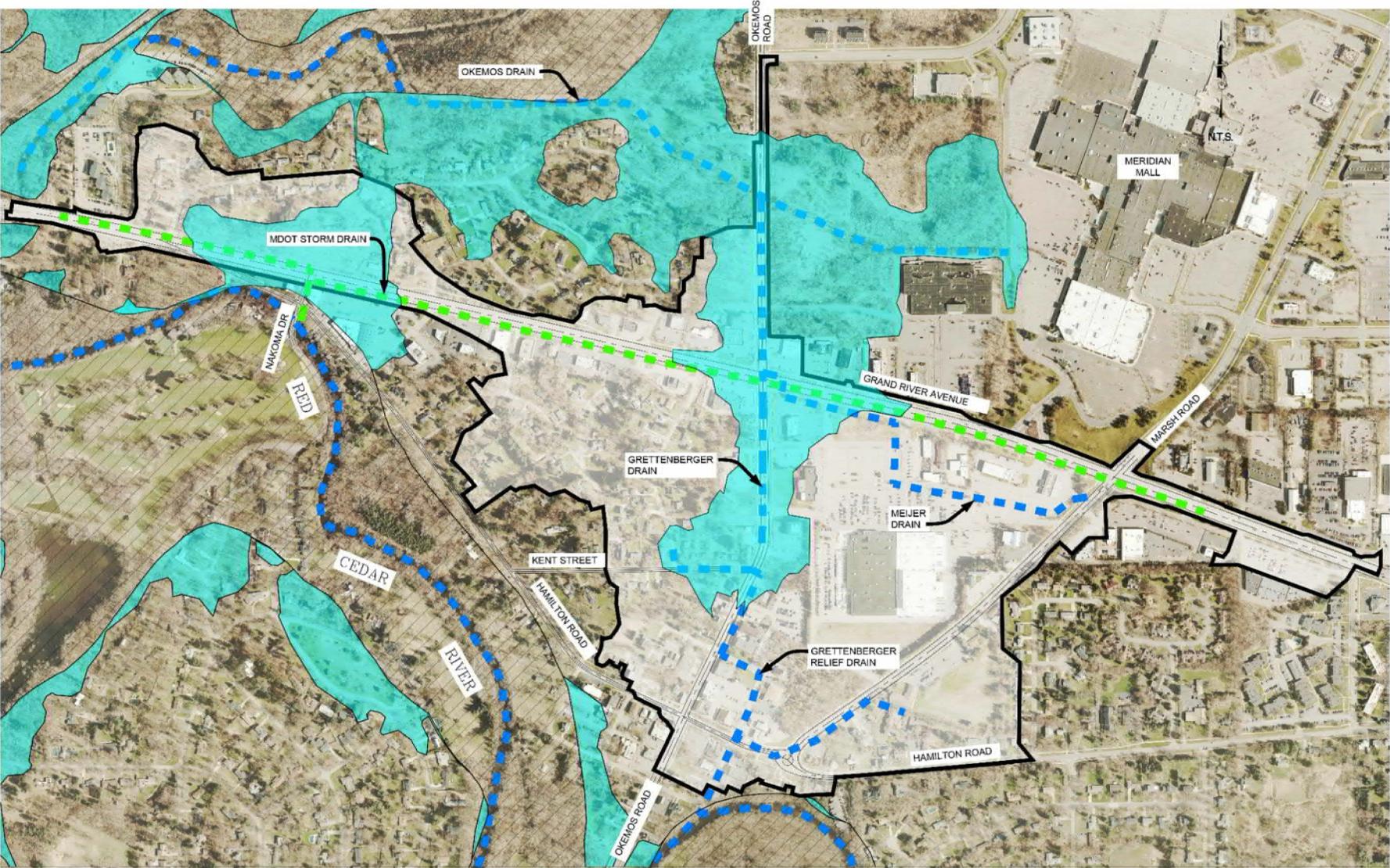
# FLOODING HOTSPOTS - FEB. 22, 2018

FIGURE 1



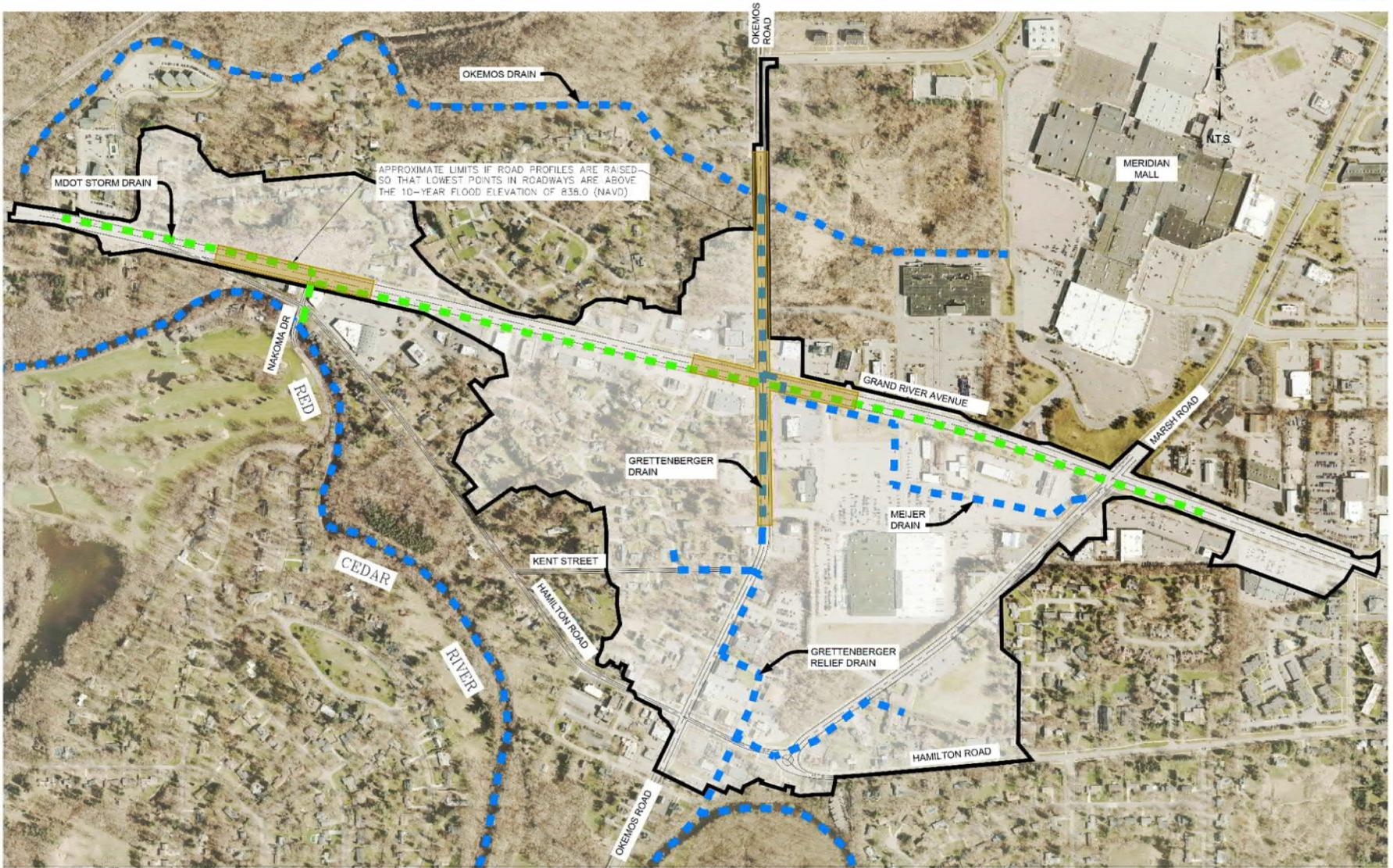
# FEMA 100-YEAR FLOODPLAIN AND STUDY AREA

FIGURE 3



# FLOODING MITIGATION 1 - RAISE ROAD PROFILES

FIGURE 13





- Preliminary Hydraulic Study & Report
- Reduction in the incidence of flooding
- Subsequent road improvements
  - Grand River Avenue
  - Okemos Road
- Drainage system replacement and improvement
- Grettenberger Drain Resolution & Petition
- Meijers Drain Resolution & Petition



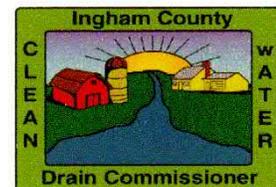
# **DRAINAGE STUDY**

For

## **GRETTEMBERGER DRAIN Meridian Township Ingham County, Michigan**

Prepared for

**Patrick E. Lindemann  
Ingham County Drain Commissioner**



Prepared by:

**LSG** Engineers  
& Surveyors

3135 Pine Tree Road, Suite D  
Lansing, MI 48911  
517-393-2902

Job Number: 2254

January 2020

## TABLE OF CONTENTS

- I. Summary
- II. Analysis
- III. Recommendations
- IV. Figures
- V. EPA-SWMM Data

## **I. Summary**

The Ingham County Drain Commissioner engaged LSG Engineers and Surveyors (LSG) to investigate storm sewer capacity in and around Okemos Village in light of persistent flooding. The most recent incident occurred on February 22, 2018 and affected homes and businesses that abut the Red Cedar River and vehicular traffic where Grand River Avenue intersects both Nakoma Street and Okemos Road (Figure 1).

LSG defined a study area that included the catchment areas for several County Drains, and the MDOT Grand River Avenue storm drain. Data collection included storm drain plans (public and private), field survey of points common to the various plans, field survey of high water mark reference points, and local rainfall, temperature and stream gage information. LSG then developed a schematic hydraulic model using the U.S. EPA's Storm Water Management Model (SWMM) – see Figure 2.

Based on the network modeling and our understanding of various causal factors (wet weather, system capacity, topography, etc.), this report offers preliminary recommendations to mitigate flooding by raising road profiles and/or modifying the existing storm sewer in affected areas.

## II. Analysis

The flooding that occurred on February 22 was the result of high flows in the Red Cedar River that approximated a 10-year storm event. The rising river levels caused a backwater effect in upstream tributary systems (including County Drains and the MDOT Grand River Avenue storm drain), preventing them from discharging properly. The FEMA-delineated, 100-year flood boundary is a useful proxy for visualizing the interconnectedness of these systems (see Figure 3).

