

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, NOVEMBER 20, 2018 **6:00 pm.**

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

ABSENT:

STAFF: Township Manager Walsh, Director of Public Works Perry, Police Chief Plaga, Information Technology Director Gebes, Community Planning Director Kieselbach, Economic Development Director Buck, Finance Director Mattison, Fire Chief Hamel

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:03 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Introduction of New Police Officer

Police Chief Plaga introduced the newest Meridian Township Police Officer: Officer Trevino.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:05 pm.

Neil Bowlby, 6020 Beechwood, Haslett; spoke on DDA Hearing (Agenda Item 11A), requested the Board to keep discussion to the proposed plan, not any particular project. He noted public polls that identified public concern for size of developments and brought up concerns for contamination clean-up.

Supervisor Styka closed public remarks at 6:09 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Frank Walsh reported: Coppercreek Development update and meeting, removal of roadkill process, Property Liability bids, Memoriam for Archie Virtue.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Trustee Deschaine reported:

- ~~Grateful for his appointment to Treasurer.~~ HUMBLED AND HONORED BY HIS APPOINTMENT TO TREASURER.
- ~~Been training with Treasurer Brixie.~~ HE HAS BEEN TRAINING WITH TREASURER BRIXIE STARTING ON MONDAY, NOVEMBER 19th.

Trustee Jackson reported:

- Attended Redevelopment Ready Certification celebration with the Supervisor, Treasurer and Trustee Sundland.
- Attended Tri-County Regional Planning meeting.

Trustee Opsommer reported:

- Attended Land Preservation Board meeting.
- Attended Airport Authority meeting with Director Buck; has adopted proposed DDA Plan.

Clerk Dreyfus reported:

- Election results certified by Ingham Board of Canvassers.
- Expressed concerns with the Treasurer selection process: ~~rushed time frame, not well-publicized position opening, inappropriateness of Trustee Deschaine making the motion proposing the Treasurer selection process knowing he was a candidate, and then voting on his motion, should have not made motion and abstained from voting, few applications received due to 4 day application period, Board Subcommittee process to select 3 finalists flawed, full Board should have narrowed down candidate field~~

Treasurer Brixie reported:

- Has begun training Trustee Deschaine.

Supervisor Styka reported:

- Thanks Haslett High School and MSU for tree planting at Towner Park.
- Community Resources fundraiser: raised \$1,168.98.
- Attended Haslett Board of Education meeting.
- Attended DDA meetings on DDA Plan and TIF adjustments.

8. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the Agenda with added 9F and 13E. Seconded by Trustee Deschaine.

VOICE VOTE: Motion carried 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda with amendments moving 9F to New Agenda Item 12D. Seconded by Trustee Opsommer.

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Trustees Jackson, Deschaine, Sundland, Opsommer,

Supervisor Styka, Treasurer Brixie.

NAYS:
Motion carried 7-0

A. Communications

Treasurer Brixie 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 Opsommer.

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

NAYS:
Motion carried 7-0

B. Minutes – November 8, 2018 Regular Meeting

Treasurer Brixie moved to approve and ratify the minutes of the Regular Meeting of November 8, 2018 as submitted. Seconded by Trustee Opsommer.

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

NAYS:
Motion carried 7-0

C. Bills

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

Common Cash		\$	200,196.93
Public Works		\$	298,790.09
Trust & Agency		\$	138,641.53
	Total Checks	\$	637,628.55
Credit Card Transactions		\$	11,147.55
Nov 1 st to Nov 15 th			
	Total Purchases	\$	<u>648,776.10</u>
ACH Payments		\$	<u>435,672.18</u>

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

NAYS:
Motion carried 7-0

D. Seirra Ridge #2 & #3 Streetlights SAD #426 Resolution #1 & #2

Treasurer Brixie moved to approve the Sierra Ridge #2 & #3 Public Streetlighting Improvement Special Assessment District #426- Resolution #1, ordering plans to be prepared showing the streetlighting improvement, location, and estimate of cost; and Resolution #2, filing the plans showing the improvement, location and estimate of cost with the Clerk's Office, tentatively declaring intention to install and maintain 11 traditional w /cut-off streetlights and defray the cost of operation and maintenance by special assessment against the 35 benefiting units, and setting a public hearing for December 11, 2018. Seconded by Trustee Opsommer.

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

NAYS:
Motion carried 7-0

E. Ratification of Full-Time Paramedic/Firefighter Appointment

Treasurer Brixie moved to authorize the Fire Department to promote Firefighter Anthony Kozlowski to Full-Time Paramedic/Firefighter. Seconded by Trustee Opsommer.