Major contributing factors included recent rainfall and snowmelt. Approximately 3 inches of rain fell between February 19 and February 21. Further, a warming trend began on February 13, with a peak of 60 deg. F attained on February 20—coinciding with the timing of the peak rainfall event just prior to the flooding (see Figures 4 and 5).

Correlating photographic evidence and LSG survey data showed that the resulting flows in the Red Cedar River (peaking two days after the February 20 rain event) reached the 10-year flood elevation according to FEMA's Ingham County Flood Insurance Study. USGS stream gages immediately upstream and downstream of Okemos recorded peak discharges on February 22 that closely correspond to the 10-year peak rates described in the FEMA study (see Figures 6 thru 11).

Several areas along the Red Cedar River lie below the 10-year flood elevations. The intersections that experienced flooding on February 22 also lie below the 10-year flood elevation and exhibited the backwater effect described above.

We analyzed the local storm sewers to determine if some of these same areas might flood under other circumstances (i.e. before we would observe high water events in the Red Cedar River). Because there is a significant time lag before accumulated upstream flows from any simultaneous area-wide event can reach the Okemos storm outfalls, we can reasonably model the systems without any backwater effect. We did find that the limit of each of the networks under study is the 10-year event. Our modeling showed flooding of limited duration at the Grand River-Okemos intersection and north along Okemos Road where the Meijer Drain connects to the Okemos Drain. More frequent recurrence events (1, 2 and 5-year) did not show any flooding (see Figure 12).

[Note: The existing Grettenberger Drain is undersized (10-inch diameter) and failing. Drain records indicate that its original installation predates 1912. Our modeling assumed improving this drain by installing new 24-inch diameter pipe along its length.]

We also investigated the Grettenberger Relief Drain for capacity and as a possible outlet for the Grettenberger Drain. We found that the Relief Drain has sufficient capacity up to and including the 10-year storm for its own service area and does not appear to flood due to backwater. However, relaying the Grettenberger Drain to re-direct its flow to the south would result in replacing a significant portion of the Relief Drain to establish a connecting point at an appropriate elevation and the additional flow would exceed the capacity of the Relief drain.

### III. Recommendations

Alleviate flooding during the 10-year backwater event by raising the profile of Grand River Avenue and Okemos Road at their respective low points so that the lowest elevation in both roadways is above the 10-year FEMA flood stage (see Figure 13).

Alleviate flooding during the 10-year direct rainfall event—absent additional backwater from the Red Cedar River—through the following measures (see Figure 14):

- A. Increasing the size of the Grettenberger Drain from 10-inch to 24-inch pipe.

AND

- B. Eliminating the siphon on the MDOT line at the Grand River-Okemos intersection. This involves reconnecting the MDOT, Meijer and Grettenberger pipes so that their flows are “swapped.” This would eliminate the flooding at the Grand River-Okemos intersection, but not the flooding along Okemos Road to the north.

AND, EITHER

- C. Constructing relief outfall(s) on the Meijer Drain along Okemos Road that can direct some of the flow to the regulated wetland area south of the new Central Fire Station prior to the Meijer Drain’s connection to the Okemos Drain. Discharge into a regulated wetland generally requires a permit from EGLE under Part 303 of NREPA.

OR

- D. Constructing detention on the Meijer property in the upper reaches of the service area.

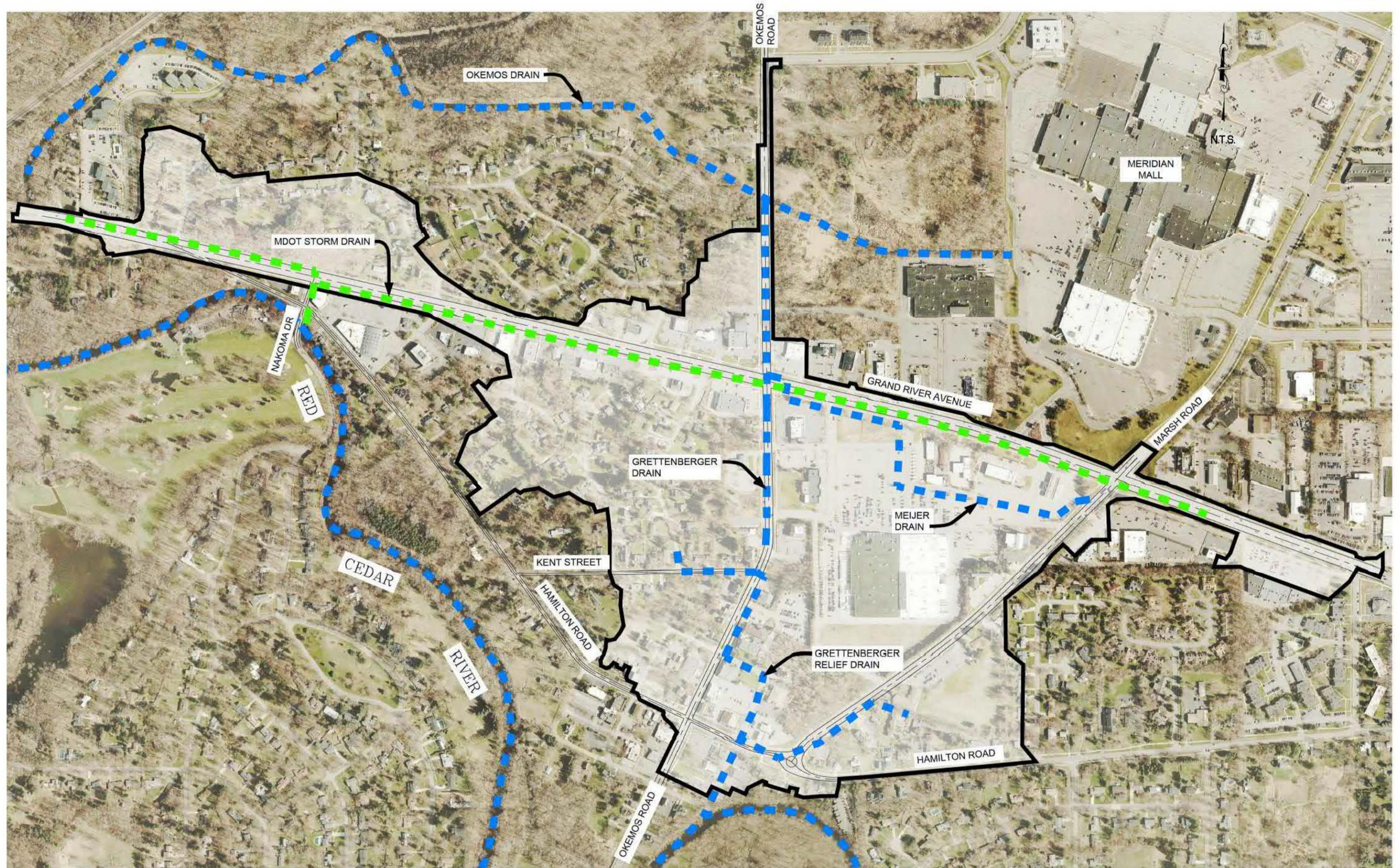
# FLOODING HOTSPOTS - FEB. 22, 2018

FIGURE 1



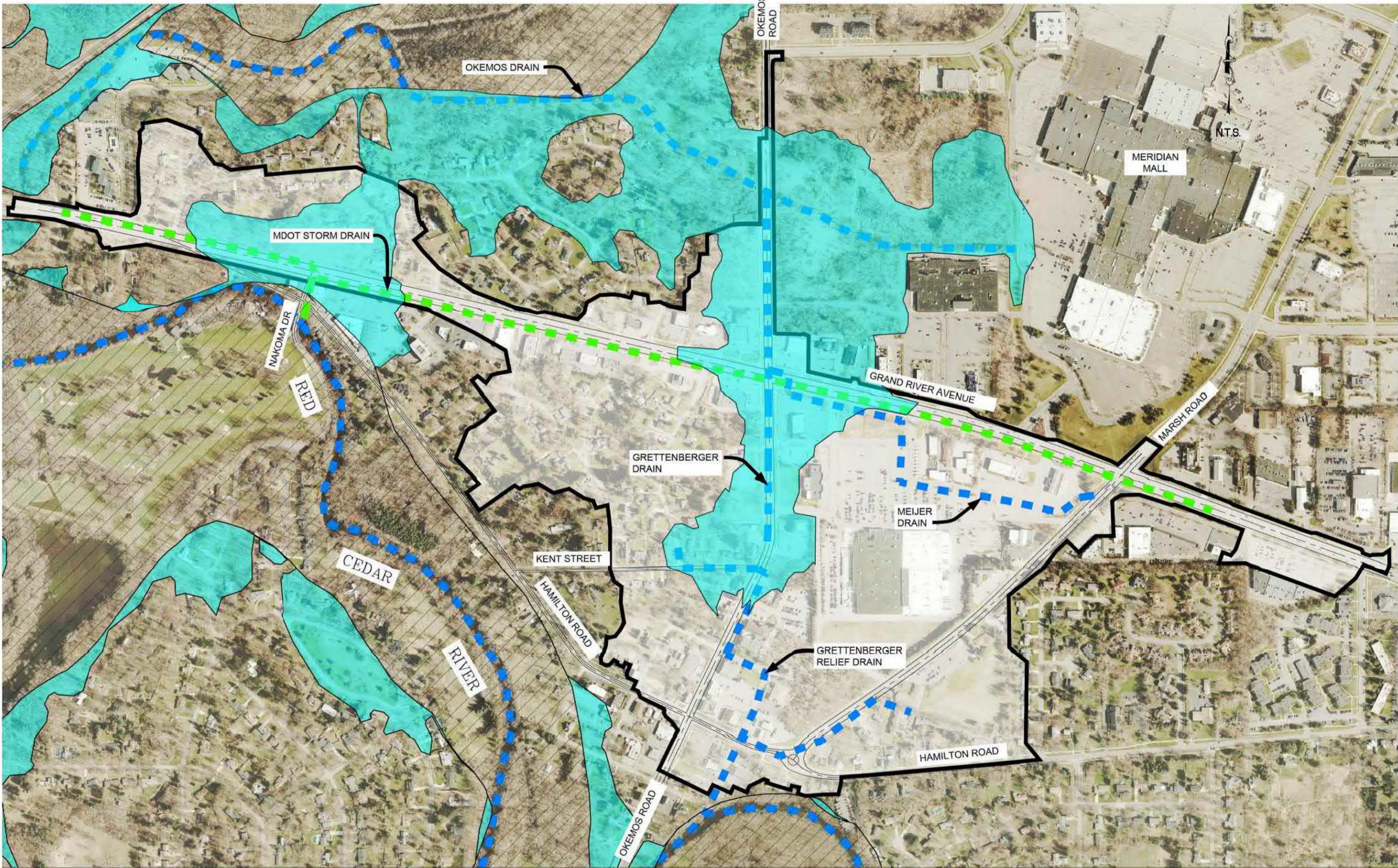
# STUDY AREA

FIGURE 2



# FEMA 100-YEAR FLOODPLAIN AND STUDY AREA

FIGURE 3



### MSU Turfgrass Center Weather Station Precipitation (inches)

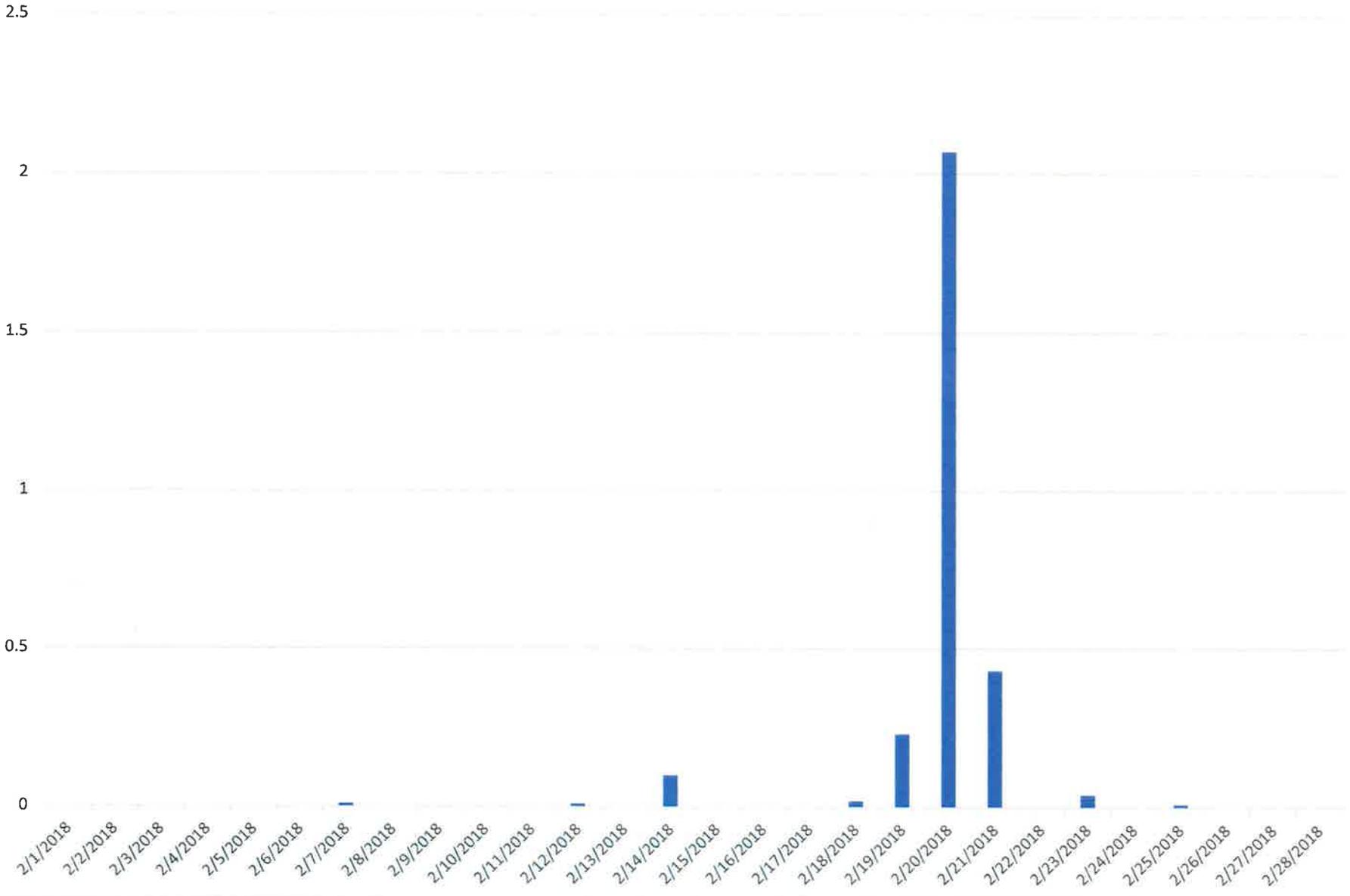


FIGURE 4

### Daily Temperature (degrees F) at MSU Turfgrass Center

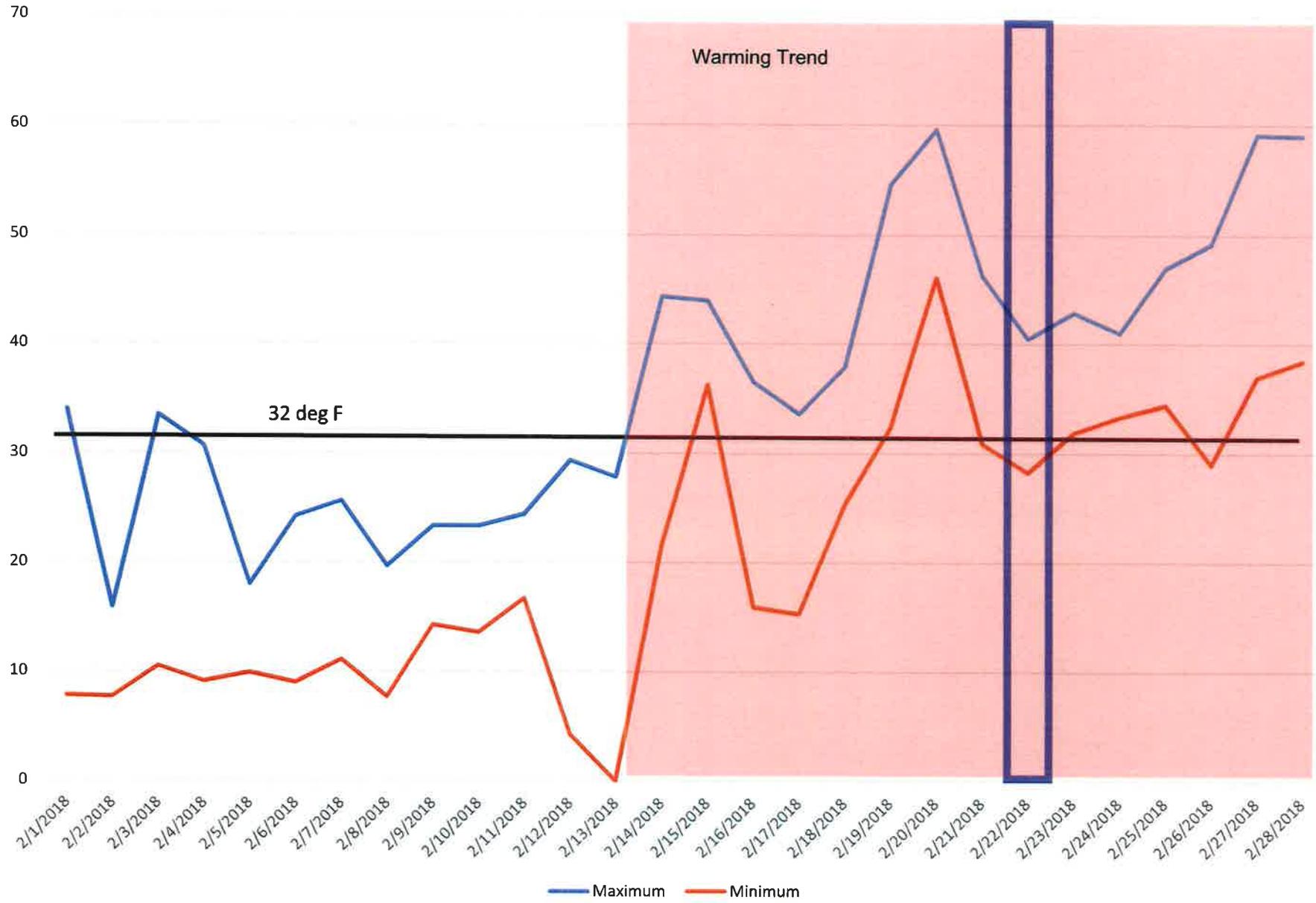


FIGURE 5

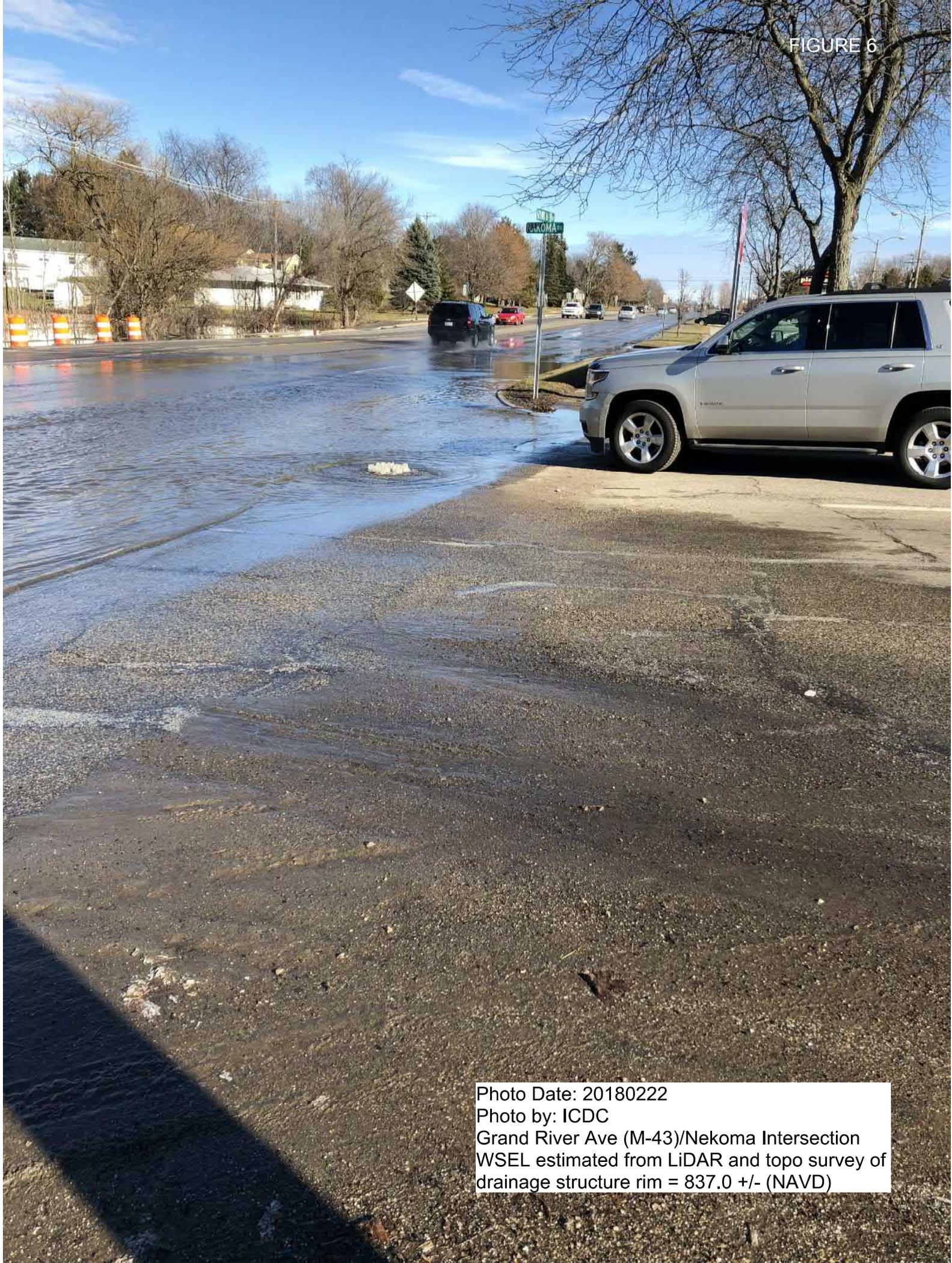


Photo Date: 20180222  
Photo by: ICDC  
Grand River Ave (M-43)/Nekoma Intersection  
WSEL estimated from LiDAR and topo survey of  
drainage structure rim = 837.0 +/- (NAVD)



Photo Date: 20180222  
Photo by: ICDC  
Back of house a 2345 Hamilton Road, Meridian Twp.  
WSEL estimated from topo survey at the site = 839.0 +/- (NAVD)

FIGURE 7

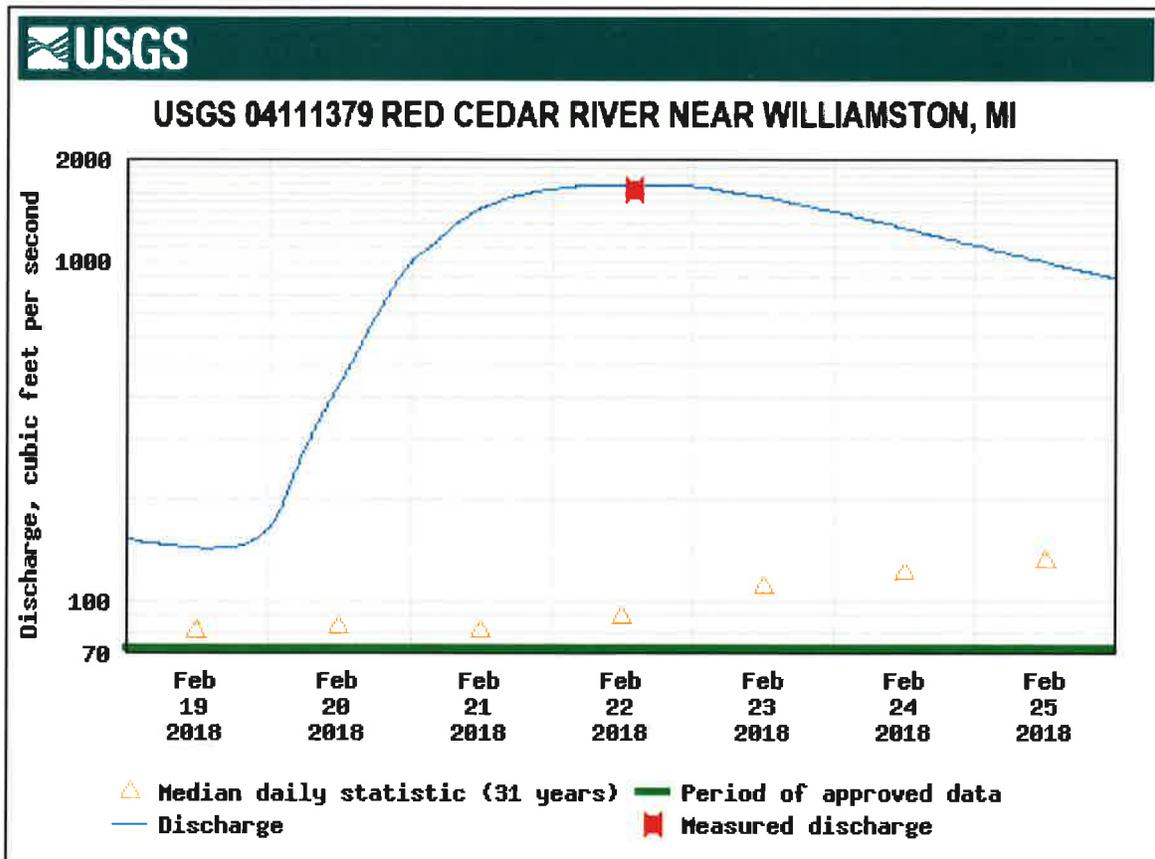
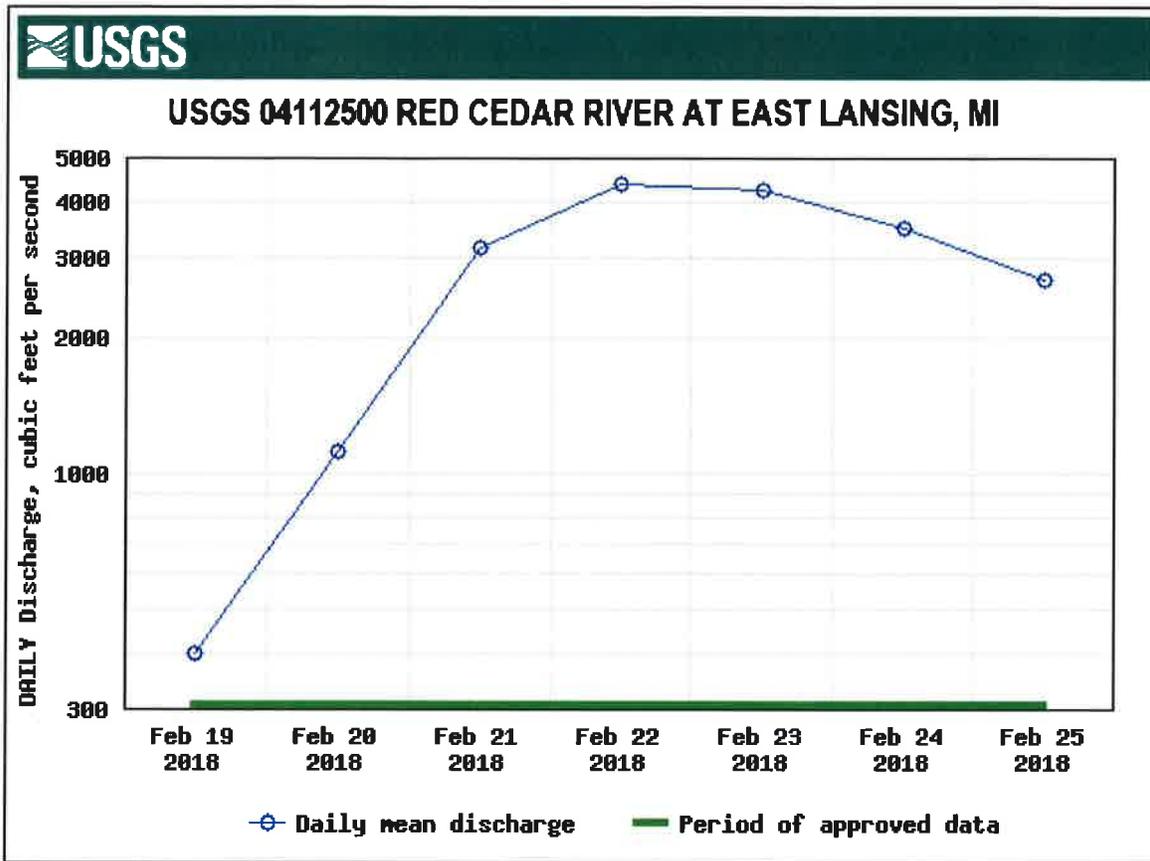


Photo Date: 20180222  
Photo by: ICDC  
Grand River Ave (M-43)/Okemos Intersection  
WSEL estimated from LiDAR = 840 +/- (NAVD)

FIGURE 8



Photo Date: 20180222  
Photo by: ICDC  
Okemos Road camelback bridge over Red Cedar River.  
WSEL estimated from topo survey = 840.2+/- (NAVD)



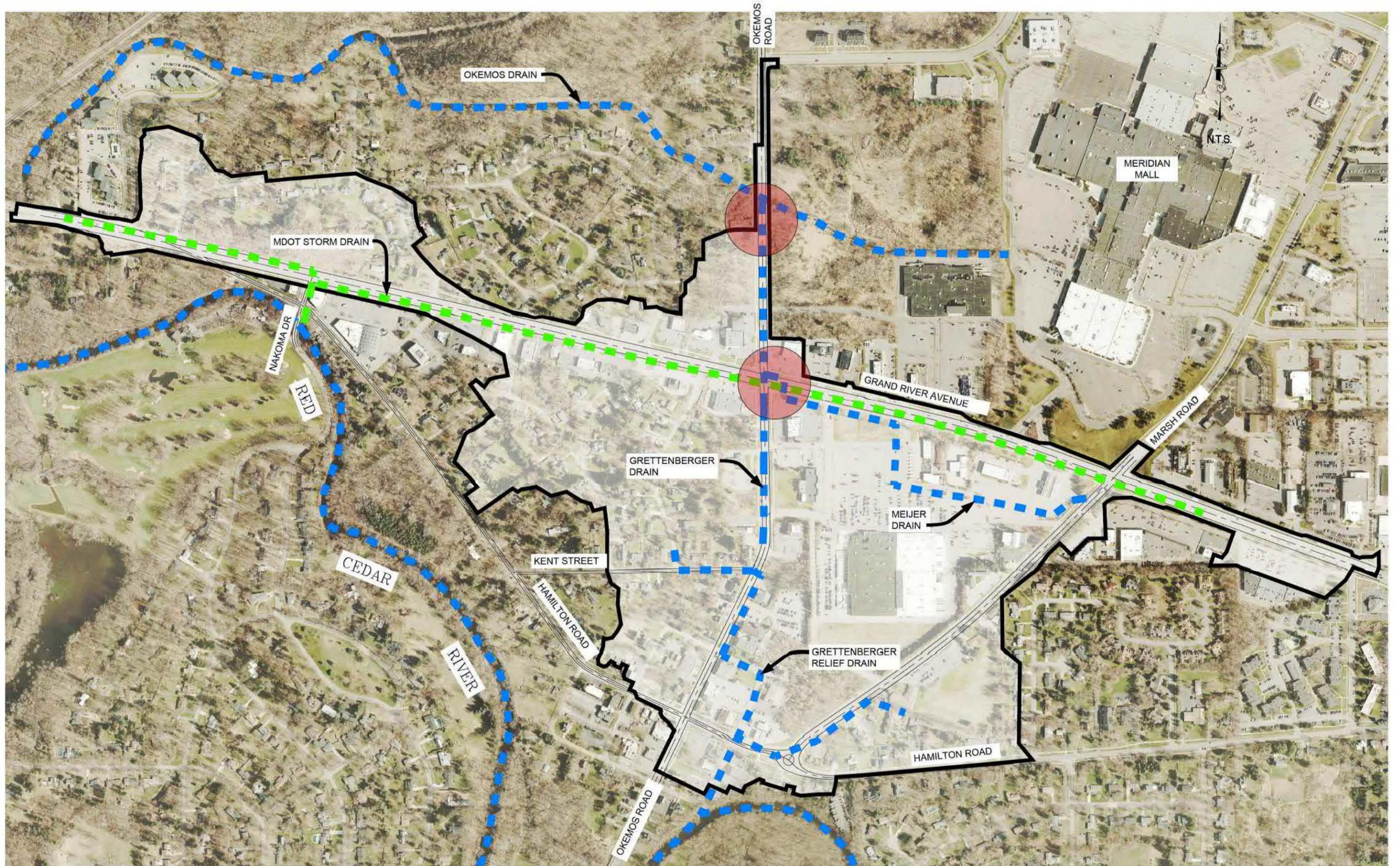
Observed USGS Stream Gage Data v. FEMA Flood Insurance Study (FIS) Summary of Discharges

<b>USGS Stream Gage</b>	<b>Peak Discharge (22 FEB 2018)</b>	<b>FEMA FIS Flooding Source and Location*</b>	<b>Peak Discharge (10 Percent Annual Chance)</b>
04112500 Red Cedar River at East Lansing	4,540 CFS	Red Cedar River At Farm Lane Road	5,500 CFS
04111379 Red Cedar River Near Williamston	1,690 CFS	Red Cedar River Just downstream of confluence with Squaw Creek	1,700 CFS

\*These locations describe the USGS stream gage sites.

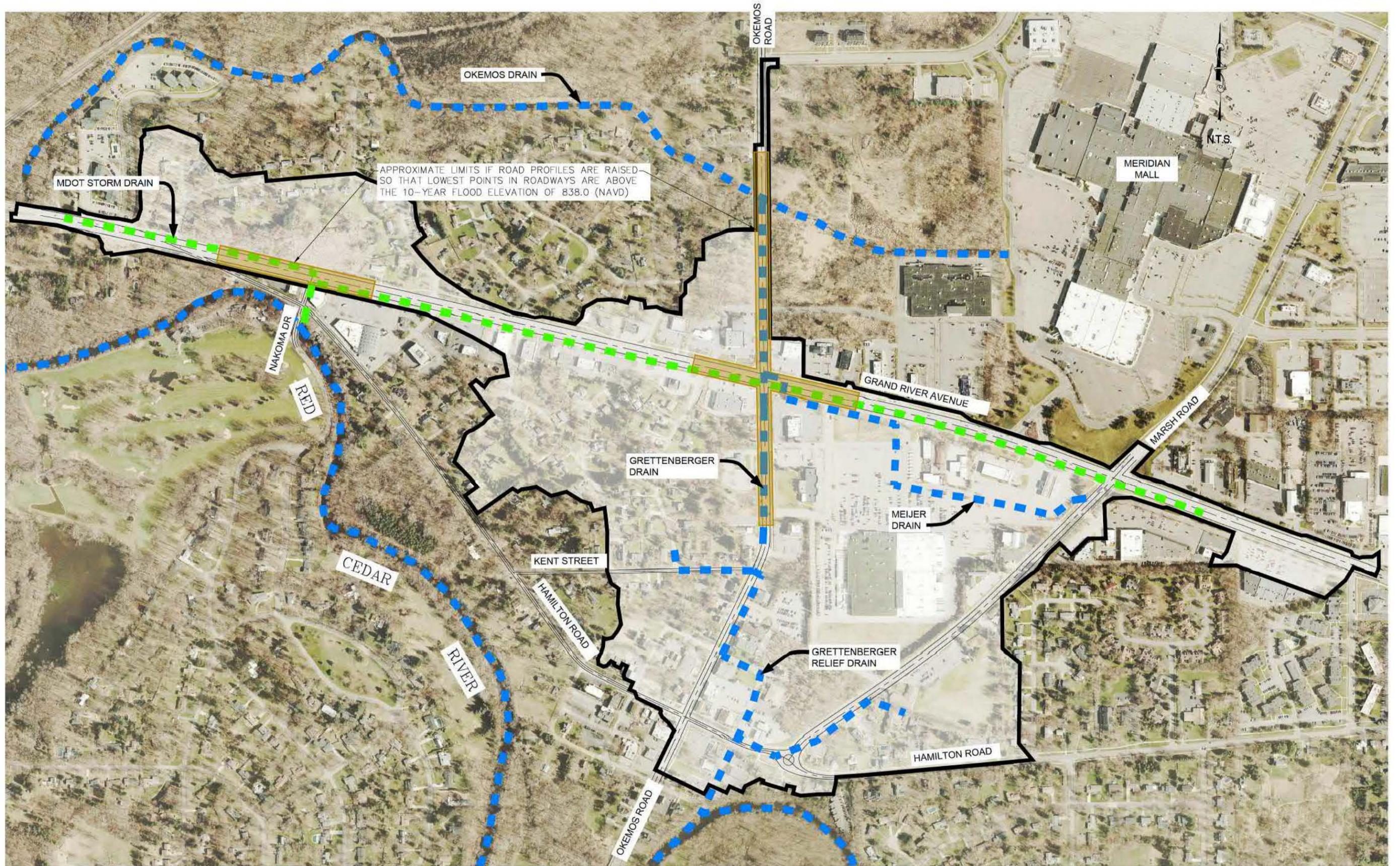
# FLOODING HOTSPOTS - 10 YEAR MODEL

FIGURE 12



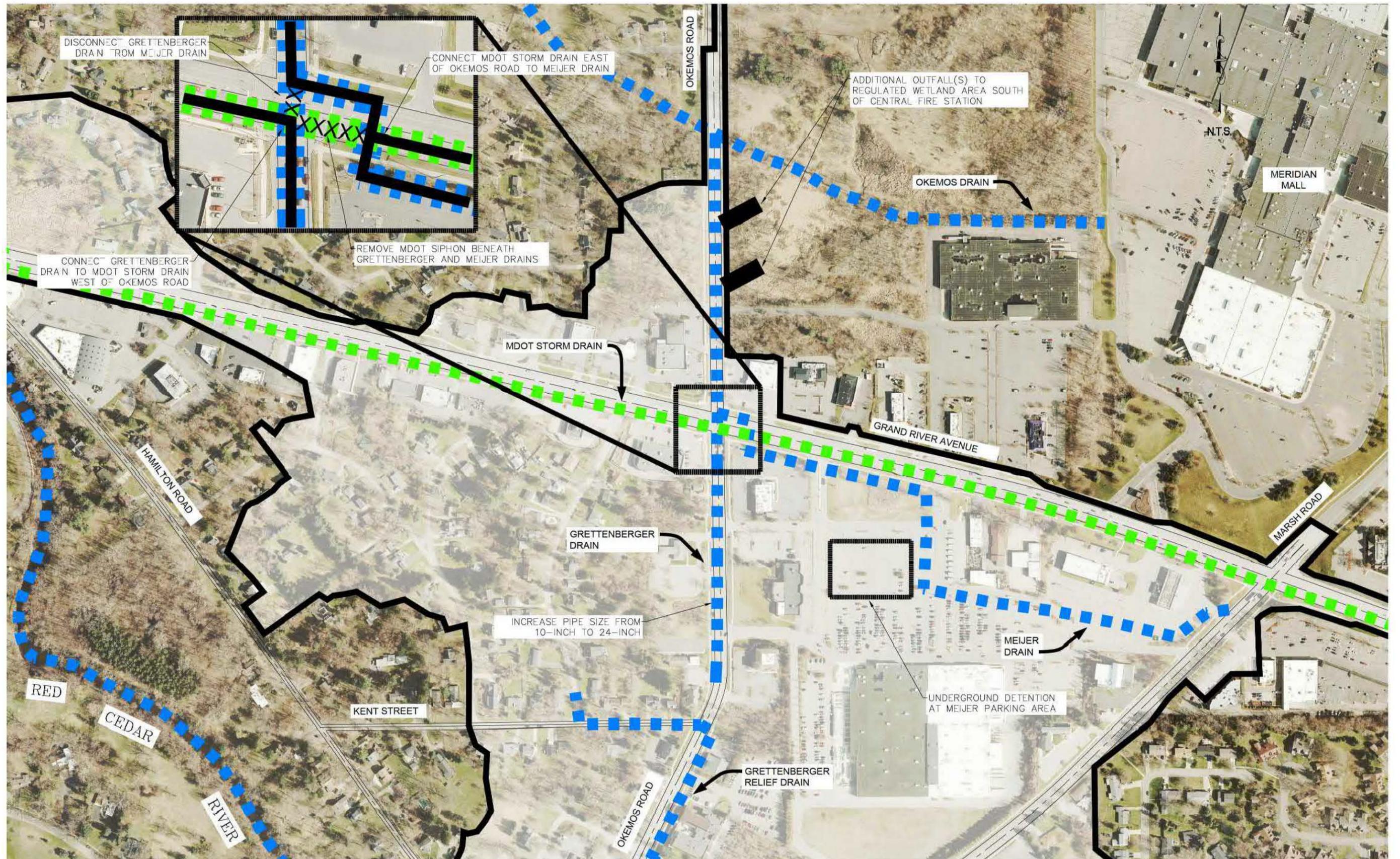
# FLOODING MITIGATION 1 - RAISE ROAD PROFILES

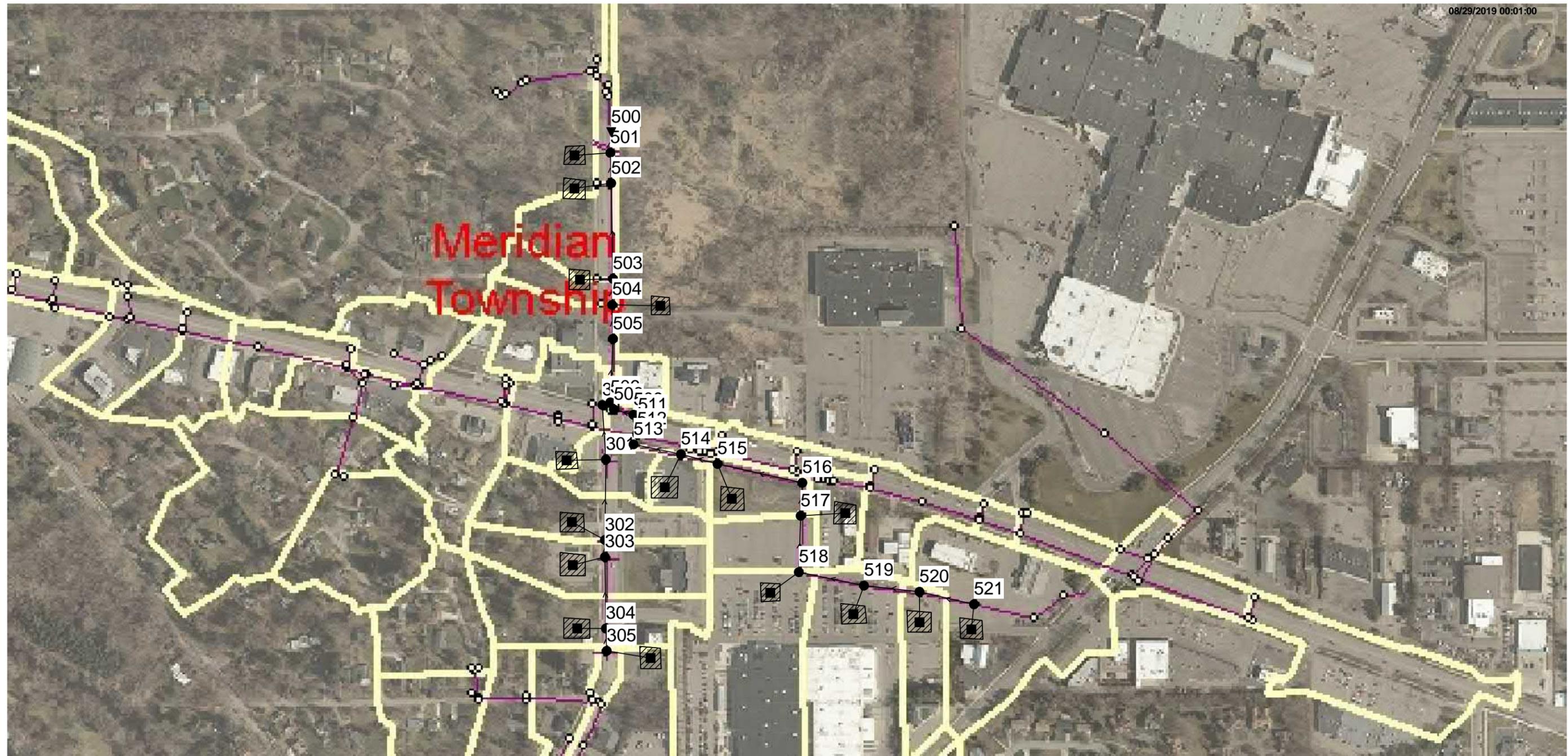
FIGURE 13



# FLOODING MITIGATION 2 - MODIFY THE SEWER NETWORK

FIGURE 14





Grettenberger and Meijer Drains  
 10-year storm

\*\*\*\*\*  
 Node Depth Summary  
 \*\*\*\*\*

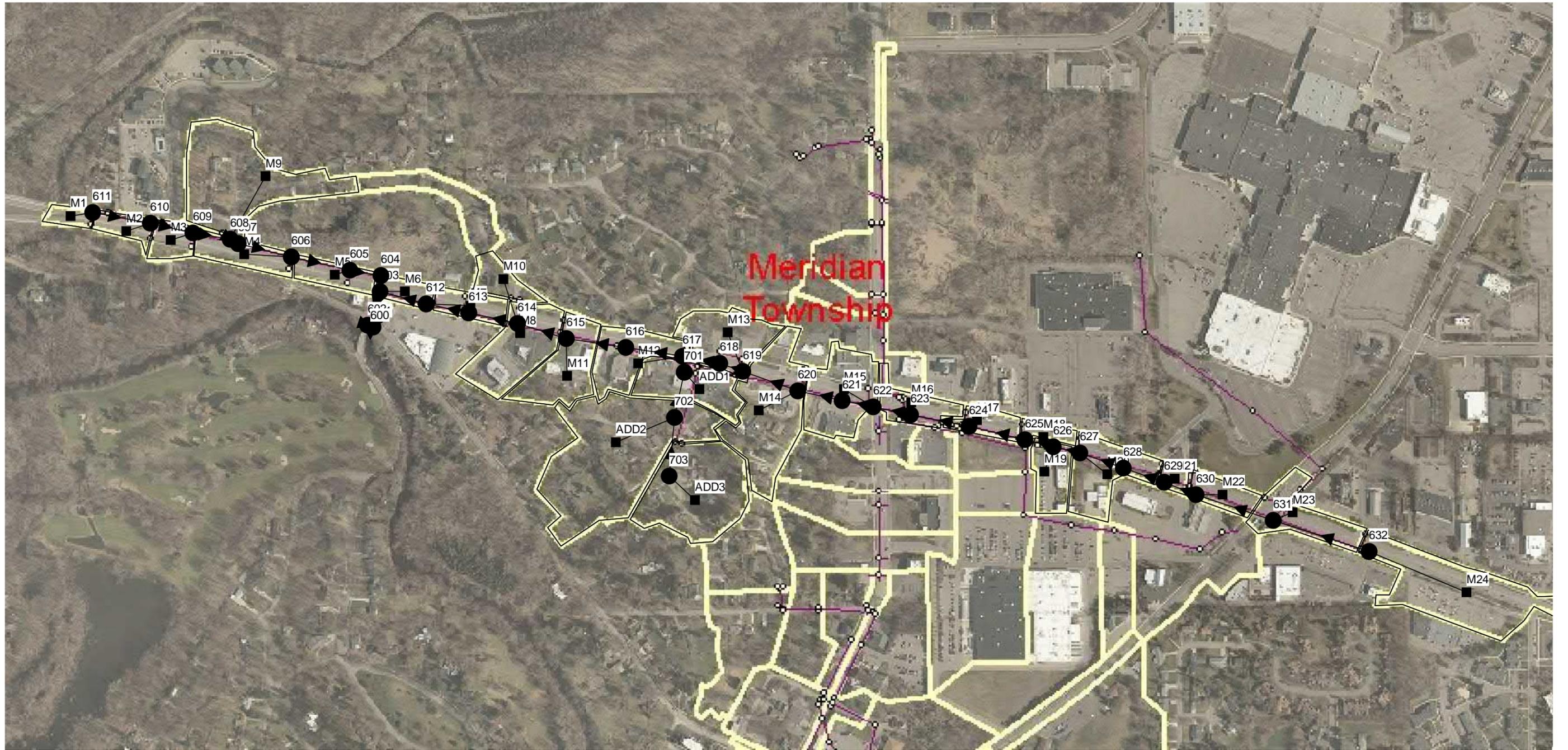
Node	Type	Average Depth Feet	Maximum Depth Feet	Maximum HGL Feet	Time of Max Occurrence days hr:min	Reported Max Depth Feet
300	JUNCTION	0.28	3.07	836.32	0 01:11	2.39
301	JUNCTION	0.50	4.40	837.70	0 01:07	3.09
302	JUNCTION	0.48	3.98	837.38	0 01:11	3.66
303	JUNCTION	0.39	3.95	837.45	0 01:11	3.67
304	JUNCTION	0.35	3.85	837.45	0 01:11	3.66
305	JUNCTION	0.25	3.79	837.49	0 01:07	3.56
501	JUNCTION	1.37	6.23	834.73	0 01:10	4.78
502	JUNCTION	1.40	8.69	837.19	0 01:10	5.14
503	JUNCTION	1.44	7.92	836.42	0 01:10	5.68
504	JUNCTION	1.46	7.29	835.79	0 01:10	6.00
505	JUNCTION	1.33	6.56	835.21	0 01:10	6.23
506	JUNCTION	1.10	6.50	835.40	0 01:11	6.47
508	JUNCTION	1.11	6.64	835.54	0 02:00	6.64
509	JUNCTION	0.62	6.14	835.74	0 02:00	6.14
511	JUNCTION	0.71	6.31	835.91	0 02:00	6.31
512	JUNCTION	0.76	6.50	836.10	0 02:00	6.50
513	JUNCTION	0.87	6.72	836.32	0 02:00	6.72
514	JUNCTION	0.98	7.07	836.67	0 02:00	7.07
515	JUNCTION	1.03	7.37	836.97	0 02:00	7.37
516	JUNCTION	0.78	9.18	839.28	0 01:10	7.67
517	JUNCTION	0.34	6.39	840.69	0 01:10	5.81
518	JUNCTION	0.29	2.10	842.70	0 02:00	2.10
519	JUNCTION	0.45	2.47	843.47	0 02:00	2.47
520	JUNCTION	0.48	4.08	845.18	0 01:03	2.77
521	JUNCTION	0.24	4.25	848.45	0 01:02	4.11
500	OUTFALL	1.57	4.50	833.00	0 01:09	4.50

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.1 (Build 5.1.013)

-----  
Grettenberger and Meijer Drains  
10-year storm

\*\*\*\*\*  
Node Flooding Summary  
\*\*\*\*\*

No nodes were flooded.



EPA STORM WATER MANAGEMENT MODEL - VERSION 5.1 (Build 5.1.013)

MDOT Drain  
10-year storm

\*\*\*\*\*  
Node Depth Summary  
\*\*\*\*\*

Node	Type	Average Depth Feet	Maximum Depth Feet	Maximum HGL Feet	Time of Max Occurrence days hr:min	Reported Max Depth Feet
601	JUNCTION	0.57	2.28	828.99	0 02:00	2.27
602	JUNCTION	0.74	3.00	829.83	0 02:00	3.00
603	JUNCTION	0.97	3.66	830.63	0 01:19	3.66
604	JUNCTION	0.58	3.41	830.91	0 02:00	3.41
605	JUNCTION	0.40	2.24	832.39	0 01:19	2.24
606	JUNCTION	0.34	1.82	834.31	0 01:19	1.82
607	JUNCTION	0.52	3.53	837.38	0 01:19	3.53
608	JUNCTION	0.55	3.96	837.95	0 01:19	3.96
609	JUNCTION	0.28	2.10	838.34	0 01:19	2.10
610	JUNCTION	0.13	0.47	839.16	0 01:05	0.47
611	JUNCTION	0.08	0.27	841.71	0 01:12	0.27
612	JUNCTION	0.93	4.33	831.57	0 01:19	4.33
613	JUNCTION	0.96	4.91	832.41	0 01:19	4.91
614	JUNCTION	1.01	5.62	833.48	0 01:19	5.61
615	JUNCTION	1.03	6.11	834.22	0 01:19	6.10
617	JUNCTION	1.05	7.01	835.96	0 01:19	7.00
701	JUNCTION	0.31	1.05	837.20	0 01:19	1.05
702	JUNCTION	0.17	0.78	837.30	0 01:19	0.78
703	JUNCTION	0.09	0.37	837.34	0 01:19	0.37
616	JUNCTION	1.05	6.59	835.05	0 01:19	6.58
618	JUNCTION	1.13	7.27	836.26	0 01:19	7.26
619	JUNCTION	1.09	7.48	836.70	0 01:19	7.47
620	JUNCTION	1.08	7.64	837.16	0 01:19	7.63
621	JUNCTION	1.02	7.60	837.36	0 01:19	7.60
622	JUNCTION	6.81	13.33	837.74	0 02:00	13.33

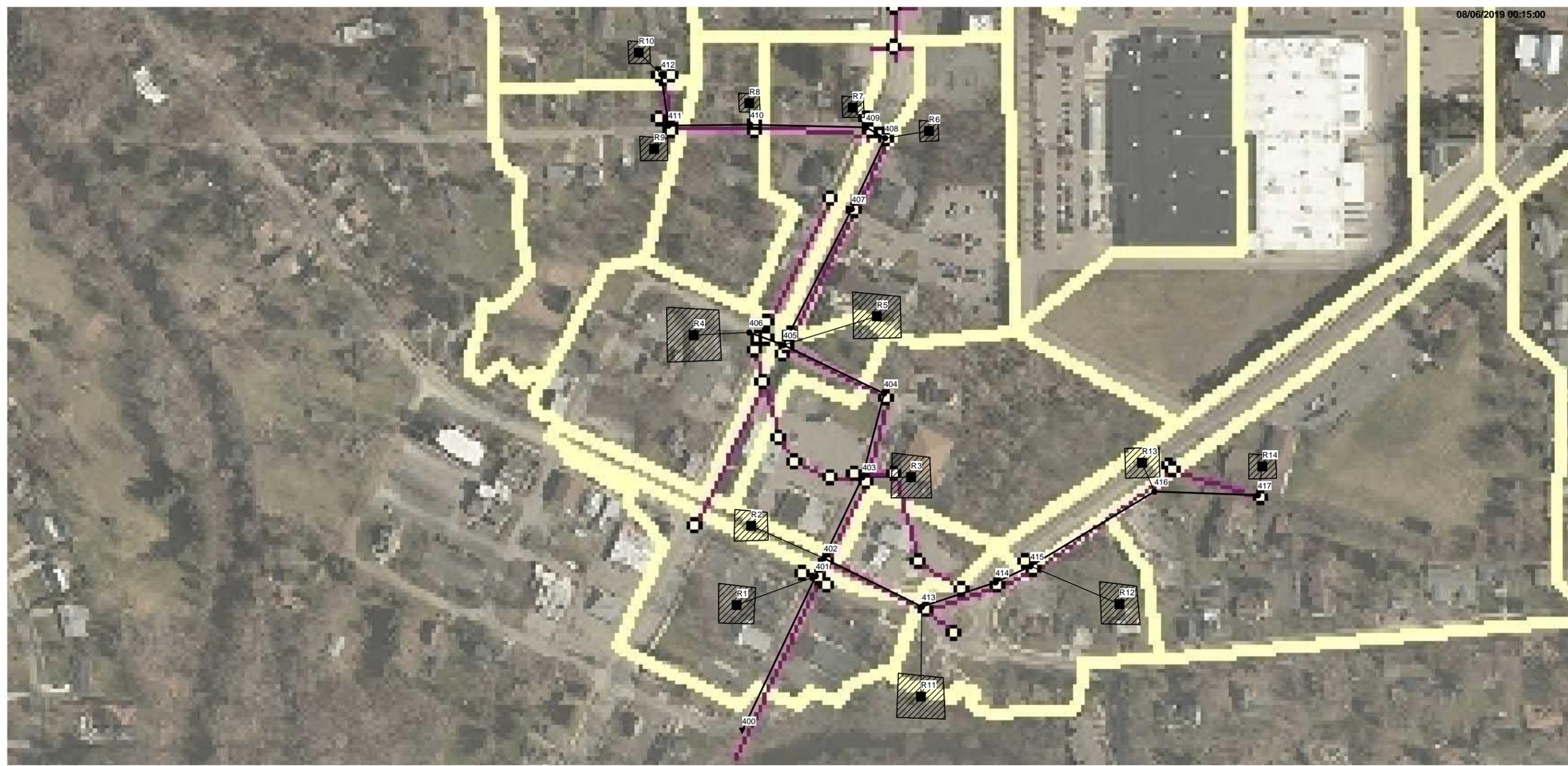
MDOT Drain  
10-year storm

\*\*\*\*\*  
Node Depth Summary  
\*\*\*\*\*

Node	Type	Average Depth Feet	Maximum Depth Feet	Maximum HGL Feet	Time of Max Occurrence days hr:min	Reported Max Depth Feet
623	JUNCTION	6.13	12.93	838.06	0 01:19	12.92
624	JUNCTION	0.80	6.67	838.67	0 01:19	6.63
625	JUNCTION	0.52	4.17	839.50	0 01:19	4.13
626	JUNCTION	0.53	3.79	839.96	0 01:19	3.76
627	JUNCTION	0.36	2.48	840.22	0 01:19	2.45
628	JUNCTION	0.42	2.25	840.35	0 02:00	2.22
629	JUNCTION	0.26	1.26	840.58	0 02:00	1.22
630	JUNCTION	0.22	0.85	842.68	0 01:19	0.85
631	JUNCTION	0.18	0.64	850.39	0 01:19	0.64
632	JUNCTION	0.16	0.60	856.23	0 01:19	0.60
600	OUTFALL	0.43	1.46	827.78	0 02:00	1.46

\*\*\*\*\*  
Node Flooding Summary  
\*\*\*\*\*

Node	Hours Flooded	Maximum Rate CFS	Time of Max Occurrence days hr:min	Total Flood Volume 10^6 gal	Maximum Ponded Depth Feet
622	0.69	0.75	0 01:19	0.014	0.010



Grettenberger Relief Drain  
10-year storm

\*\*\*\*\*  
Node Depth Summary  
\*\*\*\*\*

Node	Type	Average Depth Feet	Maximum Depth Feet	Maximum HGL Feet	Time of Max Occurrence days hr:min	Reported Max Depth Feet
401	JUNCTION	0.75	3.77	836.15	0 01:37	3.77
402	JUNCTION	0.47	3.48	836.37	0 01:37	3.48
403	JUNCTION	0.54	5.85	839.05	0 01:17	3.49
404	JUNCTION	0.49	7.26	840.70	0 01:17	3.44
405	JUNCTION	0.59	3.66	837.19	0 01:17	3.57
406	JUNCTION	0.22	2.92	837.26	0 01:17	2.78
407	JUNCTION	0.44	4.05	838.14	0 01:18	4.01
408	JUNCTION	0.49	4.49	838.79	0 01:18	4.39
409	JUNCTION	0.49	4.49	838.79	0 01:18	4.39
410	JUNCTION	0.28	4.66	839.55	0 01:15	3.82
411	JUNCTION	0.22	5.30	840.37	0 01:15	3.65
412	JUNCTION	0.20	5.00	840.35	0 01:15	3.37
413	JUNCTION	0.16	0.73	843.83	0 01:50	0.73
414	JUNCTION	0.58	1.06	848.58	0 01:50	1.06
415	JUNCTION	0.19	1.12	849.20	0 01:50	1.12
416	JUNCTION	0.13	0.61	855.51	0 01:39	0.61
417	JUNCTION	0.18	2.33	857.50	0 01:30	2.32
400	OUTFALL	0.70	3.00	835.04	0 01:15	3.00

\*\*\*\*\*  
Node Flooding Summary  
\*\*\*\*\*

Node	Hours Flooded	Maximum Rate CFS	Time of Max Occurrence days hr:min	Total Flood Volume 10^6 gal	Maximum Ponded Depth Feet
412	0.01	0.71	0 01:15	0.000	0.001

-----  
 MDOT and Meijer Drains (joined upstream of siphon - siphon eliminated)

\*\*\*\*\*  
 Node Depth Summary  
 \*\*\*\*\*

Node	Type	Average Depth Feet	Maximum Depth Feet	Maximum HGL Feet	Time of Max Occurrence days hr:min	Reported Max Depth Feet
501	JUNCTION	1.88	5.66	834.16	0 01:10	4.75
502	JUNCTION	1.96	7.26	835.76	0 01:10	5.15
503	JUNCTION	2.07	6.18	834.68	0 01:10	6.03
504	JUNCTION	2.13	6.37	834.87	0 01:10	6.30
505	JUNCTION	2.05	6.76	835.41	0 01:10	6.50
506	JUNCTION	1.91	7.31	836.21	0 01:10	6.68
508	JUNCTION	1.97	7.63	836.53	0 01:10	6.96
509	JUNCTION	1.52	7.31	836.91	0 01:10	6.56
511	JUNCTION	1.66	7.60	837.20	0 01:10	6.83
512	JUNCTION	1.77	7.90	837.50	0 01:10	7.12
513	JUNCTION	1.87	8.08	837.68	0 01:10	7.30
514	JUNCTION	2.00	8.25	837.85	0 01:10	7.62
515	JUNCTION	2.09	8.39	837.99	0 01:10	7.91
516	JUNCTION	1.91	8.21	838.31	0 02:00	8.21
517	JUNCTION	1.21	6.35	840.65	0 02:00	6.35
518	JUNCTION	0.64	2.80	843.40	0 02:00	2.80
519	JUNCTION	0.80	2.89	843.89	0 02:00	2.89
520	JUNCTION	0.87	3.20	844.30	0 02:00	3.20
521	JUNCTION	0.65	6.12	850.32	0 01:02	4.83
2	JUNCTION	2.56	6.72	834.72	0 01:10	6.63
1	JUNCTION	2.63	6.85	834.85	0 01:11	6.85
500	OUTFALL	2.06	4.50	833.00	0 01:09	4.50
3	OUTFALL	0.08	1.15	834.65	0 01:10	1.03
4	OUTFALL	0.13	1.29	834.79	0 01:11	1.27

-----  
MDOT and Meijer Drains (joined upstream of siphon - siphon eliminated)

\*\*\*\*\*  
Node Flooding Summary  
\*\*\*\*\*

-----

Node	Hours Flooded	Maximum Rate CFS	Time of Max Occurrence days hr:min	Total Flood Volume 10^6 gal	Maximum Ponded Depth Feet
521	0.01	1.39	0 01:02	0.000	0.004

-----

MDOT and Grettenberger Drains (joined downstream of siphon - siphon eliminated)

\*\*\*\*\*  
Node Depth Summary  
\*\*\*\*\*

Node	Type	Average Depth Feet	Maximum Depth Feet	Maximum HGL Feet	Time of Max Occurrence days hr:min	Reported Max Depth Feet
601	JUNCTION	0.54	2.18	828.89	0 02:00	2.16
602	JUNCTION	0.70	2.86	829.69	0 02:00	2.83
603	JUNCTION	0.92	3.47	830.44	0 02:00	3.46
604	JUNCTION	0.54	3.20	830.70	0 02:00	3.20
605	JUNCTION	0.38	2.01	832.16	0 01:16	2.01
606	JUNCTION	0.32	1.59	834.08	0 01:16	1.59
607	JUNCTION	0.50	3.31	837.16	0 01:16	3.31
608	JUNCTION	0.53	3.74	837.73	0 01:16	3.74
609	JUNCTION	0.26	1.89	838.13	0 01:16	1.89
610	JUNCTION	0.13	0.47	839.16	0 01:05	0.47
611	JUNCTION	0.08	0.27	841.71	0 01:12	0.27
612	JUNCTION	0.87	4.01	831.25	0 02:00	4.01
613	JUNCTION	0.89	4.49	831.99	0 02:00	4.48
614	JUNCTION	0.92	5.06	832.92	0 01:16	5.06
615	JUNCTION	0.94	5.47	833.58	0 01:16	5.47
617	JUNCTION	0.93	6.14	835.09	0 01:16	6.14
701	JUNCTION	0.31	1.05	837.20	0 01:16	1.05
702	JUNCTION	0.17	0.78	837.30	0 01:16	0.78
703	JUNCTION	0.09	0.37	837.34	0 01:16	0.37
616	JUNCTION	0.94	5.84	834.30	0 02:00	5.83
618	JUNCTION	1.00	6.36	835.35	0 02:00	6.36
619	JUNCTION	0.95	6.52	835.74	0 01:16	6.52
620	JUNCTION	0.94	6.62	836.14	0 01:16	6.62
621	JUNCTION	0.87	6.55	836.31	0 02:00	6.55
622	JUNCTION	6.68	12.20	836.61	0 01:16	12.20
622A	JUNCTION	6.48	12.12	836.73	0 01:16	12.12
600	OUTFALL	0.41	1.40	827.72	0 02:00	1.39

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.1 (Build 5.1.013)

-----  
MDOT and Grettenberger Drains (joined downstream of siphon - siphon eliminated)

\*\*\*\*\*

Node Flooding Summary

\*\*\*\*\*

No nodes were flooded.

# SITE 1

NO SCALE

## RDD MULTIPLE FAMILY ZONING DISTRICT

EX. UNITED STATES POST OFFICE  
2025 CENTRAL PARK DRIVE

- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANTS
- EXISTING VALVES
- EXISTING UTILITY POLES
- EXISTING GUY POLE
- EXISTING TREES
- SIGNS

ZO  
PRESEN  
PROPO:  
PRESEN  
PARCEL  
PROPO  
LOT SI  
LOT CI  
SETBA  
HEIGH  
P/  
90' F  
LENG'  
WDTF  
CROS  
L. MI  
A. E  
TI  
B. M  
F. S  
A. S  
C. S  
D. S  
II. F  
A.  
B.  
FIF  
ME  
HE  
BY



### GENERAL NOTES

1. DIMENSIONS SHOWN ARE FROM THE BACK OF CURBS, FACE OF WALLS, BUILDINGS, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONSTRUCTION LIMITS SHOWN ARE APPROXIMATE. ADJUSTMENTS TO THE LIMITS INCIDENTAL TO CONSTRUCTION ACTIVITIES MAY BE PERMITTED WITH THE APPROVAL OF THE ARCHITECT. CONTRACTOR SHALL FIELD MARK ANY PROPOSED CHANGES TO THE CONSTRUCTION LIMITS FOR ARCHITECT APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
3. CONSTRUCTION SHALL SAWCUT EXISTING PAVEMENT AS REQUIRED FOR THE CONSTRUCTION OF NEW PAVEMENT AND CONCRETE CURB AND GUTTER SHOWN ON THE PLANS.
4. RESTORE ALL STREET SURFACES, DRIVEWAYS, STAGING AREAS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS AND TO THE SATISFACTION OF THOSE HAVING JURISDICTION, UNLESS NOTED OTHERWISE ON THE PLANS.
5. RESTORE ALL DISTURBED AREAS NOT COVERED BY OTHER SURFACE TREATMENT WITH 4" TOPSOIL, SEED, FERTILIZER, AND MULCH. INSTALL MULCH BLANKET ON ALL SLOPES 1:3 AND STEEPER.
6. REFER TO DRAWING NUMBER G2.1 AND G2.2 FOR SEWER INVENTORY, BENCHMARK INFORMATION, AND EXISTING CONDITIONS.
7. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING HORIZONTAL AND VERTICAL CONTROL POINTS, BENCHMARKS, ETC. CONTRACTOR IS RESPONSIBLE FOR PROVIDING CONSTRUCTION STAKING AND FIELD LAYOUT. IT IS RECOMMENDED THAT TWO (2) BENCHMARKS BE USED FOR VERIFICATION OF ALL CONSTRUCTION ELEVATIONS. SET ADDITIONAL BENCHMARKS, AS NEEDED, TO COMPLY WITH THIS REQUIREMENT.
8. COORDINATE ELECTRICAL WORK WITH SITE IMPROVEMENTS. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING AND POWER REQUIREMENTS.
9. REFER TO DRAWING NUMBER SD3.2 FOR SPECIFIC BASE BID SITE IMPROVEMENTS AND GEOMETRICS.
10. REFER TO DRAWING NUMBER SD4.1 FOR GRADING REQUIREMENTS.
11. REFER TO DRAWING NUMBERS SD4.2 & SD4.3 FOR DRAINAGE AND UTILITY REQUIREMENTS.

C-3 METROPOLITAN REGION ZONING DISTRICT