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

NAYS:
Motion carried 7-0

~~F. Change of Authorized Signers for Financial Institutions~~

Agenda Item 9F moved to New Agenda Item 12D.

10. QUESTIONS FOR THE ATTORNEY - NONE

11. HEARINGS

A. Downtown Development Authority (DDA) Development and Tax Increment Financing Plans

Director Kieselbach and the DDA consultant (Advanced Redevelopment Solutions) explained the newest draft of the DDA Development and Tax Increment Financing Plans.

Supervisor Styka called the Public Hearing to order at 6:38 pm.

Harish Texchandani, 4183 Naubinway, Okemos; spoke in support of the DDA Development and Tax Increment Financing Plans (Agenda Item 11A/12C) and long-term positive benefits.

Brad Funkhouser, 4615 Tranter St., Lansing; spoke in support of Agenda Item 11A/12C and noted support from the CATA Board.

Marna Wilson, 4545 Chippewa Dr., Okemos; spoke in support of Agenda Item 11A/12C.

Gulam Sumbal, 1998 Jolly Rd., Okemos; spoke in support of Agenda Item 11A/12C. Concerned about Ferguson Park signage, he donated land and an appropriate sign is needed.

Supervisor Styka closed the Public Hearing at 6:47 pm.

12. ACTION ITEMS

A. Transportation Commission

Trustee Deschaine moved to continue the Transportation Commission with the current members following staggered appointment terms. Seconded by Trustee Jackson.

Board discussion: Activity of the Commission, strengthened communications with CATA, service and assistance to the Board, work with Tri-County Regional Planning, fairness in approach to diverse stakeholder input, good tool for citizens to voice concerns.

VOICE VOTE: Motion carried 7-0

B. Harkness Law Firm Contract

Treasurer Brixie moved to extend the Harkness Law Firm contract for prosecution services at a cost of \$80,000 per year through April 30, 2022. Seconded by Trustee Opsommer.

Board discussion: Success of firm, strength as local business, possibilities of expansion, satisfaction of service from Meridian Township Police, positives of flat retainer fee, excellent record of legal representation, concerns with renewing contract without issuing Request for Proposals (RFPs) so other law firms can bid, promise in 2017 for next prosecution contract to go out to bid due to approval of previous contract extension without an RFP or bid process, bid competition is healthy, positives of extra services provided, motion will extend contract term from 2 years to 3 years.

ROLL CALL VOTE: YEAS: Treasurer Brixie, Trustees Deschaine, Sundland, Opsommer, Jackson

NAYS: Supervisor Styka, Clerk Dreyfus

Motion carried 5-2

C. DDA Plan Ordinance Amendment

Trustee Opsommer moved to approve the resolution for the introduction of the amendment to Chapter 2, Division 7 of the Code of Ordinances amending the Downtown Development Authority Development Plan and Tax Increment Financing Plan and to repeal all ordinances or resolutions or parts thereof in conflict herewithin. Seconded by Trustee Jackson.

Board discussion: Process of adoption, AVAILABILITY FOR CHANGES OR COMMENTS BETWEEN INTRODUCTION AND ADOPTION, PRIOR APPROVAL FROM TAXING JURISDICTIONS NEEDED, POSSIBLE CONFLICTS IN ADOPTION, CONCERNS ABOUT THE DETAILS OF EXPENSES LISTED IN MEMO. ~~availability for changes or comments between introduction and adoption, prior approval from Taxing Jurisdictions needed, possible conflicts in adoption, ability for DDA to levy taxes, details of expenses listed in memo, State requests projected budgets, concern about lack of concrete studies / data regarding extent of environmental contamination, concern with proposed small size of environmental remediation funds, premature nature of this plan, current proposal is tied to specific development, this proposal is a general plan for DDA and TIF with no actual allocation or~~

~~budgeting, deterioration of downtown area requires action, development comes with challenges, environmental concerns evident, uncertain future of State funding for cleanup may put reliance on using tax capture, projected size of contamination, regional competition for businesses require action, purpose is to give DDA ability to support development, not solely focused on environmental cleanup, DDA consultant also being downtown Okemos developer consultant creates direct link between proposed DDA Amendments for tax capture and the specific plan of Okemos developer, negatives of relying on one developer for data and proposals, possible benefits of smaller developments and smaller tax capture to developer, responsibility of the Board to protect tax payers, need for more data to encourage assessments, need for middle housing and failure of these proposals in meeting that need, proposal is general plan for DDA to act as needed, plan amendment is setting bar for capture, levels of possible future tax income, current DDA is reaching capture limit, impact of property value increase on debt payment amounts for schools, public support for proposed density.~~

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

NAYS: Clerk Dreyfus

Motion carried 6-1

D. Change of Authorized Signers for Financial Institutions

Treasurer Brixie moved to adopt a resolution entitled “Authority to Open an Account” for each of the listed financial institutions in a staff memorandum dated November 19, 2018 with the effective date of December 7, 2018. Seconded by Trustee Opsommer.

Board discussion: Resolution to take effect on December 7th, Trustee Deschaine will not be Treasurer until December 7th and document should reflect that, first step in bank paperwork, future paperwork will establish title card, benefits of having paperwork done early, Clerk position that bank document and subsequent vote at this time asserts Trustee Deschaine is Treasurer as of current Board meeting date, which is not the case – he becomes Treasurer on Dec. 7, can wait to file paperwork when Deschaine is legally Treasurer and other people can sign on his behalf while bank processes paperwork.

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

NAYS: Clerk Dreyfus

Motion carried 6-1

13. BOARD DISCUSSION ITEMS

A. Medical Marihuana

Director Kieselbach explained the current draft of the proposed Medical Marihuana Ordinance and outlined all changes since the previous Board discussion.

Board discussion: Appropriateness of nuisance fines, smaller fines may become cost of doing business, support to continue with proposed ordinances, number of permits for overlay districts, details of tax sharing with State, timing element with opt-in and tax sharing, possibility for one license for each of the six overlay with two excess licenses available, geographic disbursement of licenses can't be guaranteed, medical marihuana ordinance in relation to new recreational laws, daily pool lottery system, procedures and policies to be separate from the ordinance, benefits of allowing two excess licenses, inclusion of meeting two of three criteria, details of prequalification, using principal residence exemption as qualification, requiring term of residency as qualification, LARA's prequalification should be priority, positives of prioritizing entrepreneurial Township residents, impact of the prequalification process on local applicants, types of opt-in revenue and sources.

Board consensus to place this item on for discussion at a future meeting.

B. Online Payments

Director Mattison explained a proposal for an online payment system, "InvoiceCloud," for various Township payments and outlined the benefits.

Board discussion: Township paid bank fee reduction, paperless opt-in, savings with reduced mailings, savings for tax customers, additional costs for paying utility bills online, concern about high individual transaction fee for paying online, what is included in the contract, amount of work reduction in-house, services are voluntary, possibility of reduced bill with paperless opt-in.

Treasurer Brixie moved to suspend the rules, and to direct the Township Manager to sign the contract with InvoiceCloud for the purpose of online payment processing. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried: 7-0

C. Georgetown #4 Streetlights SAD #427 Resolution #1 & #2

Assistant Township Manager Perry outlined the proposed Special Assessment District to be used to install and maintain streetlights and explained the public hearing process required.

Board discussion: Details of process initiation, details of streetlights being used.

Board consensus to place this item on the Consent Agenda at the next meeting.

D. 2019 Goal Setting Process

Township Manager Walsh explained past Goal Setting Processes and suggested a Study Session in December.

Board discussion: Positives of using a Special Meeting, importance of having goals set before Boards and Commissions Joint Meeting, details of scheduling the Special Meeting.

Board consensus to place this item on for action at a future meeting and to set a Goal Setting Special Meeting on Monday December 10th, 2018 at 6pm.

E. Township Trustee Search Process

Board discussion: Positives of having a two-week period for applications, need to appropriately publish and disseminate Trustee opening.

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

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 9:26 pm.

Shawn O'Brien, 16948 Pine Hollow Dr., East Lansing; spoke in support of Agenda Item 13A (Medical Marijuana) and discussed possibility of expansion of overlay districts near Saginaw Highway and Towner Road.

Mark Schneider, 1135 E Alward Rd., Dewitt; spoke in support of Agenda Item 13A and discussed possibilities of special use permits for expanded zones.

Supervisor Styka Closed Public Remarks at 9:30 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Jackson reported:

- Wished everyone a Happy Thanksgiving.

Supervisor Styka reported

- Congratulated Treasurer Brixie and Trustee Deschaine.

Clerk Dreyfus reported:

- Thanked all the 140 election workers that helped make the election possible, and noted the long hours, often up to 16 hours in a single day, and the hard work needed to successfully handle the duties of an Election Inspector.

Trustee Deschaine reported:

- Treasurer Brixie going away party.
- Seconded thanks for all the election workers.

16. ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 9:33 pm.

17. POSTSCRIPT – DAN OPSOMMER

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK