



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
October 20, 2026 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATIONS
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, 2026 Regular Township Board Meeting
 - C. Bills
 - D. 2026-2027 Youth Commission Appointments
 - E. Township Board Liaison Appointment to the Youth Commission
 - F. Resolution to Introduce Meridian Township Youth Commission Ordinance 2026-11
 - G. Reschedule Public Hearing for November 5, 2026, for Capstone PUD
 - H. Lake Lansing Lake Level Control Structure Special Assessment District
 - I. South Water Tower T-Mobile Lease
 - J. Planning Commission Appointment
 - K. Data Center and Battery Energy Storage Moratorium Extension
 - L. School Resource Officer Contract with Haslett Public Schools
 - M. 2026 Halloween Trick-or-Treating Hours
10. BOARD ACTION ITEMS
 - A. Ordinance 2026-10-Mass Timber in MUPUD and CPUD-Adoption
 - B. Refer Data Center and Battery Energy Storage Systems Ordinance to the Planning Commission
11. BOARD DISCUSSION ITEMS
 - A. Township Manager Review
 - B. Senior Center Update
12. COMMENTS FROM THE PUBLIC
13. OTHER MATTERS AND BOARD MEMBER COMMENTS
14. CLOSED SESSION – Motion to enter closed session pursuant to MCL 15.268(1)(h) to consult with the Township attorney to consider a confidential written legal opinion and pursuant to MCL 15.268(1)(d) to discuss the Township’s purchase or lease of property.
15. 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 Tim Dempsey, 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

Providing a safe and welcoming, sustainable, prime community.

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9.A

**CONSENT AGENDA
BOARD
COMMUNICATIONS**



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: PUD #26026 (Capstone)

Thursday, November 5, 2026

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Planned Unit Development #26026 (Capstone)
Public Hearing**

Notice is hereby given that the Township Board of the Charter Township of Meridian will hold a public hearing on Thursday, November 5, 2026 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517-853-4560) to hear all persons interested in a Planned Unit Development (PUD) request. Capstone Collegiate Communities, LLC is requesting a PUD for a 256-unit multiple family development on an approximate 69.08-acre site located at the end of Hannah Boulevard.

Materials related to the request are available for viewing in the Department of Community Planning and Development office (5151 Marsh Road, Okemos, 48864), Monday-Friday, 8am-5pm, or on the Township website at the following location: www.meridian.mi.us/businesses/development-projects. Written comments may be sent to the Township Board prior to the public hearing at Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to board@meridian.mi.us.

Publish: City Pulse
October 14, 2026

**Angela Demas
Township Clerk**

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Text Amendment #2026-10

Mass Timber in MUPUD and CPUD

CHARTER TOWNSHIP OF MERIDIAN

LEGAL NOTICE

Zoning Amendment #2026-10 (Mass Timber in MUPUD and CPUD)

The Township Board at its regular meeting on September 15, 2026 approved for introduction and subsequent adoption Ordinance 2026-10, an Ordinance to add Mass Timber construction as a possible amenity in the MUPUD and CPUD districts.

A complete copy of the amendment may be viewed at the Community Planning and Development office, 5151 Marsh Road, Okemos, Michigan 48864-1198 (phone 517-853-4560), between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Publish: City Pulse
October 14, 2026

Angela Demas
Township Clerk

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: NOTICE OF PUBLIC LOGIC AND
ACCURACY TEST OF VOTING EQUIPMENT

DATE: MONDAY, OCTOBER 19, 2026

**Meridian Charter Township
Notice of Public Logic and Accuracy Test of Voting Equipment
Monday, October 19, 2026**

To the qualified electors of Meridian Township, Ingham County, State of Michigan; Notice is hereby given that a Public Logic and Accuracy Test for the electronic equipment that will be used for the November 3, 2026, General Election for registered voters in the Charter Township of Meridian, has been scheduled **for Monday, October 19, 2026 at 9:00 am, in the Municipal Building Town Hall Room, at 5151 Marsh Road, Okemos, MI 48864.** The Public Logic and Accuracy Test is conducted to demonstrate that the computer programming used to tabulate the votes cast at the election meets the requirements of Michigan election law.

**Angela Demas
Township Clerk**



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Special Use Permit #26035

(Bridges Child Care)

MONDAY, October 26, 2026

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Special Use Permit #26035 (Bridges Child Care)
Public Hearing**

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, October 26, 2026 at 6:30 p.m. in the Central Fire Station, 5000 Okemos Road, Okemos, MI, 48864 (phone 517-853-4560) to hear all persons interested in a request from Abhirami Gunasingam to operate a group child care home for up to fourteen children located at 2990 Briarcliff Street. The approximate 0.4 acre site is zoned RAA (Single-Family Residential). This is a rescheduled meeting from the original date and place, which was canceled due to a lack of quorum.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Comments may be sent prior to the public hearing by writing to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, by phone at phone 517-853-4576, or by email at shorkey@meridian.mi.us. Comments may also be given in person at the public hearing.



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY
LEGAL AD NOTICE: NOTICE OF ELECTION
DATE: TUESDAY, NOVEMBER 3, 2026**

**Meridian Charter Township
Notice of November 3, 2026 General Election**

TO THE QUALIFIED ELECTORS OF THE CHARTER TOWNSHIP OF MERIDIAN:

PLEASE TAKE NOTICE that a General Election will be held in Meridian Township, Ingham County, Michigan, on Tuesday, November 3, 2026.

For the purposes of electing candidates for the following office:

- **GOVERNOR AND LIEUTENANT GOVERNOR**
- **SECRETARY OF STATE**
- **ATTORNEY GENERAL**
- **UNITED STATES SENATOR**
- **REPRESENTATIVE IN CONGRESS**
- **STATE SENATOR**
- **REPRESENTATIVE IN STATE LEGISLATURE**
- **MEMBER OF STATE BOARD OF EDUCATION**
- **REGENT OF UNIVERSITY OF MICHIGAN**
- **TRUSTEE OF MICHIGAN STATE UNIVERSITY**
- **GOVERNOR OF WAYNE STATE UNIVERSITY**
- **TOWNSHIP TREASURER**
- **JUSTICE OF SUPREME COURT**
- **JUDGE OF COURT OF APPEALS – 4TH DISTRICT – INCUMBENT POSITION**
- **JUDGE OF CIRCUIT COURT – 30TH CIRCUIT – INCUMBENT POSITION – 6 YEAR TERM**
- **JUDGE OF CIRCUIT COURT – 30TH CIRCUIT – INCUMBENT POSITION – PARTIAL TERM ENDING 01/01/2029**
- **JUDGE OF PROBATE COURT – INGHAM COUNTY**
- **JUDGE OF DISTRICT COURT – 55TH DISTRICT – INCUMBENT POSITION**
- **BOARD OF TRUSTEE MEMBER – LANSING COMMUNITY COLLEGE**
- **LOCAL SCHOOL DISTRICT BOARD MEMBER**

For the purposes of voting on the following proposals as listed below:

- **PROPOSAL 2026-1 A PROPOSAL TO COVENE A CONSTITUTIONAL CONVENTION FOR THE PURPOSE OF DRAFTING A GENERAL REVISION OF THE STATE CONSTITUTION**
- **PROPOSAL 2026-2 A PROPOSED INITIATED LAW TO PROHIBIT CAMPAIGN CONTRIBUTIONS FROM CERTAIN REGULATED UTILITIES AND GOVERNMENT CONTRACTORS AND APPLY CAMPAIGN FINANCE LAWS AND REGULATIONS TO ADDITIONAL TYPES OF POLITICAL COMMUNICATIONS**
- **CHARTER TOWNSHIP OF MERIDIAN PARK MILLAGE RENEWAL**
- **CHARTER TOWNSHIP OF MERIDIAN POLICE AND FIRE PROTECTION MILLAGE RENEWAL**

The full text of the ballot proposals and sample ballots can be found at www.mi.gov/vote or can be viewed at the Meridian Township Clerk's Office, 5151 Marsh Road, Okemos, MI 48864.

Persons with disabilities needing accommodations should contact the Clerk's Office.

Polls at said election will be open at 7:00 a.m. and will remain open until 8:00 p.m.



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY
LEGAL AD NOTICE: NOTICE OF ELECTION
DATE: TUESDAY, NOVEMBER 3, 2026

Photo Identification OR Affidavit Required to Vote:

Under Michigan law upheld by the Michigan Supreme Court, ALL voters will be asked to show photo identification to vote at the polls. Voters without valid identification will be required to fill out and sign an affidavit in order to receive a ballot.

LIST OF POLLING LOCATIONS:

Pct. 1	St. Luke Lutheran Church, 5589 Van Atta Rd, Haslett, MI 48840	Pct. 8	Faith Lutheran Church, 4515 Dobie Rd., Okemos, MI 48864
Pct. 2	Haslett Community Church, 1427 Haslett Rd., Haslett, MI 48840	Pct. 9	Okemos Community Church, 4734 Okemos Rd., Okemos, MI 48864
Pct. 3	St. Luke Lutheran Church, 5589 Van Atta Rd, Haslett, MI 48840	Pct. 10	Meridian Service Center, 2100 Gaylord C Smith Ct, Haslett, MI 48840
Pct. 4	Haslett Community Church, 1427 Haslett Rd., Haslett, MI 48840	Pct. 11	Okemos Library, 4321 Okemos Rd., Okemos, MI 48864
Pct. 5	Okemos Community Church, 4734 Okemos Rd., Okemos, MI 48864	Pct. 12	Central Fire Station #91, 5000 Okemos Road, Okemos, MI 48864
Pct. 6	Red Cedar Church, 550 W. Grand River, Okemos, MI 38864	Pct. 13	2 42 Community Church 2600 Bennett Rd, Okemos, MI 48864
Pct. 7	Ingham County Rehab Facility, 3860 Dobie Rd., Okemos, MI 48864	Pct. 14	2 42 Community Church 2600 Bennett Rd, Okemos, MI 48864

To comply with the Help America Vote Act (HAVA), voting instructions will be available in audio format and in Braille. Arrangements for obtaining the instructions in these alternative formats can be made by contacting the township clerk in advance of the election. All polling locations are accessible for voters with disabilities.

Beginning Tuesday, October 20th, anyone who qualifies as an elector must register to vote in person with proof of residency (MCL 168.492) at the following locations and times:

Meridian Township Clerk
Municipal Building
5151 Marsh Road
Okemos, MI 48864

Regular Business Hours:
Monday-Friday from 8 am to 5 pm

In addition to regular business hours, the Meridian Township Clerk's Office will be open the following dates and times:

- o Saturday, October 31, 2026, from 9:00 a.m. to 5:00 p.m.
- o Sunday, November 1, 2026, from 9:00 a.m. to 5:00 p.m.
- o Election Day, Tuesday, November 3, 2026 from 7:00 a.m. to 8:00 p.m.

To register to vote, check your voter registration information, find your polling location, or view your sample ballot, check the Secretary of State's Voter Information website at www.mi.gov/vote

ABSENT VOTER BALLOTS:

Any registered voter may request an Absent Voter Ballot. The Meridian Township Clerk's Office must have a signed application to issue an Absent Voter Ballot. You may apply online at www.mi.gov/vote or at the Meridian Township Clerk's Office.



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY
LEGAL AD NOTICE: NOTICE OF ELECTION
DATE: TUESDAY, NOVEMBER 3, 2026

Monday, November 2, 2026, at 4 pm is the deadline to request an absentee ballot in person, except for those who register to vote on Election Day. Those registering to vote on Election Day, November 3, 2026, are eligible to receive an Absent Voter Ballot at the Meridian Township Clerk's Office.

EARLY VOTING CENTER:

All qualified electors in the Meridian Township Clerk's Office have the option to vote early in person, beginning Saturday, October 24th through Sunday, November 1st, 2026 from 9:00 AM until 5:00 PM daily.

The Early Voting Center is located at:

Meridian Township Town Hall Room Municipal Building
5151 Marsh Road, Okemos, MI 48864

Publish: City Pulse

Angela Demas
Meridian Township Clerk



FOR IMMEDIATE RELEASE
October 16, 2026

CONTACT: Samantha Diehl, Communications Manager
517.853.4378 | diehl@meridian.mi.us

Halloween Events Happening in Meridian Township
Several Family-Friendly Events Offered this Halloween Season

Meridian Township, Mich., – Throughout October, Meridian Township will hold several events and activities to celebrate Halloween. More information about each event can be found below:

“Howl”ween Dog Party (Monday, October 19)

- 6:30 pm to 7:30 pm | Large Dog Park (1990 Central Park Drive, Okemos)

Activities include a dog parade, costume contest, pictures with a Halloween backdrop, a game of musical sits, and more. It is \$5 per dog, and dogs must be registered at meridian.recdesk.com. Space is limited to 30 dogs, and dogs will be required to stay on a leash during the program to ensure the safety of everyone. *For questions, contact the Parks and Recreation Department at 517.853.4600.*

Police Department Halloween Open House (Saturday, October 24)

- 10:00 am to 1:00 pm* | Public Safety Building (5151 Marsh Road, Okemos)

Kids will get a behind-the-scenes look at what it takes to be a police officer. Activities include sitting in a patrol car, touring the police department, meeting McGruff the Crime Dog, and enjoying cider, donuts, and candy. *For questions, contact the Police Department at 517.853.4800.*

**Sensory-friendly tours will be available from 9:30 am to 10:00 am.*

Halloween Spooktacular (Thursday, October 29)

- 5:30 pm to 7:30 pm | Marketplace on the Green (1995 Central Park Drive, Okemos)

This evening of Halloween fun will include live music by School of Rock East Lansing, children’s crafts, photo booth, games, pumpkin patch, fire truck, K9 unit, and more. Children must pre-register, and the price is \$8 per child. Registration is available at meridian.recdesk.com. *For questions, contact the Parks and Recreation Department at 517.853.4600.*

Township officials remind residents to follow safety precautions if participating in Halloween-related activities. For more Halloween event information, visit the Meridian Township website at meridian.mi.us/calendar.

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.





FOR IMMEDIATE RELEASE
October 6, 2026

CONTACT: Courtney Wisinski, Parks & Recreation Director
517.853.4600 | wisinski@meridian.mi.us

Meridian Township Extends Summer Concert Series into October
Three Additional Weeks of Live Music at Marketplace on the Green

MERIDIAN TOWNSHIP, Mich., – Due to weather-related cancellations in June and July, Meridian Township is extending the Summer Concert Series into October to accommodate previously canceled performances.

Concerts will begin at 6:30 pm at the Marketplace on the Green Pavilion (1995 Central Park Drive, Okemos).

The Wednesday Farmers' Market will also continue from 3:00 pm to 7:00 pm every Wednesday through the end of October, providing visitors an opportunity to shop local vendors before the concerts begin.

2026 Summer Concert Series October Lineup:

- **October 7** – Atomic Annie (70s classic rock to 80s MTV hits, 90s-00s alternative anthems)
- **October 14** – Stone Street Revival (Great songs you don't often hear and 70's hits)
- **October 21** – BIG L & Code Blu (Soul/Funk/R&B/Rock Band based in South Central Michigan)

For more details about the Summer Concert Series, visit meridian.mi.us/SCS. For questions, contact the Meridian Township Parks and Recreation Department at 517.853.4600 or email parks@meridian.mi.us.

For the latest vendor updates and market information, visit www.meridian.mi.us/FarmersMarket. For questions, please contact Market Manager Tom Cary at 517.712.2395 or email farmersmarket@meridian.mi.us.

The 2026 Summer Concert Series is made possible through the support of Meridian Township's event sponsors. Sponsors include: Doc's Automotive, Fahey Schultz Burzych Rhodes PLC, Meridian Mall, Playmakers, AC&E Rentals, Consumers Credit Union, Graff Chevrolet Okemos, Granger Waste Services, Hammond Farms, Eyde Development, Meijer, Carousel Consignments, Club Pilates, Commercial Bank, First Contracting, The Harkness Law Firm, PLLC, Midwest Power Equipment, MSUFCU, Retractable Solutions, School of Rock East Lansing, and Choose Lansing.

Summer Concert Series is also made possible through a media partnership with WLNS, WLAJ, and CW-5.

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.



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From: [PressDesk](#)
To: [PressDesk](#)
Subject: November 3 General Election Information from the Meridian Township Clerk's Office Press Release
Date: Thursday, October 15, 2026 1:53:19 PM
Attachments: [November 3 General Election Information from the Meridian Township Clerk's Office Press Release.pdf](#)

FOR IMMEDIATE RELEASE
October 15, 2026

CONTACT: Angela Demas, Township Clerk
517.853.4304 | demas@meridian.mi.us

November 3 General Election Information from the Meridian Township Clerk's Office

Meridian Township, MI – On Tuesday, November 3, 2026, registered voters in Meridian Township will have the opportunity to vote in the general election. With Election Day approaching, the Meridian Township Clerk's Office would like to remind residents about how they can participate in the November 3 general election.

Sample ballots can be viewed online at michigan.gov/vote or in person at the Meridian Township Clerk's Office (5151 Marsh Road, Okemos).

VOTER REGISTRATION INFORMATION

Any qualified resident of Meridian Township who is not already registered to vote may do so at the Meridian Township Clerk's Office, Ingham County Clerk's Office, or the Michigan Voter Information Center at michigan.gov/vote.

Monday, October 19, is the last day residents can register online or by mail to be eligible to vote in the November 3 General Election. Beginning **Tuesday, October 20**, voters must register in person at the Meridian Township Clerk's Office with proof of residency.

Register to vote at the Township Clerk's Office inside the Meridian Township Municipal Building (**5151 Marsh Road, Okemos**).

Clerk's Office hours can be found below:

- Regular Business Hours: Monday – Friday from 8:00 am to 5:00 pm
- Additional Hours: Saturday, October 31, and Sunday, November 1, from 9:00 am to 5:00 pm
- Election Day: Tuesday, November 3 from 7:00 am to 8:00 pm

ABSENTEE BALLOTS

Any registered voter may request an absentee ballot. Voters may apply by mail, online at michigan.gov/vote, or at the Meridian Township Clerk's Office.

The deadline to request an absentee ballot in person is **Monday, November 2 at 4:00 pm**, except for those who register to vote on Election Day.

Absentee ballots must be received by 8:00 pm on Election Day to be counted. Absentee ballots can be deposited into one of the four Meridian Township drop boxes, mailed to the Meridian Township Clerk's Office, tabulated at the early voting site during the designated period, or tabulated at the polls on Election Day.

Drop Box Locations:

- Meridian Township Municipal Building (Outside) | 5151 Marsh Road, Okemos
- Meridian Township Municipal Building (Inside) | 5151 Marsh Road, Okemos
- Haslett Library (Outside Front Entry) | 1590 Franklin Street, Haslett
- Okemos Library (Outside Front Entry) | 4321 Okemos Road, Okemos

EARLY VOTING

All qualified voters have the option to vote early in person beginning **Saturday, October 24, through Sunday, November 1**. The Early Voting Center will be held in the Town Hall Room of the Meridian Township Municipal Building (5151 Marsh Road, Okemos) and is open from **9:00 am to 5:00 pm**.

Any unreturned absentee ballots can also be tabulated during the early voting period.

VOTING ON ELECTION DAY

Polls will open at 7:00 am on Tuesday, November 3. Polling locations and ballot drop boxes will close at 8:00 pm.

Voters must bring a valid ID to their polling location. Valid IDs on Election Day include a Michigan driver's license or state ID, a driver's license or personal ID card issued by another state, a federal, state, county, or local government-issued photo ID, a U.S. passport, a military ID with photo, a student ID with a photo from a high school or accredited institution of higher learning, or a tribal ID card with a photo. If voters do not have their ID, they must sign an affidavit before casting their vote.

To find your polling location, visit michigan.gov/vote. A precinct map is also available online at meridian.mi.us/elections. For questions about the general election, please contact the Meridian Township Clerk's Office at 517.853.4300 or clerksoffice@meridian.mi.us.

###

From: [William Hutchens](#)
To: [Scott Hendrickson](#)
Cc: [Board](#); [William Hutchens](#)
Subject: Re: Ideas
Date: Friday, October 9, 2026 10:19:33 AM
Attachments: [image.png](#)
[image.png](#)

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

I disagree, but then I'm more concerned with community beautification than cramming a development into an area that is unsuited for it. Any development on the SW corner of Okemos and Hamilton roads would create unfortunate traffic and parking issues. It is simply not large enough. Plus, that area has been off the tax rolls for some time with one abortive development after another. In addition, the tax "incentives" offered to those developers would not add much in the way of tax revenues. Charging rent to food trucks would generate some revenue, plus there is the possibility of peripheral development due to increased foot traffic downtown.

So, I suppose that we can agree to disagree, and the dust will continue to blow across that parcel.

On Fri, Oct 9, 2026, 8:14 AM Scott Hendrickson <hendrickson@meridian.mi.us> wrote:

Good Morning Mr. Hutchens,

Thank you so much for writing to the Board about some of the available spaces in the Township.

The Village of Okemos parcels are part of our historic downtown and have been considered for a multitude of uses over the last few years. Despite the current state, they are also a valuable economic commodity to the Township, should it be developed. The key is to find a developer who share the vision of a quaint downtown feel, with boutique shops and some housing and having that project be financially viable.

To acquire that property for use as parkland would remove it from our tax rolls and be duplicative to Wonch Park directly to the South which already has a number of the amenities that you described. The Village of Okemos site would also struggle to provide adequate parking for visitors and remains a contaminated site.

The Old Chicago is currently under contract, though we understand that the owner/developer has not moved forward quickly on their plans. My understanding is that it was purchased for use as a Huntington Bank. Similarly, this parcel is in our commercial core, and would not, in my opinion be a good idea to remove it from our tax base by making it a public property for use as a Senior Center even if it were available. Not when we have several public sites that we could explore.

With that said, we appreciate and welcome these and future ideas. We function best when we work together and gather as much input as possible!

Have a great day!

Scott Hendrickson

Supervisor, Meridian Township

hendrickson@meridian.mi.us

[5151 Marsh Road | Okemos, MI 48864](#)



From: William Hutchens [REDACTED]
Sent: Tuesday, October 6, 2026 12:02 PM
To: Board <Board@meridian.mi.us>
Cc: William Hutchens [REDACTED]
Subject: Ideas

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Board Members:

I would like to propose a couple of ideas that address long-standing Township issues. These ideas may well have been considered and rejected by the Board already, but I am not in a position to know that.

My first suggestion concerns the parcels of land currently for sale pursuant to court order at the intersection of Okemos and Hamilton roads.

A number of ideas have been floated over the years to draw people to downtown Okemos. To cut to the chase, my proposal is that the Township buy those parcels and turn the one on the southwest corner into a small park. The land could be graded and contoured, trees planted, and an "X" pattern sidewalk could transect the green area & go around a small gazebo in the center.

The idea for the gazebo is to give local musicians a place to gather and play. The second part of this idea is to create hookups along the south and west side of this property to be used by a series of rotating food trucks.

The parcel at the northwest corner would be turned into parking for people patronizing the food trucks or just sitting on one of the shaded benches within this mini urban oasis. To really go hog wild, the two properties could be connected by a decorative skywalk, with perhaps some artistic tribute on both sides of the upper walk area to the community's

namesake, Chief Okemos.

No, this would not generate any tax dollars. It would, however, beautify the community and draw people "downtown", which might generate peripheral businesses.

My second idea concerns the idea for a senior/community center. The previous \$40M proposal was squelched by voters. My idea is much less expensive and borrows an idea from our neighbors in Williamston. The Township should purchase the former Old Chicago restaurant as well as the defunct cell phone store immediately to the east of it. The cell phone store would be demolished and some sort of greenbelt created in its stead.

The former Old Chicago building, with minor remodeling, could serve as the new senior/community center. That is what Williamston did with the former "Rooftop Landing" restaurant.

There is plenty of parking serving these adjoining parcels, and part of the proposed greenbelt area could be devoted to pickleball courts or other recreational activities.

As I said, these ideas may have already been considered and rejected. I am in part going back to my childhood when my mother served on the Lansing Parks Commission and helped to create the Fenner Arboretum, now known as the Fenner Nature Center. Had that not been done, the intersection of Mt. Hope and Aurelius roads might well be gas stations and apartment complexes.

Thank you for your consideration of these proposals.

William Hutchens

[REDACTED]



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Special Use Permit #26035

(Bridges Child Care)

MONDAY, October 26, 2026

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Special Use Permit #26035 (Bridges Child Care)
Public Hearing**

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, October 26, 2026 at 6:30 p.m. in the Central Fire Station, 5000 Okemos Road, Okemos, MI, 48864 (phone 517-853-4560) to hear all persons interested in a request from Abhirami Gunasingam to operate a group child care home for up to fourteen children located at 2990 Briarcliff Street. The approximate 0.4 acre site is zoned RAA (Single-Family Residential). This is a rescheduled meeting from the original date and place, which was canceled due to a lack of quorum.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Comments may be sent prior to the public hearing by writing to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, by phone at phone 517-853-4576, or by email at shorkey@meridian.mi.us. Comments may also be given in person at the public hearing.

From: [Laura Shue](#)
To: [FOIA-Request](#); [Angela Demas](#); [Board](#); [Aaron Larson](#)
Cc: [Meridian Township Clerk Angela Demas](#)
Subject: Re: FOIA-2026-169 Response Letter
Date: Wednesday, October 7, 2026 8:24:28 PM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Formal Fee Dispute / Appeal Letter

Date: October 7, 2026

To: [Angela Demas](#), FOIA Coordinator / Township Clerk
CC: Scott Hendrickson, Township Supervisor & Meridian Township Board
Township Address: 5151 Marsh Road, Okemos, MI 48864
Sent Via Email: FOIA-Request@meridian.mi.us; demas@meridian.mi.us; board@meridian.mi.us

RE: FOIA Fee Appeal / Dispute – Request for Email Records and Correspondence

Total Fee Quoted: \$118.08 (Deposit Requested: \$59.04)

To the FOIA Coordinator and Meridian Township Board,

This letter serves as a formal dispute and administrative appeal of the fee estimate issued for my Freedom of Information Act (FOIA) request regarding copies of emails, general electronic correspondence, and meeting notes pertaining to a specific property address and/or resident over the past year.

I am writing to challenge the **\$13.12 search/location fee** and the **\$104.96 redaction fee** under **MCL § 15.234(3)**.

In your fee notification, the Township states that fulfilling this request will "take time away from other statutory duties resulting in high costs to the Township." While I appreciate that Township staff have competing obligations, **this rationale fails the legal standard required by Michigan FOIA law.**

Under **MCL § 15.234(3)**, a public body may *only* charge for search and redaction labor if a failure to charge would result in unreasonably high costs **"because of the nature of the request in the particular instance"**. The statute evaluates the severity and burden of the *request itself*, not the standard daily workloads or staffing constraints of the public body.

I contest these fees based on the following explicit statutory grounds:

1. **A 30-Minute Search Does Not Constitute an Unreasonable Burden:** The Township estimates it will take a mere 30 minutes to locate these records, totaling \$13.12 in labor. A 30-minute electronic search for a single property,

resident, or associated meeting notes over a finite one-year period is a standard, narrow request. It is legally untenable to argue that a thirteen-dollar administrative expenditure creates an "unreasonably high cost" or severe operational hardship for Meridian Township.

2. **Staff Interruption is Not a Valid Fee Justification:** Fulfilling FOIA requests is, by definition, a core statutory duty of the Township. Claiming a request creates a high cost because it "takes time away from other duties" attempts to convert a routine public service into a financial penalty for the requester. If general workplace interruption were the legal standard, the statutory limitation on labor charges would be completely nullified.
3. **The 4-Hour Redaction Estimate is Unsubstantiated:** You have estimated 4 hours of redaction labor for a pool of records that takes only 30 minutes to pull. This is a disproportionate ratio. Furthermore, under Michigan FOIA, labor for redaction can *only* be charged if the redactions are **required by law** (exemptions that are mandatory, not permissive). I request a written clarification detailing exactly what legally mandatory exemptions apply to a narrow, one-year electronic search that would necessitate 4 hours of legal review.

Requested Remedy:

Pursuant to **MCL § 15.234(10)**, I request that the Township Board or FOIA Coordinator review this matter and **waive the labor fees entirely**, as they fail to meet the statutory threshold of "unreasonably high costs."

If the Township maintains that a 30-minute electronic search constitutes an unreasonable financial hardship under the law, please provide the specific, written legal justification and factual findings supporting this determination, as required to preserve the record for potential judicial review under **MCL § 15.235**.

Thank you for your prompt attention to this statutory appeal.

Sincerely,

Laura Shue

[REDACTED]

On Wed, Oct 7, 2026 at 3:29 PM Angela Demas (Meridian, MI)
<MeridianMI@request.justfoia.com> wrote:

Dear Requestor,

The attached letter is in response to your Michigan Freedom of Information Act ("FOIA") request for records received by Meridian Charter Township (the "Township") on Wednesday, September 16, 2026. MCL 15.235(1) (A written request made by email is not received by a public body until 1 business day after the email is sent).

Your request is granted, in part, as to existing, non-exempt public records within the

Township's possession falling within the scope of the requests that are sufficiently described to allow the Township to locate responsive records. See MCL 15.235(7)(c).

Searching, locating, and reviewing public records responsive to your request will require significant efforts and staff time on behalf of the Township. This will result in high costs to the Township, requiring it to charge fees as permitted under the FOIA. MCL 15.234(3). An enclosed Detailed Cost Itemization Form contains your estimated FOIA fee calculation.

The estimated total cost to fulfill your request is \$118.08. **Under the FOIA, the Township is requiring you to pay a good-faith deposit of 50% of your estimated FOIA fees in the amount of \$59.04 before the Township begins searching for and reviewing the responsive records.** See MCL 15.234(8). Please make any checks payable to Meridian Township, and if mailing a deposit, address all postage to Meridian Township, c/o Township Treasurer, [5151 Marsh Rd., Okemos Michigan 48864](#). You may direct inquiries to coordinate payment to the Township Clerk, Angela Demas at (517) 853- 4304 or via email at demas@meridian.mi.us.

Kindly note as the required good-faith deposit above is based on estimated resources to fulfill your FOIA request, the final FOIA fee is subject to change (increase or decrease) if the Township expends more or less time or resources than estimated. MCL 15.234(8). It is the Township's intent to have staff log their time to locate and review records and perform other tasks under the FOIA to ensure proper fees. Before copies of responsive records are provided to you, the Township will notify you in writing of any balance due or of any deposit funds to be returned.

After payment of the required good-faith deposit, the Township will begin processing your request. The Township anticipates that it will take approximately 15 business days to locate, review, compile, and produce the public records responsive to your request. This best-efforts time estimate is not binding on the Township but is made in good faith to provide the requested records pursuant to the FOIA. MCL 15.234(8).

Unless the Township receives your good-faith deposit within 48 days from the date of this letter, the Township will consider your FOIA request abandoned under MCL 15.234(14). The Township has no duty to fulfill an abandoned FOIA request. *Id.* Once a FOIA request is abandoned, a new FOIA request is required to obtain any previously requested public records that have been retained pursuant to state and federal record retention schedules.

As to the partial denial, certain records/information you requested have been redacted/withheld because certain information may be redacted from the responsive records pursuant to the FOIA's privacy exemption. MCL 15.243(1)(a).

To the extent your requests have been denied, you are entitled under MCL 15.240 to appeal to the Meridian Charter Township Board or commence an action in the Circuit Court to compel disclosure of the requested records if you believe they were wrongfully withheld from disclosure. If, after judicial review, the Court determines that the Township has not complied with MCL 15.235 in this denial and orders disclosure of all or a portion of a public record, you have the right to receive attorneys' fees and damages as provided in MCL 15.240, a copy of which is enclosed. Please refer to MCL 15.240a regarding a FOIA requestor's ability to appeal FOIA fees.

Sincerely,

Angela Demas

Clerk/FOIA Coordinator

[Meridian Charter Township](#)

[5151 Marsh Rd.](#)

[Okemos, MI 48864](#)

[demas@meridian.mi.us](#)

Enclosures:

(1) Detailed Cost Itemization

(2) MCL 15.240

(3) Response Letter



9.B

CONSENT AGENDA PROPOSED BOARD MINUTES

PROPOSED MOTION:

(1) Move to approve and ratify the minutes of the Regular Meeting of October 6, 2026 as submitted.

ALTERNATE MOTION:

(1) Move to approve and ratify the minutes of the Regular Meeting of October 6, 2026 with the following amendment(s):[insert amendments]

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD -**DRAFT**-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
TUESDAY, October 6, 2026, 6:00PM

PRESENT: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

ABSENT: Trustee Sundland

STAFF: Township Manager Dempsey, IT Director Gebes, Fire Chief Hamel, Finance Director Blonde, Parks and Recreation Director Wisinski, Communications Manager Diehl, Sr. Land Stewardship Coordinator Campbell, Chief Engineer and Deputy Director of Engineering Ishraidi, Neighborhoods and Economic Development Director Clark, Community Planning and Development Director Schmitt, and Sr. Project Engineer Hart

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the October 6, 2026, Regular Township Board meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Clerk Demas called the roll. Six Board Members present.

Trustee Sundland was absent.

4. PRESENTATIONS

A. Bird City Michigan Designation – Meridian Township

Coordinator Campbell recognized Meridian Township's Bird City designation. Partnerships at Michigan Audubon Director Linda Smith recognized Meridian Township's bird-friendly actions and presented a certificate to the Township.

B. Introduction of New Firefighter – Samuel Szypula

Fire Chief Hamel introduced our new Fire Firefighter, Samuel Szypula.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Hendrickson opened public comment at 6:09 pm.

Beth Bechtel spoke on natural holistic care of Township property.

Supervisor Hendrickson closed public comment at 6:12 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Dempsey spoke about the following:

- Thanked the Fire and Police Departments for the open house this past weekend
- Thanked Engineer Jack Hughes and the Department of Public Works for hosting the Electronics Recycling event.
- Reminder of the last Listening Session on October 27th.
- Parks and Recreation have extended the summer concerts for the next 3 weeks on Wednesday evenings.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Lentz thanked Beth Bechtel for mentioning the goat activity being demonstrated on October 17th and thanked everyone who worked on receiving the Bird City designation.

Clerk Demas gave an update on the voter registration drive at Haslett High School, gave thanks to the Friends of Historic Meridian for the Meridian Heritage Festival, and toured Chippewa Middle School's new facility.

Trustee Trezise announced that the Ingham County Materials Management Committee has published a draft management plan and it's up for public comment.

Supervisor Hendrickson gave thanks to the team working the Electronics Recycling event and recognized the Parks and Recreation Department for the recent Movie Night in the Park event.

8. APPROVAL OF AGENDA

Trustee Wilson moved to approve the agenda. Supported by Trustee Trezise.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

9. CONSENT AGENDA

Supervisor Hendrickson listed the consent agenda items.

Trustee Wilson moved the consent agenda. Supported by Trustee Lentz.

Supervisor Hendrickson asked about item 9F. Director Wisinski explained the standard RFP process was followed and they received one bid from Frontier which the Township has worked with before.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

10. BOARD ACTION ITEMS

A. 2027 Budget – Adoption

Manager Dempsey and Director Blonde gave an overview of the 2027 Budget.

Comments from the Board included how different this budget is to previous years and thanks to Manager Dempsey, Director Blonde and staff for all the work they put into the 2027 budget.

Trustee Lentz moved to adopt the Meridian Township 2027 budget as presented. Supported by Trustee Trezise.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

B. Waiver for Allowed Work Hours – Hulett Road Paving

Manager Dempsey explained the timeline for the project and the need for an extension to the working hours for the project to be completed before winter.

Board discussion occurred about the extended work hours, the timeline, and previous projects with extended work hours.

The Board indicated support for the waiver.

Trustee Trezise moved to waive the operating hours restriction in Chapter 50-84(4) of the Charter Township of Meridian Code of Ordinances to allow the Township's contractors to work outside of 7:00 am to 7:00 pm, but no earlier than 6:00 am and no later than 9:00 pm, for no more than four days from October 7 to November 30 for completion of the Hulett Road Reconstruction Project. Supported by Trustee Wilson.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

11. BOARD DISCUSSION ITEMS

A. Lake Lansing Lake Level Control Structure Special Assessment District

Chief Engineer Ishraidi explained that the Lake Lansing Dam project included 19 parcels in the special assessment role that were not supposed to be charged, which was recently discovered with the Township's assistance. Instead of restarting the project from the beginning, the County has asked the Township to help cover the cost.

Board discussion occurred including questions about clarifying where the money was coming from and how the Special Assessment roll was created.

Board members indicated support in sharing the costs.

B. Future Youth Commission Direction

Director Clark provided an update regarding the inaugural year of the Youth Commission. She explained that the Youth Commission has a sunset date in the ordinance and the Board would have to adopt a resolution amending the ordinance to allow for an extension. The Board expressed support of changing the sunset date to June 30th to align with the school calendar year as to encourage student involvement.

One item that the students would like for this school year is more direction on what projects they should concentrate on. Suggestions from the Board discussion were participating in Celebrate Meridian and Teen Night, pedestrian traffic and e-bike safety and regulation, Mental Health, social media for the Township, waterway project such as the Wonch Park canoe launch, and voter registration drives.

It was brought up that the ordinance outlined a non-voting representative from the Township Board would serve on the Youth Commission. Clerk Demas volunteered to be the Board liaison to the Youth Commission.

It was discussed that the following actions will need to be done: 1. Update the Ordinance to push the sunset back; 2. Appoint Clerk Demas as the Board Liaison to the Youth Commission, 3. Clarification of Youth Commission Roles and 4. the Appointment of the Youth Commission.

C. South Water Tower T-Mobile Lease

Engineer Hart gave the history of the current South Water Tower T-Mobile lease and what has been offered in the future leases.

Questions from the Board included whether T-Mobile would accept the counteroffer. Staff reassured the Board that it was likely to be accepted.

D. Tall Grass Ordinance Update

Director Schmitt presented information about how grass is being maintained in the Township and concerns that have been raised. An update to the Tall Grass Ordinance was discussed.

Board discussion occurred including support for streamlining the process of notifying owners on the tall grass ordinance, safety concerns over tall grass obscuring vision of roads and sidewalks, and exploring a natural approach to lawn care.

12. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened public comment at 7:57 pm.

Daniel Ryan spoke on item 11D. He explained he came by because he saw his house as one of the examples shown during the Tall Grass Ordinance Update presentation. He stated that he works to ensure his yard follows the current ordinance but still receives violation notices. He

expressed concern regarding whether his yard would be complaint to the potential ordinance update.

Supervisor Hendrickson closed public comment at 8:00 pm.

13. OTHER MATTERS AND BOARD MEMBER COMMENTS

Supervisor Hendrickson mentioned that automatic license plate readers might be on the agenda in the next couple of months.

14. ADJOURNMENT

Trustee Wilson moved to adjourn. Supported by Trustee Lentz.

VOICE VOTE **YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.**

NAYS: NONE

Motion carried: 6-0

The meeting adjourned at 8:01 pm.

Scott Hendrickson
Township Supervisor

Angela Demas
Township Clerk



9.C

To: Board Members
From: Bernadette Blonde, Finance Director
Date: October 20, 2026

**Charter Township of Meridian
Board Meeting
10/20/2026**

MOVE THAT THE TOWNSHIP BOARD APPROVE THE TOWNSHIP INVOICES/EXPENSES AS FOLLOWS:

COMMON CASH	\$	410,552.27
PUBLIC WORKS	\$	56,988.15
TRUST & AGENCY	\$	308,517.90
TOTAL CHECKS:	\$	776,058.32
CREDIT CARD TRANSACTIONS 10/2/2026 to 10/15/2026	\$	10,612.02
TOTAL PURCHASES:	\$	<u>786,670.34</u>
ACH PAYMENTS	\$	<u>802,653.98</u>

BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
1. US POSTMASTER	OCTOBER LISTENING SESSION POSTCARD POSTAGE	2,140.94
2. 54-A DISTRICT COURT	CASH BOND - M. MCMILLAN DOCKET #25-01137 / 26926036	100.00
3. 7CS CONSULTING LLC	MI CERTIFIED FIRE PROTECTION SPECIALIST CLASS FOR F	1,200.00
4. A T & T	SEP 28 - OCT 27 2026 - INTERNET M1 321840834	207.14
	OCT 5 - NOV 4 2026 - INTERNET F3 327704413	150.45
	OCT 7 - NOV 6 2026 - INTERNET F2 327774829	160.44
	OCT 7 - NOV 6 2026 - INTERNET P1 327774999	207.14
	OCT 9 - NOV 8 2026 - INTERNET F1 327775054	207.14
	TOTAL	932.31
5. ABONMARCHE CONSULTANTS INC	2026 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION CO	17,083.86
	2027 LRP ENGINEERING CONTRACT FOR MILL & FILL TREAT	7,165.28
	TOTAL	24,249.14
6. ALL CITY MANAGEMENT SERVICES INC	SCHOOL CROSSING GUARD SERVICES	3,724.48
	SCHOOL CROSSING GUARD SERVICES	4,151.92
	TOTAL	7,876.40
7. AMERICAN RENTALS	2026 TRANSFER STATION PORTABLE TOILET RENTAL	99.00
8. APOLLO FIRE APPARATUS SALES	MP - FIRE - 730	92.50
9. ARGENT INSTITUTIONAL TRUST COMPANY	ACCT #NOCASH - 11/01/2026 - 10/31/2027 - ANNUAL ADM	500.00
10. AT & T	OCT 7 - NOV 6 2026 - INTERNET M1 8310015874474	1,138.83
	OCT 7 - NOV 6 2026 - TELEPHONE M1 8310015874452	1,053.31
	SEP 11 - OCT 10 2026 - INTERNET ASE 8310008214218	3,763.02
	TOTAL	5,955.16
11. AT & T MOBILITY	OCT 5 - NOV 4 2026 - WIRELESS 287252740666 517.332.	256.32
	SEP 7 - OCT 6 2026 - FIRSTNET 287312082574 517.575.	75.48
	TOTAL	331.80
12. BARKHAM & CO	2026 MOWING/TRIMMING OF THE BICYCLE/PEDETRIAN PATHW	6,580.00
13. BLUE CROSS BLUE SHIELD OF MICHIGAN	2026 BCBS PPO RETIREE HEALTH INSURANCE	1,608.27
14. BOARD OF WATER & LIGHT	2026 BWL STREETLIGHT SERVICE	938.65
15. BOBCAT OF LANSING	MP - PARKS - 55	968.25
16. BOYNTON FIRE SAFETY SERVICE	FIRE EXTINGUISHER SERVICE AT FIRE STATION 92 (NORTH	655.00
17. BRD PRINTING, INC	TOWNSHIP ENVELOPES	702.29
	OCTOBER LISTENING SESSION POSTCAARD	930.58
	MILLAGE RENEWAL POSTCARD PRINTING AND MAILING	954.00
	MILLAGE RENEWAL POSTCARD MAILING SERVICES	721.11
	TOTAL	3,307.98

BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
18. BRIGHTLINE TECHNOLOGIES		
	OCT 2026 - AUVIK NETWORK & SAAS MONITORING & MANAGE	1,055.00
	OCT 2026 - ACRONIS BACKUP SERVER	2,518.00
	OCT 2026 - BRIGHTLINE QUICKHELP SUBSCRIPTION	1,462.00
	OCT 2026 - OFFSITE REPLICATION AGREEMENT	4,070.00
	TOTAL	9,105.00
19. BULL ENTERPRISES		
	JANITORIAL SERVICES FOR TOWNSHIP BUILDINGS -2026	8,672.00
20. CDW		
	POLICE NELSON ROOM MONITOR UPGRADE	371.99
	BLUETOOTH ADAPTER FOR BRIAN PENNELL	15.42
	TOTAL	387.41
21. CINTAS CORPORATION #725		
	MECHANICS UNIFORM RENTAL	35.00
	MECHANICS UNIFORM RENTAL	49.84
	FIRST AID KIT RESTOCK	361.29
	FIRST AID KIT RESTOCK	373.65
	TOTAL	819.78
22. CITY OF EAST LANSING		
	7.1.26 TO 9.30.26 - MEP PERMIT REVENUE TO CITY OF E	70,160.28
23. COLLIERS ENGINEERING & DESIGN,		
	PSB GENERATOR DESIGN REVIEW	1,262.95
24. COMCAST		
	OCT 16 - NOV 15 2026 - INTERNET + TV F1 85291141602	179.85
	OCT 20 - NOV 19 2026 - TV F1 8539114160280677	14.95
	TOTAL	194.80
25. COMCAST		
	OCT 14 - NOV 13 2026 - INTERNET + TV HOMTV 85290100	504.45
26. CONWAY SHIELD INC		
	HELMET SHIELD FOR NEW HIRE, FF SZYPULA	74.50
27. CULLIGAN WATER CONDITIONING		
	2026 BLANKET PO - WATER SOFTENER SALT FOR HARRIS NA	26.00
28. DELL MARKETING LP		
	POWEREDGE R7515 POST STANDARD SUPPORT (FEB 2026 - F	6,930.59
29. DESIGNS BY NATURE		
	FALL 2026 NATIVE PLANT SALE VENDOR AT HARRIS NATURE	607.50
30. EAST END PLUMBING		
	PLUMBING PERMIT CANCELLED AFTER ISSUANCE FOR 6137 S	70.00
31. EDGEWOOD VILLAGE APARTMENTS		
	EMERGENCY RENTAL ASSISTANCE	339.44
32. EGIS BLN USA INC		
	2026 APPRAISAL FOR 5040 ALGONQUIN WAY	441.00
33. FANCY NANCY FLOWERS		
	FARMERS MARKET REIMBURSEMENT	10.00
34. GHD SERVICES INC		
	GOVSTACK WEBSITE PACKAGE	2,806.25
35. GOVERNMENT FORMS & SUPPLIES		
	2026 W2 FORMS W/ENVELOPES	229.66
36. GRAFF CHEVROLET-OKEMOS, INC		
	MP - FIRE - 135	38.49
37. GRANGER WASTE SERVICES		
	2026 - SEASONAL TRASH SERVICE IN PARKS	149.10
38. HUTSON INC OF MICHIGAN		
	MP - BUILDINGS - 759	629.74
39. INGHAM COUNTY TREASURER		
	BOR/MTT CHANGE ORDERS FOR PRIOR YEAR TAX ROLLS	6,423.47
40. INNOVATED ENERGY CONTROLS		
	2024 PUBLIC SAFETY BUILDING STANDBY GENERATOR RFP	28,050.00
41. KLEYN MOBILE REPAIR, LLC		
	MP - ENGINE OVERHAUL - 30 VACTOR	36,082.44

BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
42. LAFONTAINE BUICK GMC INC	MP - FIRE - 135	2,330.38
	MP - FIRE - 135	282.94
	TOTAL	2,613.32
43. LAFONTAINE FORD OF LANSING	MP - SEWER - 680	414.00
44. LANGUAGE LINE SERVICES	LANGUAGE LINE SERVICES SEPT	36.87
45. LANSING REAL GREEN LAWN CARE INC	2025-2026 GROUNDS MAINTENANCE CONTRACT - 12/7/2025-	5,750.00
46. LANSING UNIFORM COMPANY	BADGES: COMMAND BADGE (QTY: 2) & HAT BADGE (QTY: 1)	419.85
	FIRE UNIFORMS (LEWIS)	129.95
	FIRE UNIFORMS (LAFAYETTE)	127.95
	MISC OFFICER ITEMS FOR SGT. CLEMENTS & OFC. REINKE	474.90
	FIRE UNIFORMS (KOZLOWSKI)	60.00
	TOTAL	1,212.65
47. LEXISNEXIS RISK DATA MGT LLC	POLICE ACCURINT QUERY SERVICE SEPT 2026	200.00
48. MANER COSTERISAN & ELLIS PC	POSITION BUDGETING ASSISTANCE	1,175.00
49. MANNIK AND SMITH GROUP INC	2026 MERIDIAN TWP PARKS AND REC 5-YEAR PLAN	1,237.00
50. MAYBERRY HOMES	CONSTRUCTION BOND REFUNDS 608, 612 AND 616 TITANIUM	17,500.00
51. MCNAMARA'S HEATING & COOLING	MECHANICAL REFUND REQUEST FOR OVERPAYMENT- PM26-085	70.00
52. MEDICAL MANAGEMENT SYSTEMS OF	2026 COLLECTION FEE FROM AMBULANCE BILLINGS	7,694.81
53. MES SERVICE COMPANY LLC	CASCADE SYSTEM SERVICE CALL FROM 2025 (OLD INVOICE	369.37
54. MICHIGAN FIRE INSPECTORS SOCIETY	NFPA CFI COURSE 11/9-11/12 (LEWIS)	1,025.00
55. MICHIGAN SEPTIC LLC	2026 - PUMP OUT PIT TOILETS AT HARRIS NATURE CENTER	400.00
56. MID MICH ASSOC OF ASSESSING	CON ED CLASS	45.00
57. MODERN MARKETING INC	MTPD PENCILS	343.61
58. PLM LAKE & LAND MANAGEMENT	2026 HARVESTING CONTRACT - LAKE LANSING SAD	19,987.50
59. POSTMASTER	MILLAGE RENEWAL POSTCARD POSTAGE	5,002.53
60. PRO-COMM INC	RADIO MAINTENANCE ON PATROL VEHICLE	740.00
61. PRO-TECH MECHANICAL SERVICES	BUILDINGS - 2026 HVAC SERVICES - PREVENTATIVE MAINT	4,206.25
	DEER MANAGEMENT COOLER REPAIRS	321.34
	TOTAL	4,527.59
62. PRO-TECH SECURITY SALES	NAME PLACARDS FOR UNIFORMS	675.00
	NAME ID PLACARDS	620.00
	TOTAL	1,295.00
63. PURITY CYLINDER GASES INC	QUARTERLY MEDICAL OXYGEN CYLINDER RENTAL CHARGE	485.39
64. REDWOOD LANDSCAPING	SEPTEMBER 2026 LAWN MOWING - CODE ENFORCEMENT-FOR T	690.00
65. ROBINSON CAPITAL MANAGEMENT LLC	2026 INVESTMENT ADVISORY - ACCOUNT MANAGEMENT FEES	2,083.33
66. SCHUPAN & SONS, INC	FALL RECYCLING EVENT 2026	8,919.95

BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
67. SHIELD LEADERSHIP INSTITUTE	COMMAND TRAINING FOR SGT. CLEMENTS	1,395.00
68. ST MARTHA CONFERENCE OF	EMERGENCY RENTAL ASSISTANCE	500.00
	EMERGENCY RENTAL ASSISTANCE	750.00
	EMERGENCY RENTAL ASSISTANCE	750.00
	EMERGENCY RENTAL ASSISTANCE	500.00
	EMERGENCY RENTAL ASSISTANCE	579.00
	EMERGENCY RENTAL ASSISTANCE	500.00
	TOTAL	3,579.00
69. ST THOMAS AQUINAS PARISH	EMERGENCY RENTAL ASSISTANCE	500.00
	EMERGENCY RENTAL ASSISTANCE	300.00
	TOTAL	800.00
70. STAPLES	OFFICE SUPPLIES	1,231.93
71. STATE OF MICHIGAN	FOIA DEPOSIT	90.34
	2026 WATER TESTING AT NORTH MERIDIAN ROAD PARK AND	16.00
	2026 WATER TESTING AT NORTH MERIDIAN ROAD PARK AND	16.00
	QHERPP SEPTEMBER 2026 90% DISTRIBUTION	1,886.88
	TOTAL	2,009.22
72. STRYKER MEDICIAL	STANDING PO FOR STRYKER STORE SUPPLIES (MEDICAL SUP	1,401.60
73. T MOBILE	CELLULAR 517.980.0920 960267378	31.35
74. TEAM FINANCIAL GROUP	*HAND CHECK* 2026 COPIER CONTRACT - YEAR 4 OF 5	2,689.62
75. UM HEALTH - SPARROW OCCUPATIONAL	2026 EMPLOYEE PHYSICALS	2,278.50
76. VARIPRO BENEFIT ADMINISTRATORS	2026 RETIREE MEDICARE SUPPLEMENT	20,449.80
77. VERIZON CONNECT	SEPTEMBER 2026 - VEHICLE DATA 100000198152	1,435.50
78. WASTE MANAGEMENT	2026 CARCASS REMOVAL DUMPSTER (DEAD DEER REMOVAL AN	885.80
79. WOLVERINE SEALCOATING LLC	2025 PREVENTATIVE MAINTENANCE CONTRACT(2026 WORK) -	56,996.78
TOTAL - ALL VENDORS		410,552.27
BANK TOTALS:		
Bank GF53 FIFTH THIRD COMMON CASH		410,552.27

Vendor Name	Description	Amount
1. Anderson Midways	HYDRANT METER DEPOSIT REFUND	365.21
2. DTN MANAGEMENT CO	CHANGED FROM 2" METER TO 1" METER FOR MTCE BLDG 215	19,062.00
3. FERGUSON WATERWORKS #3386	WATER - STOCK ITEMS	13,328.21
	WATER - WATER MAIN REPAIR CLAMPS	2,781.00
	WATER - 1" METERS - HASLETT VILLAGE	3,725.76
	WATER - R900'S AND 1.5"PIT HEADS	6,491.20
	TOTAL	26,326.17
4. GREEN, JUDITH	OVER PAYMENT ON FINAL BILL	14.21
5. HYDROCORP	8/1/26-7/31/27 - CROSS CONNECIOTN PROGRAM SERVICES	2,844.34
6. IDC CORPORATION	SEWER - LIFT STATION CONTROLS MAINTENANCE 2026 - 2N	235.95
7. LEAH VERONICA JONES	CONSTRUCTION METER DEPOSIT REFUND	1,102.12
8. M.U.E INC	CONSTRUCTION METER DEPOSIT REFUND	1,141.27
9. RACHEL & MILFORD WOLPOFF	REIMBURSE FOR IRRIGATION METER	537.00
10. TETRA TECH OF MICHIGAN, PC	2026 COMPREHENSIVE RATE STUDY	4,320.29
11. VERIZON WIRELESS	2026 VERIZON WIRELESS MOBILE SERVICES 686304174-000	40.04
12. Wolverine Building Group	UB refund for account: HYDR-000115-0000-	999.55
TOTAL - ALL VENDORS		56,988.15
BANK TOTALS:		
Bank PW53 PUBLIC WORKS		56,988.15

BANK CODE: TA53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
1. CORRIDOR IMPROVEMENT AUTHORITY OF	DDA.CIA.BRA.ICLB PAYOUT #1 07.01-09.14.26	42,447.23
2. INGHAM COUNTY TREASURER-BROWNFIELD	ICLB BRA PAYOUT SUMMER 7.01-9.14.26 03-181-015 MARS	37.35
3. MERIDIAN TOWNSHIP BROWNFIELD	BRA3 DDA.CIA.BRA.ICLB PAYOUT #1 07.01-09.14.26	200,465.30
	BRA4 DDA.CIA.BRA.ICLB PAYOUT #1 07.01-09.14.26	15,353.03
	BRA5 DDA.CIA.BRA.ICLB PAYOUT #1 07.01-09.14.26	7,272.17
	BRA8 DDA.CIA.BRA.ICLB PAYOUT #1 07.01-09.14.26	8,904.26
	TOTAL	231,994.76
4. MERIDIAN TOWNSHIP DDA	DDA.CIA.BRA.ICLB PAYOUT #1 07.01-09.14.26	34,038.56
TOTAL - ALL VENDORS		308,517.90
BANK TOTALS:		
Bank TA53 TRUST & AGENCY		308,517.90

Transaction Date	Account Name	Transaction Amount	Transaction Merchant Name
2026/10/14	ROBERT STACY	\$33.42	AC&E RENTALS
2026/10/12	MICHAEL HAMEL	\$248.00	CLIA LABORATORY PROGRAM
2026/10/05	KYLE FOGG	\$4.97	THE HOME DEPOT #2723
2026/10/07	KYLE FOGG	\$63.88	LOWES #01596*
2026/10/09	KYLE FOGG	\$22.00	HAMMOND FARMS E LANSING
2026/10/12	KYLE FOGG	\$9.94	THE HOME DEPOT #2723
2026/10/12	KYLE FOGG	\$20.46	THE HOME DEPOT #2723
2026/10/13	KYLE FOGG	\$35.70	THE HOME DEPOT #2723
2026/10/02	JACOB FLANNERY	(\$24.98)	THE HOME DEPOT #2723
2026/10/05	JACOB FLANNERY	\$25.46	COMPLETE BATTERY SOURCE
2026/10/02	CHRISTOPHER JOHNSON	\$4.72	HASLETT TRUE VALUE HARDWA
2026/10/05	BRIAN PENNELL	\$75.00	STATE OF MI EMS
2026/10/03	KATIE LOVE	(\$12.20)	STAPLS7684951463001001
2026/10/12	KATIE LOVE	\$403.22	CONSUMER ENERGY
2026/10/02	TAVIS MILLEROV	\$18.50	DOLLAR TREE
2026/10/10	TAVIS MILLEROV	\$795.18	NFPA NATL FIRE PROTECT
2026/10/08	ANGELA DEMAS	\$185.97	OFFICEMAX/OFFICEDEPT#3379
2026/10/07	JUSTIN C CAROEN	\$18.72	THE HOME DEPOT #2723
2026/10/07	DERRICK BOBB	\$110.61	THE HOME DEPOT #2723
2026/10/12	DERRICK BOBB	\$12.94	THE HOME DEPOT #2723
2026/10/04	ROBERT CARETTI	\$630.00	SQ *BARKHAM CREEK FARMS
2026/10/04	ROBERT CARETTI	\$23.43	MIDWEST POWER EQUIPMENT
2026/10/04	ROBERT CARETTI	\$51.06	THE HOME DEPOT #2723
2026/10/05	SAMANTHA WEBER	\$49.92	COMPLETE BATTERY SOURCE
2026/10/09	ANGELA HELM	\$430.96	AMWAY GRAND PLAZA HOTE
2026/10/09	ANGELA HELM	\$430.96	AMWAY GRAND PLAZA HOTE
2026/10/08	RICHARD GRILLO	\$60.00	MI STATE POLICE PMTS
2026/10/12	RICHARD GRILLO	\$152.58	AMAZON RETA* 5P6KD54Z1
2026/10/13	RICHARD GRILLO	\$261.40	AMAZON RETA* 5E5PK96L0
2026/10/13	RICHARD GRILLO	\$133.90	POSITIVE PROMOTIONS
2026/10/13	RICHARD GRILLO	\$49.98	AMAZON MKTPL*5E86D4SV0
2026/10/15	RICHARD GRILLO	\$24.99	USATODAY CO DIGITAL
2026/10/06	KEITH HEWITT	(\$222.54)	MIDWEST POWER EQUIPMENT
2026/10/06	KEITH HEWITT	\$25.08	COMPLETE BATTERY SOURCE
2026/10/07	KEITH HEWITT	(\$12.60)	MIDWEST POWER EQUIPMENT
2026/10/09	KEITH HEWITT	\$172.49	CATHEY CO
2026/10/07	MICHELLE PRINZ	\$326.80	GRAND TRAVERSE RESORT
2026/10/11	MICHELLE PRINZ	\$40.34	AMAZON MKTPL*5E3RS10D0
2026/10/12	MICHELLE PRINZ	\$171.68	AMAZON MKTPL*593GC29U2
2026/10/15	MICHELLE PRINZ	\$19.99	USATODAY CO DIGITAL
2026/10/02	CATHERINE ADAMS	\$19.63	MEIJER STORE #025
2026/10/07	CATHERINE ADAMS	\$990.00	BIG CHEESE RODENT FACTORY
2026/10/07	CATHERINE ADAMS	\$87.37	TOP HAT CRICKET FARM INC
2026/10/09	CATHERINE ADAMS	\$274.04	GRAINGER
2026/10/02	ED BESONEN	\$228.77	BKG*HOTEL AT BOOKING.C
2026/10/08	ED BESONEN	\$713.16	HAMPTON INNS
2026/10/09	ED BESONEN	\$518.00	TRAINING
2026/10/14	ED BESONEN	(\$228.77)	BKG*HOTEL AT BOOKING.C
2026/10/13	BART CRANE	\$37.99	AMAZON MKTPL*593AD7IO2
2026/10/13	DANIEL OPSOMMER	\$39.30	USPS PO 2569800864
2026/10/04	ROBERT MACKENZIE	\$368.80	AMAZON MKTPL*592I03BM1
2026/10/09	ROBERT MACKENZIE	\$157.49	AMAZON RETA* 5E3MR8MN1
2026/10/12	CURT SQUIRES	\$134.95	MIDWAYUSA COM
2026/10/15	CURT SQUIRES	\$305.07	AMAZON MKTPL*WJ0EP6Y23

2026/10/02	SAMANTHA DIEHL	\$154.79	GB* CENTRAL STATES REG
2026/10/05	SAMANTHA DIEHL	\$99.00	IN *ABLE EYES
2026/10/08	SAMANTHA DIEHL	\$4.51	WAL-MART #2866
2026/10/06	THOMAS BAKER	\$209.94	MIDWEST POWER EQUIPMENT
2026/10/13	THOMAS BAKER	\$63.74	THE HOME DEPOT #2723
2026/10/12	TIMOTHY SCHMITT	\$80.00	MMCOA
2026/10/06	COURTNEY WISINSKI	\$68.32	AMAZON MKTPL*5107R4282
2026/10/05	COURTNEY WISINSKI	\$463.85	PY *NEXSTAR
2026/10/08	COURTNEY WISINSKI	\$365.98	AMAZON MKTPL*590NY6US0
2026/10/08	COURTNEY WISINSKI	\$69.68	QUALITY DAIRY#31
2026/10/08	COURTNEY WISINSKI	\$5.18	QUALITY DAIRY#31
2026/10/12	COURTNEY WISINSKI	\$23.37	MEIJER STORE #025
2026/10/14	COURTNEY WISINSKI	(\$18.38)	AMAZON MKTPLACE PMTS
2026/10/13	COURTNEY WISINSKI	(\$19.98)	THE HOME DEPOT #2723
2026/10/13	COURTNEY WISINSKI	\$52.92	THE HOME DEPOT #2723
2026/10/13	ASHLEY WINSTEAD	\$471.37	COSTAR GROUP INC

\$10,612.02

ACH Transactions
10/2/2026 to 10/15/2026

Date	Payee	Amount	Purpose
10/2/2026	EyeMed	\$ 2,058.89	Employee Vision Insurance
10/2/2026	Nationwide	\$ 12,422.85	Employee Retirement Contribution
10/5/2026	Consumers Energy	\$ 25,145.69	Utility Transaction Fees
10/5/2026	State of Michigan	\$ 21,219.70	Payroll Taxes
10/5/2026	EmPower	\$ 66,458.08	Employee Retirement Contribution
10/6/2026	Consumers Energy	\$ 38,294.73	Utility Transaction Fees
10/7/2026	Blue Care Network	\$ 48,677.08	Employee Health Insurance
10/8/2026	WageWorks	\$ 93.00	COBRA Admin Fee
10/8/2026	Health Equity Fee	\$ 9.80	Employee Health Savings
10/8/2026	Invoice Cloud	\$ 4,336.85	Online Transaction Fees
10/13/2026	MCT Utilities	\$ 8,044.78	Water/Sewer for MCT
10/13/2026	Delta Dental	\$ 18,124.93	Employee Dental Insurance
10/13/2026	Various Financial Institutions	\$ 393,550.67	Direct Deposit 10/16
10/14/2026	IRS	\$ 142,804.23	Payroll Taxes 10/16
10/15/2026	State of Michigan	\$ 21,412.70	Payroll Taxes
	Total ACH Payments	\$ 802,653.98	



To: Township Board
From: Neighborhoods & Economic Development Director, Amber Clark
Date: October 20, 2026
Re: 2026-2027 Youth Commission Appointments

The Township Board is currently updating the ordinance that established the Youth Commission as an advisory body to the Board. Concurrently the Township Board has requested names for recommendation to appoint for the 2026-2027 session. The following names are provided for your consideration:

MOVE TO APPOINT THE FOLLOWING INDIVIDUALS TO THE YOUTH COMMISSION FOR ONE YEAR TERM COMMENCING OCTOBER 2026 AND ENDING MAY 2027: AUTUMN GEBARA, FINN REAGAN, RILEY GAY, KRISHAAN SHAH, HANNAH ELBAZ, SAMUEL SUNDEEN, MICHAEL POLVERENTO, BENJAMIN PATTON, VENNELA VALLABHANENI



To: Township Board
From: Neighborhoods & Economic Development Director, Amber Clark
Date: October 20, 2026
Re: 2026-2027 Township Board Liaison Appointment

The Township Board is currently updating the ordinance that established the Youth Commission as an advisory body to the Board. Concurrently the Township Board has elected to appoint a non-voting member to the Youth Commission. The following name is provided for your consideration:

MOVE TO APPOINT CLERK DEMAS TO THE YOUTH COMMISSION FOR ONE YEAR TERM COMMENCING OCTOBER 2026 AND ENDING MAY 2027.



To: Township Board
From: Neighborhoods & Economic Development Director, Amber Clark
Date: October 20, 2026
Re: Resolution to Introduce Meridian Township Youth Commission Ordinance 2026-11

The Township Board during their October 6th meeting discussed the 2025-02 ordinance that established the inaugural Youth Commission. Staff presented some clarifying options for the Township Board to consider. Board members presented general comments and clarified that a new sunset date should be established to coincide with the current Board terms. The attached resolution summarizes the main themes to be adjusted in the original ordinance. A resolution noting those changes is included within the packet. The Board will need to authorize the amendment to the ordinance and it will need to be noticed.

Move to adopt the resolution approving for introduction Text Amendment #2026-11 to amend the Code of Ordinances of the Charter Township of Meridian at Article VI of Chapter II, to update the Youth Commission Ordinance of the Charter Township of Meridian.

Attachments:

1. Resolution to Approve for Introduction, Ordinance 2026-11
2. Ordinance 2026-11 Meridian Township Youth Commission
3. Ordinance 2025-02 (Track Changes) Meridian Township Youth Commission Establishment

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, in said Township on the 20th day of October, 2026 at 6 pm, Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____.

WHEREAS the Township Board of Meridian Charter Township established a Youth Commission in 2024, as an advisory committee to the Board, with a sunset date of December 30, 2026; and

WHEREAS the Township Board at its regular meeting on October 6th, 2026 requested an extension to the Youth Commission by resolution and an amendment to the establishing ordinance by which the Youth Commission shall conduct itself; and

WHEREAS the proposed new ordinance will:

1. Establish the Youth Commission as the Meridian Township Youth Commission Advisory Board, to meet to discuss items presented to the Youth Commission by the Township Board, Township Staff, or items the Youth Commission deems of import to the community.
2. Reduce the regular meetings to be aligned only with advisory task requirements and eliminate the requirement to meet monthly.
3. Establish a new sunset date of June 30, 2029 to coincide with the current Township Board member terms and allow staff to keep momentum with advisory tasks.
4. Establish annually that advisory tasks will be assigned to the Youth Commission with a directive from the Township Board by June of each year. These assignments will be converted into tasks to be assigned for the next Youth Commission session.
5. Eliminate the necessity of a parliamentary structure to the Youth Commission, including the requirement to publicly notice meeting schedules. As an advisory board this body will not be subject to the Open Meetings Act.

WHEREAS the Township Board reviewed this matter at their October 6th, 2026 meeting and raised no major concerns, directing staff to create an introduction of the ordinance;

NOW THEREFORE, BE IT RESOLVED THAT THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT NOTICE Ordinance no. 2026-11, entitled "An Ordinance to amend Chapter II Article VI of the Charter Township of Meridian Code of Ordinances, to establish a Youth Commission in the Charter Township of Meridian; and

BE IT FUTURE RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced as least once prior to the next regular meeting of the Township Board.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN)

) ss:

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 20th of October, 2026.

Angela Demas
Meridian Township Clerk

CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
YOUTH COMMISSION
ORDINANCE NO. 2026-11

At a meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building on _____, 2026, at 6:00 p.m., Township Board Member _____ moved to introduce for first reading and subsequent adoption the following Ordinance, which motion was seconded by Board Member _____:

An Ordinance to amend Chapter II, Article VI of the Charter Township of Meridian, Code of Ordinances to establish a Youth Commission in the Charter Township of Meridian, County of Ingham, Michigan.

THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN ORDAINS:

SECTION 1. AMENDMENT TO CHAPTER 2, ARTICLE VI, TO ADD A DIVISION TO ARTICLE VI. Chapter 2, Article VI, Boards, and Commissions, to establish the Youth Commission of Meridian Charter Township.

SECTION 2. YOUTH COMMISSION INTENT AND PURPOSE

The purpose of the Youth Commission is to provide recommendations and advisory input to the Township Board and staff regarding matters affecting Township government and the youth of Meridian Township. The Youth Commission shall promote civic engagement and provide youth perspectives on issues related to environmental stewardship, mental health, community events, cultural appreciation, diversity and other matters of community interest.

SECTION 3. YOUTH COMMISSION CREATION & SUNSET

There hereby, is created and established a Youth Commission of Meridian Charter Township. The Youth Commission shall expire on **June 30, 2029** unless extended by resolution of the Township Board..

SECTION 4. YOUTH COMMISSION MEMBERSHIP, APPOINTMENT, QUALIFICATION, TERM OF OFFICE

1. The Youth Commission shall consist of no less than 7 members.
2. The term of office for each member of the Youth Commission shall be one year from appointment by the Meridian Township Board, through the recommendation of the Township Supervisor.
3. Members of the Youth Commission must be aged 14-19, a resident of the Charter Township of Meridian, and/or attend a local school within the boundaries of the Township.
4. The Youth Commission may begin meeting in September each year after Labor Day. The commission will follow the general annual school year calendar.
5. Parent consent must be granted to participate in the commission.
6. A Township Board member will serve as a non-voting liaison member of the commission.

CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
YOUTH COMMISSION
ORDINANCE NO. 2026-11

SECTION 5. VACANCIES

When a vacancy occurs due to removal, resignation, or other cause, such vacancy shall be filled for the unexpired terms by an appointment by the Meridian Township Board, with the recommendation of the Township Supervisor.

SECTION 6. ABSENCES/ATTENDANCE

The membership of any voting member of the Youth Commission shall be terminated if that person is absent without notification to the commission chair for four regular meetings of the Youth Commission during their year term of office.

SECTION 7. SELECTION OF OFFICERS

At the first meeting after the Youth Commission is appointed, the Commission may organize by selecting one member to be the Chair, one member to be the Vice-Chair. A vacancy in any such office may be filled at any time during such year by action of the remaining members of the Youth Commission.

SECTION 8. COMPENSATION

Members of the Youth Commission may be compensated at a rate to be determined by the Township Board. Such rate of compensation, if any, shall be established and may be revised from time to time by resolution of the Township Board.

SECTION 9. RULES, PROCEDURES, QUORUM, SUBJECT TO OPEN MEETINGS ACT

1. Five voting members of the Youth Commission shall constitute a quorum for the transaction of business.
2. The Youth Commission shall not be subject to the Open Meetings Act.

SECTION 10. MEETINGS

Meetings of the Youth Commission shall be aligned with the public school calendar year, offering session meetings beginning in September and ending in May. Members of the Youth Commission may also meet during the summer.

SECTION 11. ADVISORY BOARD TO MERIDIAN CHARTER TOWNSHIP BOARD

The Youth Commission shall serve in an advisory capacity to the Meridian Township Board. At the request of the Township Board or Township staff, the Commission may review matters affecting Township youth and provide recommendations regarding programs, policies, and community initiatives.

SECTION 12. POWERS AND DUTIES OF THE YOUTH COMMISSION

The Youth Commission may make recommendations to the Township Board or Township staff concerning the needs and desires of the youth population, the appropriate means by which public

CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
YOUTH COMMISSION
ORDINANCE NO. 2026-11

and private agencies collaborate to address those needs, and possible solutions to address those needs. Any advisory action of the Youth Commission shall be presented formally to the Township Board by either way of communication or presentation. The duties of the Youth Commission shall include, but are not limited to:

1. Serve as a communication conduit between the Township Board and the Township's Youth population;
2. Promote education and awareness of municipal government and public service;
3. Represent and engage the Township's Youth through schools, organizations, clubs, and community groups;
4. Encourage equitable participation of both Haslett Public Schools and Okemos Public Schools in the local municipal operations;
5. Address other issues affecting the youth of Meridian Charter Township while collaborating with community partners.

CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
YOUTH COMMISSION
ORDINANCE NO. 20265-1102

At a meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building on _____, 20256, at 6:00 p.m., Township Board Member _____ moved to introduce for first reading and subsequent adoption the following Ordinance, which motion was seconded by Board Member _____:

An Ordinance to amend Chapter II, Article VI of the Charter Township of Meridian, Code of Ordinances to establish a Youth Commission in the Charter Township of Meridian, County of Ingham, Michigan.

THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN ORDAINS:

SECTION 1. AMENDMENT TO CHAPTER 2, ARTICLE VI, TO ADD A DIVISION TO ARTICLE VI. Chapter 2, Article VI, Boards, and Commissions, to establish the Youth Commission of Meridian Charter Township.

SECTION 2. YOUTH COMMISSION INTENT AND PURPOSE

The purpose of the Youth Commission is to provide recommendations and advisory input to the Township Board and staff regarding matters affecting Township government and the youth of Meridian Township. The Youth Commission shall promote civic engagement and provide youth perspectives on issues related to ~~engage the youth of Meridian Charter Township by actively involving them in the functions of municipal governance. The youth commission will encourage environmental stewardship, mental health, community events, cultural appreciation, diversity and adaptability of government through younger perspectives and help formulate plans for long-term community success.~~ other matters of community interest.

SECTION 3. YOUTH COMMISSION CREATION & SUNSET

There hereby, is created and established a Youth Commission of Meridian Charter Township. ~~This The Youth eCommission shallis set to sunset expire on December-June 30, 20296 unless extended by resolution of the Township Board. The Township Board may extend the life of the commission through the adoption of a resolution.~~

SECTION 4. YOUTH COMMISSION MEMBERSHIP, APPOINTMENT, QUALIFICATION, TERM OF OFFICE

- ~~1. 1.~~ The Youth Commission shall consist of no less than 7 members.
- ~~2. 2.~~ The term of office for each member of the Youth Commission shall be one year from appointment by the Meridian Township Board, through the recommendation of the Township Supervisor.
- ~~3. 3.~~ Members of the Youth Commission must be aged 14-19, a resident of the Charter Township of Meridian, and/or attend a local school within the boundaries of the Township.
- ~~4.~~ The Youth Commission ~~shall~~ may begin meeting in September each year after Labor Day. The commission will follow the general annual school year calendar. ~~Summer month meetings may still occur.~~
- ~~4.~~

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CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
YOUTH COMMISSION
ORDINANCE NO. 20265-1102

~~5.~~ Parent consent must be granted to participate in the commission.

5.

A Township Board member will serve as a non-voting liaison member of the commission.

6.

SECTION 5. VACANCIES

When a vacancy occurs due to removal, resignation, or other cause, such vacancy shall be filled for the unexpired terms by an appointment by the Meridian Township Board, with the recommendation of the Township Supervisor.

SECTION 6. ABSENCES/ATTENDANCE

The membership of any voting member of the Youth Commission shall be terminated if that person is absent without notification to the commission chair for four regular meetings of the Youth Commission during their year term of office.

SECTION 7. SELECTION OF OFFICERS

At the first meeting after the Youth Commission is appointed, ~~and annually thereafter at its first meeting of each calendar year,~~ the Commission ~~shall may~~ organize by selecting one member to be the Chair, one member to be the Vice-Chair ~~and a secretary, who needs not be a member of the Youth Commission shall be selected.~~ A vacancy in any such office may be filled at any time during such year by action of the remaining members of the Youth Commission.

SECTION 8. COMPENSATION

Members of the Youth Commission may be compensated at a rate to be determined by the Township Board. Such rate of compensation, if any, shall be established and may be revised from time to time by resolution of the Township Board.

SECTION 9. RULES, PROCEDURES, QUORUM, SUBJECT TO OPEN MEETINGS ACT

~~Five~~ voting members of the Youth Commission shall constitute a quorum for the transaction of business.

1.

~~The Youth Commission shall not be subject to the Open Meetings Act, and Township staff shall assist in the proper posting of all public meetings.~~

2.

SECTION 10. MEETINGS

Meetings of the Youth Commission shall be aligned with the public school calendar year, offering session meetings beginning in September and ending in May. Members of the Youth Commission may also meet during the summer, held during the months at least once a month.

SECTION 11. ADVISORY BOARD TO MERIDIAN CHARTER TOWNSHIP BOARD

The Youth Commission shall serve in an advisory capacity to the Meridian Township Board. At the request of the Township Board or Township staff, the Commission may review matters affecting Township youth and provide recommendations regarding programs, policies, and community

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CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
YOUTH COMMISSION
ORDINANCE NO. 20265-1102

~~initiatives~~
~~The Youth Commission shall act as an advisory Board to the Meridian Charter Township Board and shall either upon its initiative or upon the specific request of the Township Board or Township Staff, conduct research and make recommendations directly to the Township Board in an advisory capacity as to those matters pertaining to the activities or needs of the youth of Meridian Township.~~

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SECTION 12. POWERS AND DUTIES OF THE YOUTH COMMISSION

The Youth Commission may make recommendations to the Township Board or Township staff concerning the needs and desires of the youth population, the appropriate means by which public and private agencies collaborate to address those needs, and possible solutions to address those needs. Any advisory action of the Youth Commission shall be presented formally to the Township Board by either way of communication or presentation. The duties of the Youth Commission shall include, but are not limited to:

1. Serve as a communication conduit between the Township Board and the Township's Youth population;
 2. Promote education and awareness of municipal government and public service;
 3. Represent and engage the Township's Youth through schools, organizations, clubs, and community groups;
 4. Encourage equitable participation of both Haslett Public Schools and Okemos Public Schools in the local municipal operations;
- ~~—Address other issues affecting the youth of Meridian Charter Township while collaborating with community partners.~~

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CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
YOUTH COMMISSION
ORDINANCE NO. 20265-1102

~~and private agencies collaborate to address those needs, and possible solutions to address those needs. All programs, and activities of the Youth Commission shall be sent to the Township Board, and Township Human Resources department for review. Any advisory action of the Youth Commission shall be presented formally to the Township Board by either way of communication or presentation. The duties of the Youth Commission shall include, but are not limited to:~~

- ~~1. Serve as a communication conduit between the Township Board and the Township's Youth population;~~
- ~~2. Encourage greater education of local governance, civics, and municipal operations;~~
- ~~3. Develop programming to combat specific gaps in coordination between the Township's local government and the youth population;~~
- ~~4. Develop programs to reduce youth violence, increase youth mental health, combat discrimination, and encourage compassionate cooperation;~~
- ~~— Raise funds for programs that support the overall health and betterment of Meridian Township youth aged 14-19;~~
- ~~5. Address other issues affecting the youth of Meridian Charter Township while collaborating with community partners.~~

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To: Board Members

From: Timothy R. Schmitt, *AICP*
Director of Community Planning and Development

Date: October 15, 2026

Re: **Planned Unit Development 26-026 - Vacant Hannah Boulevard - Capstone Collegiate Communities - RESCHEDULE public hearing**

Planned Unit Developments submitted under the Township's Zoning Ordinance require a public hearing at both the Planning Commission and Township Board level. The Township Board previously set the public hearing for the Capstone Collegiate Communities project on Hannah Boulevard for October 20, 2026. However, the Planning Commission didn't have a quorum on October 12, 2026, so they were unable to make a recommendation for the Township Board. Therefore, the October 20th public hearing needs to be delayed until November 5, 2026, at which time, the Planning Commission's recommendation should be available.

Move to reschedule the public hearing for PUD 26-026, Vacant Hannah Boulevard, Capstone Collegiate Communities project, for the November 5, 2026 Township Board meeting.



To: Board Members

From: Dan Opsommer, Deputy Township Manager
Director of Public Works and Engineering

Date: October 8, 2026

Re: Lake Lansing Lake Level Control Structure Special Assessment District

As the Board is aware, the Ingham County Board of Commissioners adopted a special assessment district earlier this year to fund necessary repairs and replacement of certain components of the Lake Lansing Lake Level Control Structure, commonly known and referred to as a dam.

The County asked Township staff to assist them in reviewing the special assessment roll to avoid additional contractual services costs that would have to be paid through the special assessment district (SAD). Upon reviewing the SAD and special assessment roll, Township staff identified, nineteen parcels were assessed as having deeded access to the Lake that do not have deeded access. The total cost of the assessments for these parcels comes to \$21,464.81 (i.e. \$1,129.73 per parcel).

The County is requesting that the Township join them in helping to cover the cost of the assessments for these 19 parcels.

While the Township is under no obligation to share in this cost, Township staff are recommending that we share the cost with the County 67/33 as we have a long history of partnering to share in the responsibility of stewardship and management of Lake Lansing and the larger Lake Lansing Watershed:

Option 1: 67/33 Cost Share		
Entity	Cost Share	Amount
Ingham County	0.67	\$14,381.42
Meridian Township	0.33	\$7,083.39
	Total:	\$21,464.81

There is \$7,790.47 available in the Watershed Management contractual services account (i.e. account # 101-170.445-820.000) that could be used for this purpose, so no additional funding needs to be appropriated.

However, one of the Township's parcels was one of the 19 parcels that were mistakenly assessed as having deeded access to the Lake, so we are also going to be refunded \$1,129.73 for the assessment we paid on parcel # 33-02-02-11-177-015, which is the Tank Wetland property.

Memo to Township Board

October 8, 2026

Re: Lake Lansing Lake Level Control Structure Special Assessment District

On the SAD, the Township paid \$19,205.35 for the five parcels we own that benefit from the lake level control structure and the County paid \$215,777.78 for their three parcels. The County paid considerably more because their parcels have intense uses (i.e. Lake Lansing Park South and the boat launch), while the Township's parcels are all undeveloped and most of our acreage is covered by wetlands.

The County was a very good partner on the SAD. The County had initially proposed two rolls that would have required property owners to pay per linear foot of frontage owned on the lake. This would have caused the Township to pay more than the County on the SAD as we own more frontage. However, Township staff pointed out to County officials that this is not how SADs of this nature should be structured and the County took the Township's advice on how to structure the SAD.

Given the positive working relationship on this project, Township staff are recommending that we share in the cost of these reimbursements 67/33.

Separate from this issue, the County will need to go through a process in Circuit Court at some point in the future to remove and add parcels to this SAD, which will help prevent this from occurring in the future. The Township has offered to assist the County with this process when they are ready to proceed.

Through our review of the special assessment district and roll, we found that:

- 204 parcels need to be removed from the SAD as they are not lakefront properties or parcels with deeded access to the Lake.
- 21 parcels need to be added to the SAD. Two of these parcels are lakefront parcels and 19 are parcels with deeded access to the Lake.

Township staff have shared the relevant historical records and an updated SAD to the County, which should be everything that the County needs to update the SAD when they proceed with this process in Circuit Court.

The following motion has been prepared for the Board's consideration:

MOVE TO AUTHORIZE TOWNSHIP STAFF TO SHARE IN THE COST OF COVERING THE SPECIAL ASSESSMENTS FOR THE 19 PARCELS THAT WERE IDENTIFIED AS NOT HAVING DEEDED ACCESS TO LAKE LANSING WITH INGHAM COUNTY IN THE AMOUNT OF \$7,083.39.



To: Board Members

From: Dan Opsommer, Deputy Township Manager
Director of Public Works and Engineering

Date: October 8, 2026

Re: South Water Tower T-Mobile Lease

T-Mobile USA, Inc. ("T-Mobile") is undertaking an effort to review all of their existing lease agreements to find cost savings and/or leases that they can allow to expire at the end of the current agreements.

The current lease agreement expires on 11/18/34. Therefore, the Township could lose this annual revenue source to the Water Fund if T-Mobile chooses not to renew by 11/18/34.

T-Mobile indicated that they will not move forward with an extension unless they are able to realize some savings in the immediate future.

Township staff did confirm that most cellular providers are currently offering lease agreements of this nature with monthly rents of approximately \$2,200 and 2% inflationary increases. The Township existing lease, and the lease amendment we have negotiated through 2059 (i.e. an additional 25 years, with five 5-year optional renewal periods), both exceed these industry norms by a considerable margin.

T-Mobile made an initial offer to the Township on 9/8/26 to reduce the rent from \$3,085.48 to \$2,800, reduce the annual inflationary increases of 4% to 18% every 5 years, with five additional 5-year renewal periods, and nine additional one-year extensions with 2% increases. The Township provided a counteroffer on 9/23/26 to extend the existing lease terms through 2034 and then reduce the annual inflationary increase from 4% to 3% for five additional 5-year renewal periods.

T-Mobile countered our counteroffer later in the day on 9/23/26 by offering to keep the current annual monthly rent at the same amount for one year (i.e. no increase in 2027), reduce the annual inflationary increase from 4% to 3%, continue the lease through 2059 with five 5-year optional renewal periods, and nine additional one-year extensions with 2% increases. The Township countered this counteroffer by simply requiring that the rent increase in 2027 by 3% as it would in all other years under the terms T-Mobile proposed and only providing for five 5-year optional renewal periods (i.e. no nine additional one-year extensions with 2% increases).

The following table shows the revenue that would be generated under each offer/counteroffer summarized above:

Memo to Township Board
October 8, 2026
Re: South Water Tower T-Mobile Lease

Revenue Table	
Lease Structure	Total Revenue Thru 2059
Existing Lease if it Expires in 2034	\$376,765.72
Existing Lease if Extended Thru 2050	\$2,487,061.70
T-Mobile's Proposed Lease Amend - 9/8/26	\$1,850,061.25
Township's Proposed Lease Amend - 9/23/26	\$2,206,478.07
T-Mobile's Counteroffer - 9/23/26	\$1,996,467.60
Township's Counteroffer - 9/24/26	\$2,055,293.58
Industry Norms	\$1,268,092.36

The spreadsheet attached to this cover memorandum gives additional details comparing the revenue for each offer/counteroffer.

Under the first amendment to the existing lease agreement presented this evening, the Township would preserve the vast majority of this annual revenue source through 2059 and maintain lease terms that far exceed current industry standards for similar lease agreements. Specifically, we would generate \$205,232.33 more in revenue to the Water Fund under the life of the lease than T-Mobile's initial offer.

Township staff are recommending that we enter into the proposed first amendment with T-Mobile as it preserves this revenue stream through 2059 with only a 1% reeducation in the annual inflationary rate.

Attachments:

1. Existing Lease Agreement – Expires on 11/18/34
2. T-Mobile's Initial Offer Dated 9/8/26
3. South Water Tower T-Mobile Lease Revenue Comparison Table
4. Proposed First Amendment to the Existing Lease Agreement

The following motion has been prepared for the Board's consideration:

**MOVE TO APPROVE THE FIRST AMENDMENT TO THE LEASE AGREEMENT
BETWEEN MERIDIAN TOWNSHIP AND T-MOBILE USA, INC. AND DIRECT THE
TOWNSHIP SUPERVISOR TO EXECUTE THE LEASE AGREEMENT.**

COMMUNICATIONS SITE LEASE AGREEMENT

THIS COMMUNICATIONS SITE LEASE AGREEMENT ("Lease Agreement") dated as of 11/13/09, is made by and between MetroPCS Michigan, Inc., a Delaware corporation ("Lessee") and Meridian Charter Township, a(an) a Michigan Municipal corporation ("Lessor").

RECITALS

This Lease Agreement is entered into based upon the following facts, circumstances and understandings:

A. Lessor owns certain real property legally described in Exhibit "A" attached hereto and commonly known as 2224 Fox Hollow, Okemos, MI 48864; Assessor's Parcel Number 33-02-02-33-401-008 ("Lessor's Real Property"). Lessee desires to lease space on the water tank located within Lessor's Real Property (the "Water Tank"), a portion of space beneath the Water Tank for the placement of Lessee's equipment cabinets, lines and cables, together with any necessary easements over the Lessor's Real Property for Lessee's access and utilities to the leased area for the placement of the Lessee's Facilities (altogether the "Premises"), as described and/or depicted on Exhibit "B" attached hereto. Lessor represents and warrants that it has full rights of ingress to and egress from the Premises from a public roadway.

B. Lessee is a communications carrier that desires to construct and operate a wireless communications site at the Premises as part of its communications network.

C. Lessor is willing to lease the Premises to Lessee for Lessee's proposed use subject to the terms and conditions of this Lease Agreement.

WHEREFORE, the parties hereto agree as follows:

1. **Grant of Lease.** Lessor hereby leases to Lessee the Premises for Lessee's proposed use, subject to the following terms and conditions.

2. **Permitted Uses.** The Premises may be used by Lessee for the operation of a wireless communications site. Under this Lease Agreement, Lessee may install, place, use and operate on the Premises such antennas, radio transmitting and receiving equipment, conduits, wires, batteries, back-up generators, utility lines and facilities, supporting structures, storage facilities, and related equipment (collectively "Lessee's Facilities") as Lessee deems necessary for the operation of its wireless communications site at the Premises or as required by any county, state or federal agency or department so long as work is completed in compliance with the approved plans. Further, Lessee may perform construction, maintenance, repairs, additions to, and replacement of Lessee's Facilities as necessary and appropriate for its ongoing business and has the right to do all work necessary to prepare, modify and maintain the Premises to accommodate Lessee's Facilities and as required for Lessee's communications operations at the Premises. During the term of the Lease Agreement, Lessee will comply with all applicable laws affecting Lessee's use or occupancy of the Premises. Lessee will not commit or allow to be committed a nuisance on the Premises. Lessee will furnish copies of all licenses and permits required and issued for Lessee's use of the Premises. Lessee will use best efforts to maintain the Premises including improvements located on the Premises, in good condition and repair.

3. **Conditions Precedent: Prior Approvals.** This Lease Agreement is conditioned upon Lessee obtaining all governmental licenses, permits and approvals enabling Lessee to construct and operate wireless communications facilities on the Premises. Lessee will obtain any necessary governmental license or authorization required for the construction and use of Lessee's Facilities on the Premises, and upon written will furnish copies of same to Lessor. Lessor agrees to cooperate with Lessee's reasonable requests for Lessor's signatures as real property owner on permit applications, for allowing site inspections by governmental agencies required in connection with reviewing permit applications, provided that such cooperation and assistance shall be at no expense to Lessor.

4. **Term.** The term of this Lease Agreement ("Term") shall be five (5) years commencing on the earlier of: a) date that Lessee commences the construction of the Lessee's Facilities; or b) twelve (12) months from the date that this Agreement becomes fully executed between the parties ("Commencement Date"). Lessee shall promptly deliver written notice to Lessor of the Commencement Date. Lessee shall have the right to extend the Term of this Lease Agreement for four (4) additional terms (each a "Renewal Term") of five (5) years each. The terms and conditions for each Renewal Term shall be the same terms and conditions as in this Lease Agreement, except that the Rent shall be increased as set forth herein below. This Lease Agreement shall automatically be extended for each successive five (5) year Renewal Term unless Lessee notifies Lessor in writing of Lessee's intention not to extend this Lease Agreement at least thirty (30) days prior to the expiration of the first year Term or any Renewal Term.

5. **Rent.** Within fifteen (15) days of the Commencement Date, Lessee shall pay Lessor, as rent, the sum of One Thousand Five Hundred-Eighty Four dollars (\$1,584.00) ("Rent") per month. Rent shall be payable on the first day of each month, in advance, to Lessor or Lessor's alternate payee specified in Section 22, Notices and Deliveries. If the Commencement Date of this Lease Agreement is other than the first day of a calendar month, Lessee may pay on the first day of the Term the prorated Rent for the remainder of the calendar month in which the Term commences, and thereafter Lessee shall pay a full month's Rent on the first day of each calendar month, except that payment shall be prorated for the final fractional month of this Lease Agreement, or if this Lease Agreement is terminated before the expiration of any month for which Rent should have been paid. Rent shall increase annually on the anniversary of the Commencement Date by the greater of: a) four (4%) percent; or b) an amount equal to the percentage increase in the Consumer Price Index, ("CPI")¹ for the U.S. All City Average from the preceding publication, which shall not exceed five (5%) on an annual basis or twenty five (25%) percent in any five (5) year period. "CPI" means the Consumer Price Index for all Urban Consumers, U.S. City Average, All Items, issued by the Bureau of Labor Statistics for the United States Department of Labor. If the CPI is converted to a different standard reference base or otherwise revised, the adjustment set forth in this paragraph shall be made with the use of the conversion formula published by the Bureau of Labor Statistics. CPI shall be calculated by Lessor for the prior year and submitted to Lessee not less than sixty (60) days prior to the next scheduled escalation period.

¹ *Lessor shall undertake the above-referenced Rent adjustment computation. Until such time as Lessor makes such computation and provides Lessee with documentation of any rental adjustment, Lessee shall pay to Lessor the Rent in the identical annual amounts paid by Lessee in the last year of the preceding lease term preceding the rental adjustment and, in the event the rental adjustment computation provided by Lessor requires an increase in the amount of the annual Rent, Lessee shall, within thirty (30) days following Lessor giving notice to Lessee of the computation of any such increase, pay to Lessor the amount of such increase.

6. **Due Diligence Contingency and Pre-Commencement Date Access to Premises.** Lessee shall have the right (but not the obligation) at any time following the full execution of this Lease Agreement and for a period of three (3) months following full execution, to enter the Premises for the purpose of making necessary inspections, taking measurements and conducting engineering surveys (and soil tests where applicable, including, without limitation, the right to conduct and prepare a Baseline Environmental Assessment of the Property as permitted by Michigan law) and other reasonably necessary tests to determine the suitability of the Premises for Lessee's Facilities and Lessee's use of the Premises ("Due Diligence"), and for the purpose of preparing the Premises for the installation or construction of Lessee's Facilities. During any Due Diligence activities or pre-construction work, Lessee shall have insurance which covers such activities as set forth in Section 16, Insurance. Lessee will notify Lessor of any proposed tests, measurements or pre-construction work and will coordinate the scheduling of such activities with Lessor. If in the course of its Due Diligence Lessee determines that the Premises are unsuitable for Lessee's contemplated use, then Lessee shall have the right to terminate this Lease Agreement prior to the Commencement Date by delivery of written notice thereof to Lessor as set forth in Section 13, Termination.

7. **Ongoing Access to Premises.** Throughout the Term and any Renewal Term of this Lease Agreement, access into and onto the Lessor's Real Property by Lessee or its employees and agents, shall require scheduling in advance, and shall occur during normal working hours of 8:00 am to 3:00 pm Monday through Friday, at no additional charge to Lessee (except in emergency situations in which case, Lessee shall contact WATER & SEWER SUPERINTENDENT to gain immediate access to the Premises, which may require the payment of commercially reasonable amounts to reimburse Lessor for its actual costs incurred). In exercising its right of access to the Premises herein, Lessee agrees to cooperate with any reasonable security procedures utilized by Lessor at Lessor's Real Property and further agrees not to unduly disturb or interfere with the business or other activities of Lessor or of other tenants or occupants of Lessor's Real Property. Lessor shall maintain all existing access roadways or driveways extending from the nearest public roadway to the Premises in a manner sufficient to allow for Lessee's access to the Premises. Lessor shall be responsible for maintaining and repairing such roadways and driveways at Lessor's sole expense, except for any damage caused by Lessee's use of such roadways or driveways. If Lessee causes any such damage, Lessee shall promptly repair the same at its sole expense to the reasonable satisfaction of the Lessor.

8. **Lessee's Work, Maintenance and Repairs.** All of Lessee's construction and installation work at the Premises and within Lessor's Real Property shall be performed at Lessee's sole cost and expense and in a good and workmanlike manner. Lessee shall maintain Lessee's Facilities and the Premises in neat and safe condition in compliance with all applicable codes and governmental regulations. Lessee shall not be required to make any repairs to the Premises except for damages to the Premises caused by Lessee, its employees, agents, contractors or subcontractors. Lessor shall be responsible for the maintenance and repair of the Water Tank and ensure compliance with applicable laws. Lessee will remove all equipment and permanent improvements including foundations, footing and concrete within sixty (60) days of termination of the Lease Agreement. Lessor has the right to waive the requirement that Lessee remove in whole or in part all of Lessee's equipment, and permanent improvement from the Premises.

9. **Title to Lessee's Facilities.** Title to Lessee's Facilities and any equipment placed on the Premises by Lessee shall be held by Lessee. All of Lessee's Facilities shall remain the property of Lessee and are not fixtures. Lessor waives any and all lien rights it may have statutory or otherwise, concerning the Lessee Facilities or any portion thereof and Lessee has the right to remove all Lessee's Facilities at its sole expense on or before the expiration or termination of this Lease Agreement, provided that Lessee repairs any damaged caused to the Premises or Lessor's Real Property by Lessee's removal. Lessor acknowledges that Lessee may enter into financing arrangements including promissory notes and financial and security agreements for the financing of

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Lessee's Facilities (the "Collateral") with a third party financing entity and may in the future enter into additional financing arrangements with other financing entities. In connection therewith, Lessor (i) consents to the installation of the Collateral to the extent that the Collateral is part of the approved Lessee's Facilities; (ii) disclaims any interest in the Collateral, as fixtures or otherwise; and (iii) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any Rent due or to become due and that such Collateral may be removed at any time without recourse to legal proceedings. The third party may in connection with any foreclosure or other similar action relating to the Collateral, enter upon the Premises (or permit their representatives to do so on their behalf) in order to implement a foreclosure of other action without liability to Lessor provided, however, that (i) rent is paid to Lessor during occupancy, (ii) damages caused by the removal of the collateral from the Premises is paid, and (iii) the terms and conditions of the Lease Agreement are otherwise complied with.

10. Utilities. Subject to Lessor's prior written consent, Lessee shall have the right to install utilities, at Lessee's expense, and to improve the present utilities on or near the Premises (including, but not limited to the installation of emergency back-up power). Subject to Lessor's approval of the location, which approval shall not be unreasonably withheld, Lessee shall have the right to place utilities on (or to bring utilities across) Lessor's Real Property in order to service the Premises and Lessee's Facilities. Upon Lessee's request, Lessor shall execute recordable easement(s) evidencing this right. Lessee shall fully and promptly pay for all utilities furnished to the Premises for the use, operation and maintenance of Lessee's Facilities. Upon Lessee's request, Lessor shall allow Lessee to install sub-metering equipment on existing Lessor utility service(s). Upon Lessee's written request, Lessee agrees to install, at Lessee's cost, the required equipment, meters and connections and will reimburse Lessor for Lessee's use of utilities at a rate equal to Lessor's unit cost for the utilities.

11. Interference with Communications. Lessee's Facilities and operations shall not interfere with the communications configurations, frequencies or operating equipment which exist on Lessor's Real Property on the effective date of this Lease Agreement ("Pre-existing Communications"), and Lessee's Facilities and operations shall comply with all non-interference rules of the Federal Communications Commission ("FCC"). Upon written notice from Lessor of apparent interference by Lessee with Pre-existing Communications, Lessee shall have the responsibility to promptly terminate such interference or demonstrate to Lessor with competent information that the apparent interference in fact is not caused by Lessee's Facilities or operations. Lessor shall not, nor shall Lessor permit any other tenant or occupant of any portion of Lessor's Real Property to, engage in any activities or operations within Lessor's Real Property which interfere with the communications operations of Lessee described in Section 2, above. Such interference with Lessee's communications operations shall be deemed a material breach by Lessor, and Lessor shall have the responsibility to promptly terminate said interference. In the event any such interference does not cease promptly, the parties acknowledge that continuing interference will cause irreparable injury to Lessee, and therefore Lessee shall have the right to bring a court action to enjoin such interference or to terminate this Lease Agreement immediately upon notice to Lessor. Lessor agrees to incorporate equivalent provisions regarding non-interference with Pre-existing Communications into any subsequent leases, licenses or rental agreements Lessor enters into with other persons or entities which relate to the Lessor's Real Property.

12. Taxes. Lessee shall pay personal property taxes assessed against Lessee's Facilities, and Lessor shall pay when due all real property taxes and all other taxes, fees and assessments attributable to the Premises and this Lease Agreement. Lessee shall pay as additional Rent any increase in real property taxes levied against Premises which are directly attributable to Lessee's use of the Premises (but not, however, taxes attributable to periods prior to the Commencement Date), if Lessor furnished proof of such increase to Lessee. Lessor agrees to provide to Lessee a copy of any notice, assessment or billing relating to any real or personal

property taxes for which Lessee is responsible under this Lease within thirty (30) days of receipt of same by Lessor.

13. Termination. This Lease Agreement may be terminated by Lessee effective immediately without further liability by delivery of written notice thereof to Lessor prior to the Commencement Date for any reason during the course of Lessee's Due Diligence as provided for in Section 6 above. This Lease may be terminated without further liability on thirty (30) days prior written notice as follows: (i) by either party upon a default of any covenant, condition, or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default; (ii) by Lessee if it does not obtain licenses, permits or other approvals necessary to the construction or operation of Lessee's Facilities or is unable to maintain such licenses, permits or approvals despite reasonable efforts to do so; (iii) by Lessee if Lessee is unable to occupy or utilize the Premises due to ruling or directive of the FCC or other governmental or regulatory agency, including, but not limited to, a take back of frequencies; or (iv) by Lessee if Lessee determines that the Premises are not appropriate for its operations for economic, environmental or technological reasons, including, without limitation, signal strength or interference. Other than as stated herein, Lessor and Lessee shall not have the right to terminate, revoke or cancel this Lease Agreement.

14. Destruction of Premises. If the Premises or Lessor's Property is destroyed or damaged so as in Lessee's judgment to hinder its effective use of Lessor's Property for the ongoing operation of a wireless communications site, Lessee may elect to terminate this Lease Agreement as of the date of the damage or destruction by so notifying Lessor no more than ninety (90) days following the date of such damage or destruction. In such event, all rights and obligations of the parties which do not survive the termination of this Lease Agreement shall cease as of the date of the damage or destruction.

15. Condemnation. If prior termination of the Lease Agreement has not been received by either party and if a condemning authority takes all of Lessor's Real Property, or a portion which in Lessee's reasonable opinion is sufficient to render the Premises unsuitable for Lessee's ongoing operation of a wireless communications site, then this Lease Agreement shall terminate as of the date when possession is delivered to the condemning authority. In any condemnation preceding each party shall be entitled to make a claim against the condemning authority for just compensation recoverable under applicable condemnation law.

16. Insurance. Lessee shall maintain the following insurance: (1) Commercial General Liability with limits of One Million Dollars (\$1,000,000.00) per occurrence, (2) Automobile Liability with a combined single limit of One Million Dollars (\$1,000,000.00) per accident, (3) Workers Compensation as required by law, and (4) Employer's Liability with limits of One Million Dollars (\$1,000,000.00) per occurrence. Lessor, at Lessor's sole cost and expense, shall procure and maintain on the Property, bodily injury and property damage insurance with a combined single limit of at least One Million Dollars (\$1,000,000.00) per occurrence. Such insurance shall insure, on an occurrence basis, against liability of Lessor, its employees and agents arising out of or in connection with Lessor's use, occupancy and maintenance of the Property. Each party shall be named as an additional insured on the other's policy. Each party shall provide to the other a certificate of insurance evidencing the coverage required by this paragraph within thirty (30) days of the Commencement Date. Each party waives any rights of recovery against the other for injury or loss due to hazards covered by their property insurance, and each party shall require such insurance policies to contain a waiver of recovery against the other.

17. Assignments or Transfers. Lessor may assign or transfer this Lease Agreement to any person or entity without any requirement for prior approval by Lessee, provided that such assignee or transferee agrees in writing to fulfill the duties and obligations of the Lessor in said Lease Agreement, including the obligation to respect Lessee's rights to non-disturbance and quiet enjoyment of the Premises during the remainder of the Term

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and any Renewal Term hereof. Lessee may assign, or transfer this Lease Agreement and the easements granted herein on written notice to Lessor, provided that, as part of such acquisition there is an assumption of Lessee's obligations, either expressly or by operation of law. Upon such assignment, Lessee shall be relieved of all liabilities and obligations hereunder and Lessor shall look solely to the assignee for performance under this Lease Agreement and all obligations hereunder. Lessee may, without cost or obligation to Lessor, also assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Lease Agreement to any financing entity, or agent on behalf of any financing entity to whom Lessee (i) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.

18. Subleases. Lessee shall have the right to sublease or otherwise allow any other communications provider to occupy space on any antenna structure or equipment enclosure installed by Lessee at the Premises, provided that any such sublessee shall be bound by all the duties and obligations of this Lease Agreement.

19. Nondisturbance and Quiet Enjoyment; Subordination; Estoppel Certificates.

(a) Lessor covenants and warrants to Lessee that (i) it has good and unencumbered title to the Lessor's Real Property free and clear of any liens or mortgages which will interfere with Lessee's rights to or use of the Premises; (ii) that Lessee has the right to make one (1) "division" of Lessor's property if the Property is unplatted and constitutes a portion of an undivided larger parent parcel or parent tract pursuant to Act No. 288 of Public Acts of 1967, as amended ("Land Division Act"); (iii) that the execution and performance of this Lease Agreement by Lessor will not violate any laws, ordinances, covenants, or the provisions of any mortgage, lease, or other agreement binding on Lessor; and (iv) that so long as Lessee is not in default under this Lease Agreement, Lessee shall be entitled to quiet enjoyment of the Premises during the term of this Lease Agreement or any Renewal Term, and Lessee shall not be disturbed in its occupancy and use of the Premises.

(b) This Lease Agreement shall be subordinate to each and every deed of trust, mortgage or other security instrument affecting Lessor's Real Property, or any renewals, extensions, supplements, amendments, modifications or replacements thereof, recorded prior to Lessee having recorded its Memorandum of Lease.

(c) At any time upon not less than ten (10) days' prior written notice by the other, Lessor and Lessee shall execute, acknowledge and deliver to each other or any other party specified, a statement in writing certifying that this Lease Agreement is in full force and effect and the status of any continuing defaults under this Lease Agreement.

20. Indemnifications.

(a) **Lessee's Indemnity.** Lessee hereby agrees to indemnify and hold Lessor and Lessor's officers, directors, partners, shareholders, employees, agents, contractors or subcontractors harmless from and against any and all losses, claims, liabilities, damages, costs and expenses (including reasonable attorney's fees and costs) and injuries (including personal injuries or death) arising from or in connection with (i) Lessee and Lessee's officers', directors', partners', shareholders', employees', agents', contractors' or subcontractors' negligent acts or willful misconduct in the use, operation, maintenance or repair of Lessee's Facilities at the Premises or access over Lessor's Real Property or Lessee's shared use of Lessor's easements for access to the Premises; or (ii) a breach by Lessee of any obligation under this Lease Agreement, except those resulting from

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the negligent acts or willful misconduct of Lessor or Lessor's officers, directors, partners, shareholders, employees, agents, contractors or subcontractors.

(b) **Lessor's Indemnity.** Lessor hereby agrees to indemnify and hold Lessee and Lessee's officers, directors, partners, shareholders, employees, agents, contractors or subcontractors harmless from and against any and all losses, claims, liabilities, damages, costs and expenses (including reasonable attorney's fees and costs) and injuries (including personal injuries or death) arising from or in connection with: (i) Lessor's negligent acts or willful misconduct in the use, operation, maintenance or repair of improvements on Lessor's Real Property or Lessor's shared use of easements for access to Lessor's Real Property; or (ii) a breach by Lessor of any obligation under this Lease Agreement, except those resulting from the negligent acts or willful misconduct of Lessee or Lessee's officers, directors, partners, shareholders, employees, agents, contractors or subcontractors.

(c) **Survival of Indemnity Provisions.** The indemnity provisions of this section shall survive the expiration, cancellation or expiration of this Lease Agreement.

(d) In signing this Agreement, the Township does not waive its governmental immunity nor any defense available to it or its officers or employees under the Michigan Governmental Immunity Act, being 170 PA 1964, as amended, MCL 691.1401 et seq. or any other defenses which may be available to the Township.

21. Environmental Issues; Historic Preservation; Hazardous Materials. Lessor represents that Lessor's Real Property is not subject to any environmental conditions, adverse impacts, or mitigation monitoring programs resulting from any prior environmental assessments conducted under the National Environmental Policy Act (NEPA) which could unreasonably forbid, interfere with, or complicate Lessee's proposed use of the Premises. Further, Lessor represents that Lessor's Real Property has not been listed or been determined to be eligible for listing on the National Register of Historic Places, has not been identified or determined to be an historical landmark or located within an historic district or preservation district under applicable federal, state or local laws or regulations, and has not been identified as an archeological site nor as a location of any archeological artifacts or other similar resources by any prior survey or study. Further, Lessor represents that neither Lessor's Real Property nor the Premises have been used for the generation, storage, treatment or disposal of hazardous materials, hazardous substances or hazardous wastes as now or hereafter defined in the federal Solid Waste Disposal Act (SWDA; 42 U.S.C. § 6901 et. seq.) or other federal or state environmental statutes or regulations. In addition, Lessor represents that no hazardous materials, hazardous substances, hazardous wastes, pollutants, asbestos, polychlorinated biphenyls (PCBs), petroleum or other fuels (including crude oil or any fraction or derivative thereof) or underground storage tanks are located on or near Lessor's Real Property or the Premises. Lessee shall not be responsible for handling, removal, or treatment of any hazardous materials, hazardous substance or hazardous wastes which is present prior to the delivery of the Premises to Lessee, or which is brought onto the Lessor's Real Property by some party outside the control of Lessee, and no costs incurred in connection with the clean-up, removal, or treatment of hazardous materials, hazardous substances or hazardous wastes shall be allocated to Lessee. Lessor shall be responsible for the handling removal and treatment of any hazardous materials, hazardous substances or hazardous wastes in the Premises or Lessor's Real Property that existed prior to or at the time of execution of this Lease Agreement or which is brought onto the Lessor's Real Property by some party outside the control of Lessee. Notwithstanding any other provision of this Lease Agreement, Lessee relies upon the representations stated herein as a material inducement for entering into this Lease Agreement. Lessee shall not bring any hazardous materials onto the Premises except for those contained in its back-up power batteries (lead acid batteries) and common materials used in telecommunications operations, such as cleaning solvents. Lessee shall handle any hazardous materials it brings onto the Premises in accordance with all applicable federal, state and local laws and regulations. Lessor and Lessee each agree to defend,

Page 7 of 16

Site No.: LAN2308B

Site Address: 2224 Fox Hollow, Okemos, MI 48864

version dated: 11/10/2009 5:00 PM

indemnify and hold harmless the other and the other's partners, affiliates, agents and employees against any and all losses, liabilities, claims and/or costs (including reasonable attorneys' fees and costs) arising from any breach of any representation, warranty or agreement contained in this paragraph. This paragraph shall survive termination of this Lease Agreement.

22. Notices and Deliveries. Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, confirmed fax, or reliable overnight delivery service to the address of the respective parties set forth below:

Lessor: Meridian Charter Township
5151 Marsh Rd.
Okemos, MI 48864
Attn: TREASURER'S OFFICE
Telephone: _____
Facsimile: _____
Federal Taxpayer ID Number: 38-6007712

Lessor's Payee _____

Federal Taxpayer ID Number: _____

Lessee: MetroPCS Michigan, Inc.
28505 Schoolcraft Road, Building 6
Livonia, MI 48150
Attn: Property Manager
Telephone: 734-444-0100
Facsimile: 734-444-0503

With a copy to: MetroPCS Michigan, Inc.
c/o MetroPCS Communications, Inc.
2250 Lakeside Blvd.
Richardson, TX 75082-4304
Attn: Property Manager
Telephone: 214-570-4883
Facsimile: 866-947-3507

Lessor or Lessee may from time to time designate any other address for notices or deliveries by written notice to the other party.

23. Right of First Refusal. If during the term of this Agreement Lessor receives a written offer from an unaffiliated third party to purchase (in whole or in part) Lessor's interest under this Lease Agreement and Lessor's rights to receive rents under the term of this Agreement that Lessor is willing to accept (the "Purchase Offer"), Lessee shall have the right of first refusal ("Right of First Refusal") to so lease or purchase the same. Lessor shall provide Lessee with a written copy of the Purchase Offer, and Lessee shall have not less than thirty (30) days following its receipt thereof to notify Lessor in writing as to whether it wishes to exercise its

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Site No.: LAN2308B
Site Address: 2224 Fox Hollow, Okemos, MI 48864

version dated: 11/10/2009 5:00 PM

Right of First Refusal with respect thereto. If Lessee fails to exercise its Right of First Refusal, then such Right of First Refusal shall lapse with respect to the Purchase Offer (but not with respect to any subsequent Purchase Offers if Lessor fails to sell to the third party pursuant to the exact terms of the Purchase Offer within one hundred eighty (180) days of the date of Lessee's waiver of such Right of First Refusal.). The parties agree and acknowledge that the Right of First Refusal set forth in this paragraph shall not apply to offers pertaining to the sale of the entire Property and/or property adjacent thereto owned by Lessor.

24. Miscellaneous.

(a) **Severability.** If any provision of the Lease Agreement is held to be invalid or unenforceable by a court of competent jurisdiction with respect to any party, the remainder of this Lease Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable shall not be affected, and each provision of this Lease Agreement shall be valid and enforceable to the fullest extent permitted by law.

(b) **Binding Effect.** Each party represents and warrants that said party has full power and authority, and the person(s) executing this Lease Agreement have full power and authority, to execute and deliver this Lease Agreement, and that this Lease Agreement constitutes a valid and binding obligation of each party, enforceable in accordance with its terms. This Lease Agreement shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

(c) **Waivers.** No provision of this Lease Agreement shall be deemed to have been waived by a party unless the waiver is in writing and signed by the party against whom enforcement of the waiver is attempted. No custom or practice which may develop between the parties in the implementation or administration of the terms of this Lease Agreement shall be construed to waive or lessen any right to insist upon strict performance of the terms of this Lease Agreement.

(d) **Governing Law.** This Lease shall be governed by and construed in accordance with the laws of the State of Michigan.

(e) **Attorneys' Fees and Costs.** The prevailing party in any legal claim arising hereunder shall be entitled to its reasonable attorneys' fees and court costs.

(f) **Survival.** Terms and conditions of this Lease Agreement which by their sense and context survive the termination, cancellation or expiration of this Lease Agreement will so survive.

(g) **Memorandum of Lease.** Lessor acknowledges that a Memorandum of Agreement substantially in the form annexed hereto as Exhibit C will be recorded by Lessee in the Official Records of the County where the Property is located.

(h) **Entire Agreement; Amendments.** This Lease Agreement constitutes the entire agreement and understanding between the parties regarding Lessee's lease of the Premises and supersedes all offers, negotiations and other agreements concerning the subject matter contained herein. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease Agreement must be in writing and executed by authorized representatives of both parties.

(i) **No Presumptions Regarding Preparation of Lease Agreement.** The parties acknowledge and agree that each of the parties have been represented by counsel or has had full opportunity to

Page 9 of 16

consult with counsel and that each of the parties has participated in the negotiation and drafting of this Lease Agreement. Accordingly it is the intention and agreement of the parties that the language, terms and conditions of this Lease Agreement are not to be construed in any way against or in favor of any party hereto by reason of the roles and responsibilities of the parties or their counsel in connection with the preparation of this Lease Agreement.

(j) **Exhibits.** All Exhibits referred to herein and any Addenda are incorporated herein. The parties understand and acknowledge that Exhibit A (legal description of the Lessor's Real Property) and Exhibit B (Premises depiction), may be attached to this Lease Agreement and the Memorandum of Lease, in preliminary form. Accordingly, the parties agree that upon the preparation of final, more complete exhibits, Exhibit A and Exhibit B, may be replaced by Lessee with such final, more complete exhibit(s).

(k) **At Risk of Lessee.** Notwithstanding any provisions herein to the contrary, it is understood and agreed that all property kept, installed, stored or maintained in or upon the Premises by Lessee will be so installed, kept, stored or maintained at the risk of Lessee. Lessor will not be responsible for any loss or damage to equipment owned by Lessee which might result from tornadoes, lighting wind storms or other Act of God.

(l) **Business Loss.** Except as otherwise provided for in this Agreement, neither Lessor nor Lessee will in any event be liable in damages for each other's business loss, business interruption or other consequential damages of whatever kind or nature, regardless of the cause of the damages, and each party, and anyone claiming by or through them, expressly waives all claims for the damages.

(m) **Oil, Gas and Mineral Rights.** Lessor does not grant, lease, let or demise, but expressly excepts and reserves from all rights to oil, gas and other minerals in, on or under land that might be produced or mined from Lessor's Real Property and Premises; provided, however, that no drilling or other activity will be undertaken on or beneath the surface of the Premises to recover any oil, gas or minerals. This Lease Agreement is given and accepted subject to the terms and provisions of any valid oil, gas and mineral lease covering the Lessor's Real Property and Premises or any part thereof, now on record, provided, however, that any future oil, gas or mineral lease covering the above-described lands or any part thereof will be in all respects subordinate and inferior to the rights, privileges, powers, options, immunities, and interests granted to Lessee under the terms of this Lease.

(n) **Third Party Beneficiaries.** There are no third party beneficiaries to this Lease Agreement.

(o) **Lessor as Governing Municipality.** It is understood that Lessor is a municipality with police, health, zoning and other powers applicable to the Lessor's Real Property and the use thereof. Nothing in this Lease shall be construed as a waiver of Lessor's rights and obligations as a municipality under any applicable statute, regulation or ordinance with respect to the Lessor's Real Property or its use. By way of example (but not of limitation), (1) the execution of this Lease Agreement by Lessor shall not be construed as any sort of approval or permit for use of the Lessor's Real Property under applicable zoning ordinances; and (2) if Lessee commits a breach of an applicable statute, regulation or ordinance that Lessor is entitled or required to enforce, Lessor may do so, and shall be entitled to any damages, fines, and penalties as are allowed by law, irrespective and independently of whether such a breach is also a breach of this Lease Agreement, or whether such damages are allowed under this Lease Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the dates set forth below and acknowledge that this Lease Agreement is effective as of the date first above written.

LESSOR:

Meridian Charter Township,

a/an _____

By: 
(Signature)

Print Name: Gerald J. Richards

Title: Township Manager

Date: 11/13/09

By: _____
(Signature)

Print Name: _____

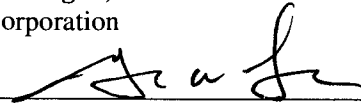
Title: _____

Date: _____

LESSEE:

MetroPCS Michigan, Inc.

a Delaware corporation

By: 
(Signature)

Print Name: Glen W. Flowers

Title: V-P & General Manager

Date: 11-17-09

EXHIBIT A

DESCRIPTION OF LESSOR'S REAL PROPERTY

to the Lease Agreement dated _____, 2009, by and between Meridian Charter Township, as Lessor, and MetroPCS Michigan, Inc., a Delaware corporation, as Lessee.

Lessor's Property of which Premises are a part is described as follows:

Beginning at a point on the East and West 1/4 line of Section 33, T4N, R1W, 269.0 feet North 89°57'50" East from the center of Section 33, T4N, R1W; thence North 89°57'50" East 150.0 feet on said East and West 1/4 line; thence South 160 feet; thence South 89°57'50" West 150.0 feet; thence North 160 feet to the point of beginning;

Assessor's Parcel Number: **33-02-02-33-401-008**

Site No.: LAN2308B
Site Address: 2224 Fox Hollow, Okemos, MI 48864

Page 13 of 16

version dated: 11/10/2009 5:00 PM

EXHIBIT B

DESCRIPTION OF PREMISES

to the Lease Agreement dated _____, 2009, by and between Meridian Charter Township, as Lessor, and MetroPCS Michigan, Inc., a Delaware corporation, as Lessee.

See Attached

MetroPCS[®] Michigan, Inc.

SITE NUMBER: LAN2308B

SITE NAME: MERIDIAN TOWNSHIP WATER TANK
SITE ADDRESS: 2224 FOX HOLLOW, OKEMOS, MI 48864
PROJECT TYPE: COLLOCATION ON AN EXISTING WATER TOWER

PROJECT SCOPE OF WORK

SCOPE OF WORK: AN UNMANNED TELECOMMUNICATIONS FACILITY WITH PROPOSED NEW METROPCS ANTENNAS AND EQUIPMENT CABINETS

PROJECT INFORMATION

TOWER OWNER: MERIDIAN TOWNSHIP
5151 MARSH RD.
OKEMOS, MI 48864
CONTACT: RAY SEVERY
517-453-4448
SITE ADDRESS: 2224 FOX HOLLOW
OKEMOS, MI 48864
LATITUDE: 42° 41' 23.34" N
LONGITUDE: 84° 25' 52.03" W
COUNTY: INGHAM
ZONING JURISDICTION: MERIDIAN TOWNSHIP
ZONING CLASSIFICATION: ONE FAMILY RURAL RESIDENTIAL DISTRICT
TAX ID PARCEL NUMBER: 33-02-03-33-401-000

APPLICANT INFORMATION

APPLICANT: METROPCS MICHIGAN INC
28505 SCHOOLCRAFT RD, BUILDING 6
LIVONIA, MI 48150
CONTACT: TOM MCMAHON
PHONE: (734) 444-0100

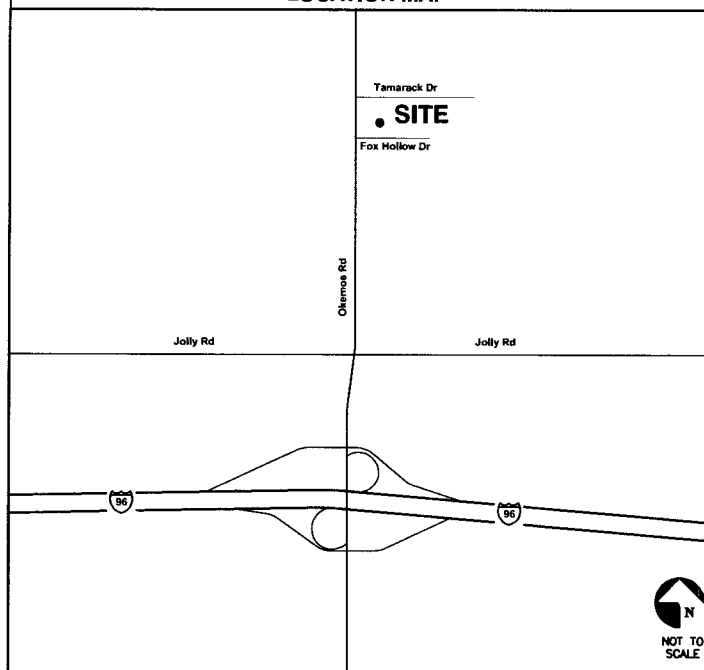
SITE ACQUISITION INFORMATION

CONSULTANT: AMERICAN TOWER CORP
39555 ORCHARD HILL PLACE, SUITE L-70
NOVI, MI 48275
CONTACT: JON SZUTARSKI
PHONE: (248) 910-0901

ARCHITECT INFORMATION

ARCHITECT: CHRISTOPHER WZACNY AND ASSOCIATES
30150 TELEGRAPH RD., STE. 114
BINGHAM FARMS, MI 48025
CONTACT: DAVE JACKSON
PHONE: (248) 723-8516

LOCATION MAP



DRIVING DIRECTIONS

1. START FROM METROPCS AT 28505 SCHOOLCRAFT RD, LIVONIA, MI 48150
2. HEAD EAST ON SCHOOLCRAFT RD TOWARD SCHOOLCRAFT RD.
3. TURN LEFT TO STAY ON SCHOOLCRAFT RD.
4. TAKE THE JEFFRIES FWY/I-96 RAMP ON THE LEFT.
5. MERGE ONTO I-96 W.
6. TAKE THE EXIT ONTO I-275/I-96 W TOWARD FLINT/LANSING.
7. TAKE EXIT 110 TOWARD OKEMOS/MASON.
8. TURN RIGHT AT OKEMOS RD.
9. TURN RIGHT AT FOX HOLLOW DR.
10. TOWER IS ON NORTH SIDE OF FOX HOLLOW DR.

APPROVALS

LANDLORD: _____
CONSTRUCTION MGR: _____
RF METROPCS ENGINEER: _____
SITE ACQUISITION AGENT: _____
REGIONAL PROGRAM MGR: _____

DRAWING INDEX

SHEET	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-1A	ENLARGED SITE PLAN & ELEVATION
A-2	EQUIPMENT LAYOUT
A-3	EQUIPMENT DETAILS
A-4	ANTENNA CONFIGURATION
A-5	COAX DETAILS
A-6	COMPOUND DETAILS
A-7	SIDEWALK PLAN & DETAILS
L-1	LANDSCAPE PLAN & DETAILS
E-1	ELECTRICAL DETAILS
G-1	GROUNDING PLAN
G-2	GROUNDING SCHEMATIC
G-3	GROUNDING DETAILS
G-4	GROUNDING DETAILS
N-1	GENERAL NOTES
S-1	STRUCTURAL DRAWINGS --PROVIDED BY DIXON ENGINEERING
S-2	STRUCTURAL DRAWINGS --PROVIDED BY DIXON ENGINEERING
S-3	STRUCTURAL DRAWINGS --PROVIDED BY DIXON ENGINEERING
S-4	STRUCTURAL DRAWINGS --PROVIDED BY DIXON ENGINEERING

INSTALLATION SPECIFICATIONS NOTICE
REFER TO CURRENT METROPCS CONSTRUCTION SPECIFICATIONS MANUAL FOR CURRENT INSTALLATION STANDARDS

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



MetroPCS

Michigan Inc.
28505 SCHOOLCRAFT
BUILDING 6
LIVONIA, MI 48150
TEL: (734) 444-0100

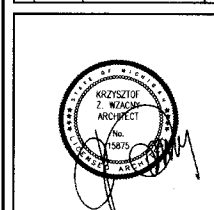
CHRISTOPHER WZACNY AND ASSOC. INC.

30150 TELEGRAPH ROAD,
SUITE 114
BINGHAM FARMS, MI 48025
TELEPHONE: (248) 723-8516
FAX: (248) 723-4810

CHECKED BY: _____

REVISIONS

REV	DATE	DESCRIPTION	BY
D	29JUL09	REVS PER MERIDIAN TWP.	CA
C	18JUN09	REVS PER ZONING	CB
B	24APR09	FINAL CDS	AB
A	28MAR09	PRELIMINARY CDS	AB



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TO ALTER THIS DOCUMENT.

REFER TO GRAPHIC SCALE
11"x17" DRAWINGS

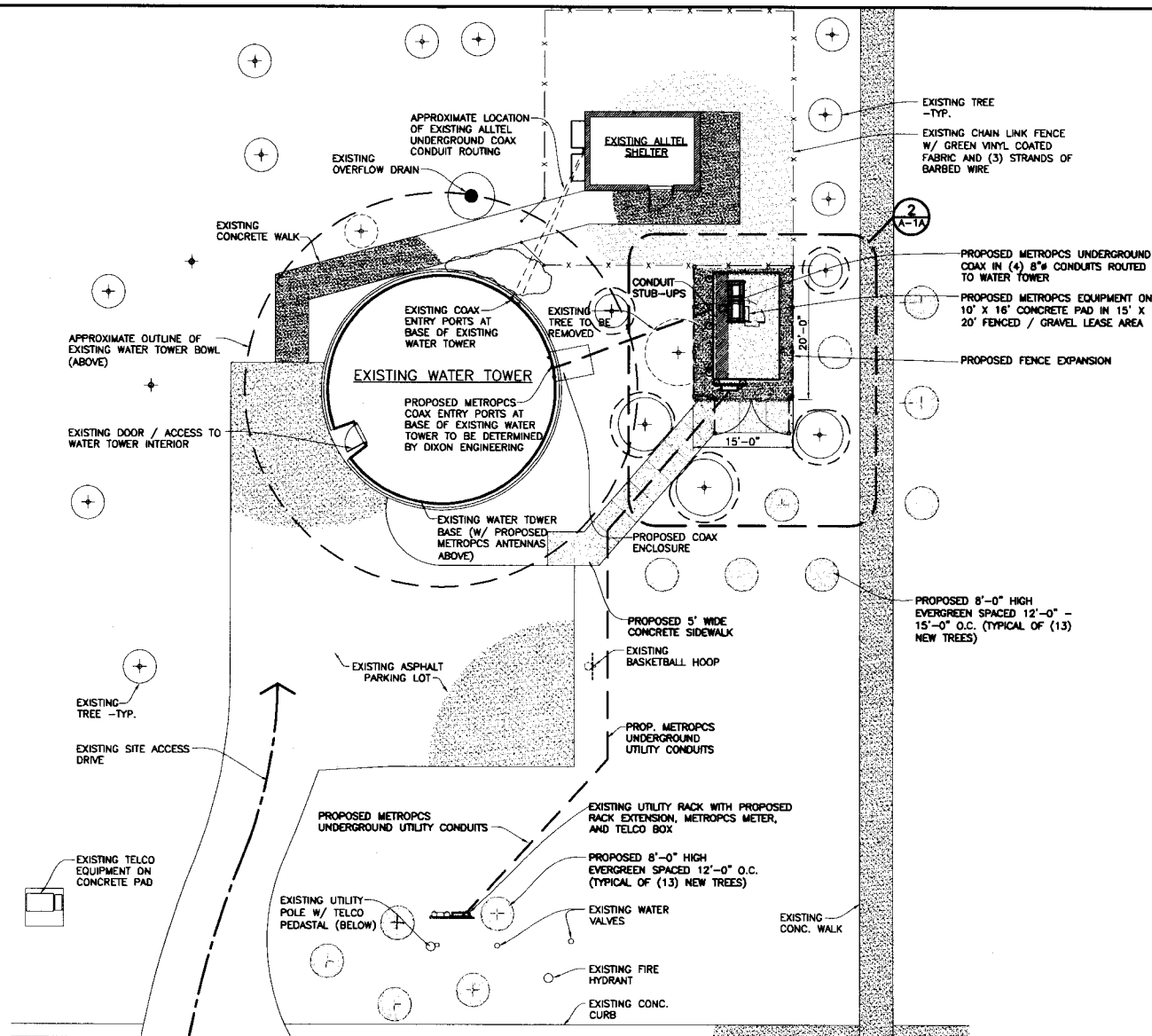
SITE:
LAN2308B
MERIDIAN TOWNSHIP WATER TANK

SITE ADDRESS:
2224 FOX HOLLOW
OKEMOS, MI. 48864

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

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1
A-1 OVERALL SITE PLAN
SCALE: 1/8"=1'-0"

FOX HOLLOW DR.

MetroPCS

Michigan Inc.
28506 SCHOOLCRAFT
BUILDING 5
LIVONIA, MI 48150
TEL: (734) 444-0100

CHRISTOPHER WZACNY AND ASSOC. INC.

30150 TELEGRAPH ROAD,
SUITE 114
BINGHAM FARMS, MI 48025
TELEPHONE: (248) 723-8516
FAX: (248) 723-4810

CHECKED BY: CW

REVISIONS			
REV	DATE	DESCRIPTION	BY
D	25JUL09	REVS PER MERIDIAN TWP. CA	
C	14JUN09	REVS PER ZONING	CB
B	24APR09	FINAL CDS	AB
A	25MAR09	PRELIMINARY CDS	AB



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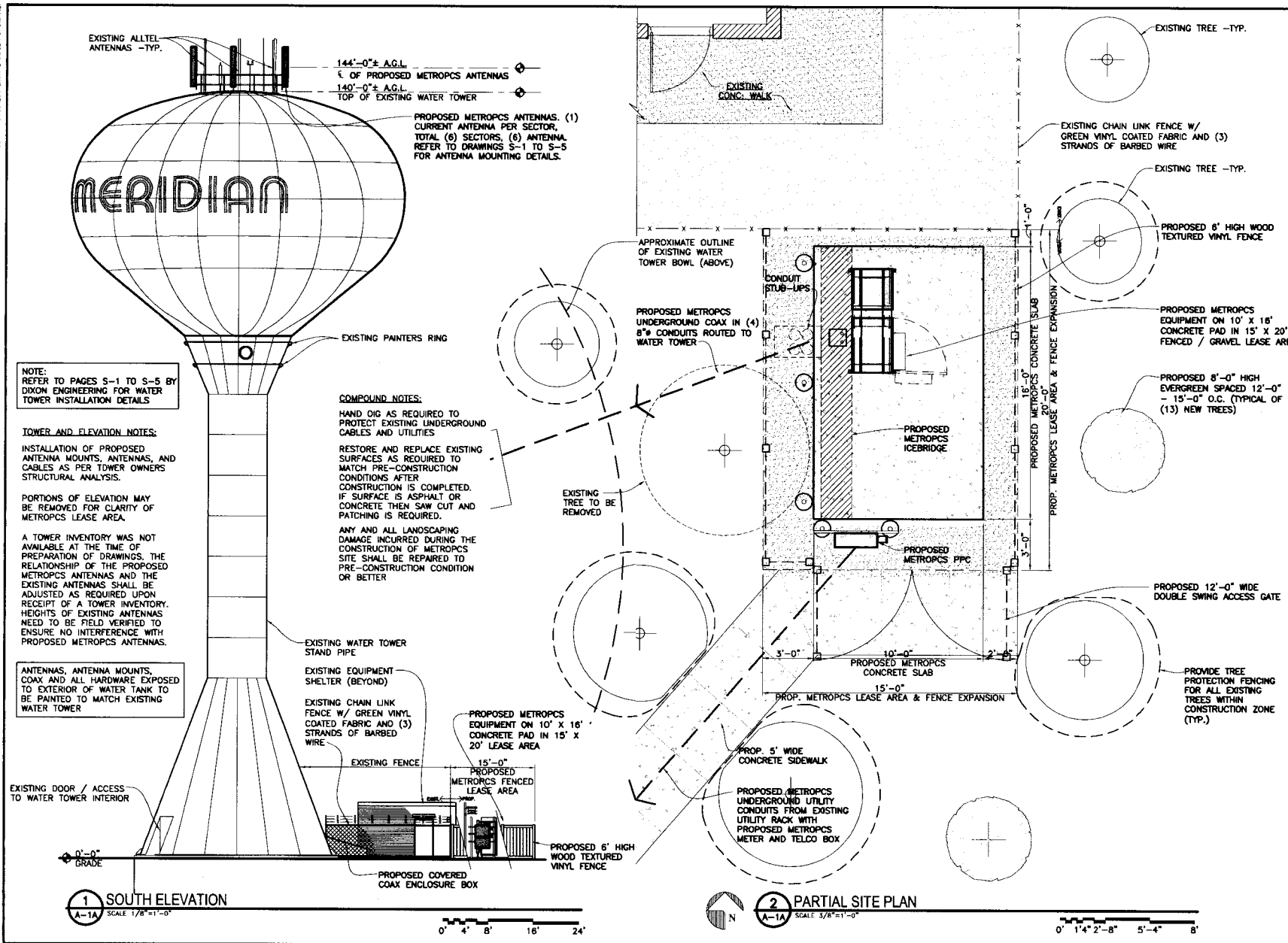
SITE:
LAN2308B
MERIDIAN TOWNSHIP WATER TANK

SITE ADDRESS:
**2224 FOX HOLLOW
OKEMOS, MI. 48864**

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

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MetroPCS

Michigan Inc.
 28506 SCHOOLCRAFT
 BUILDING 6
 LIVONIA, MI 48150
 TEL: (734) 444-0100

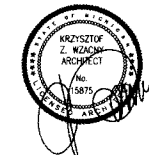
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 BINGHAM FARMS, MI 48025
 TELEPHONE: (248) 723-8516
 FAX: (248) 723-4810

CHECKED BY: CW

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	25JUL06	REVS PER MERIDIAN TWP. CA	CA
2	16JUN06	REVS PER ZONING CB	CB
3	24APR09	FINAL CDS AB	AB
4	25MAR09	PRELIMINARY CDS AB	AB



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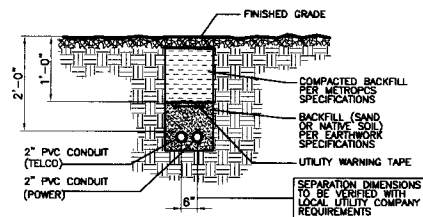
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SITE ADDRESS:
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 OKEMOS, MI. 48864

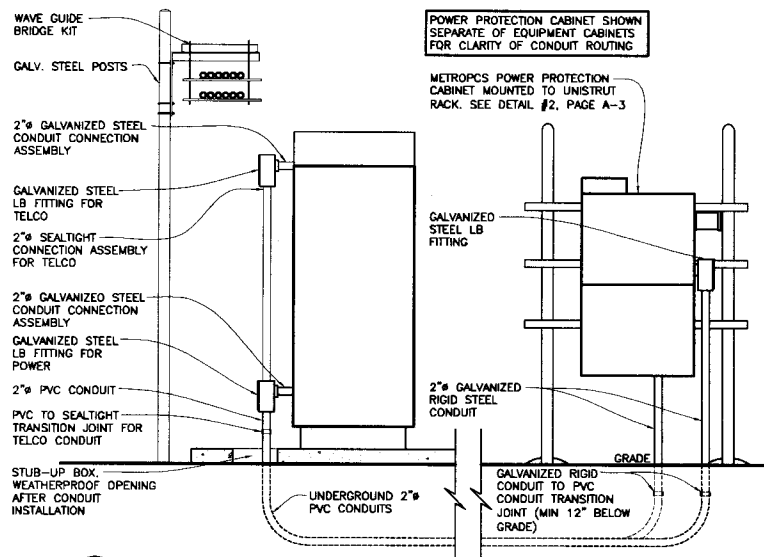
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ENLARGED SITE PLAN & ELEVATION

SHEET NUMBER
A-1A

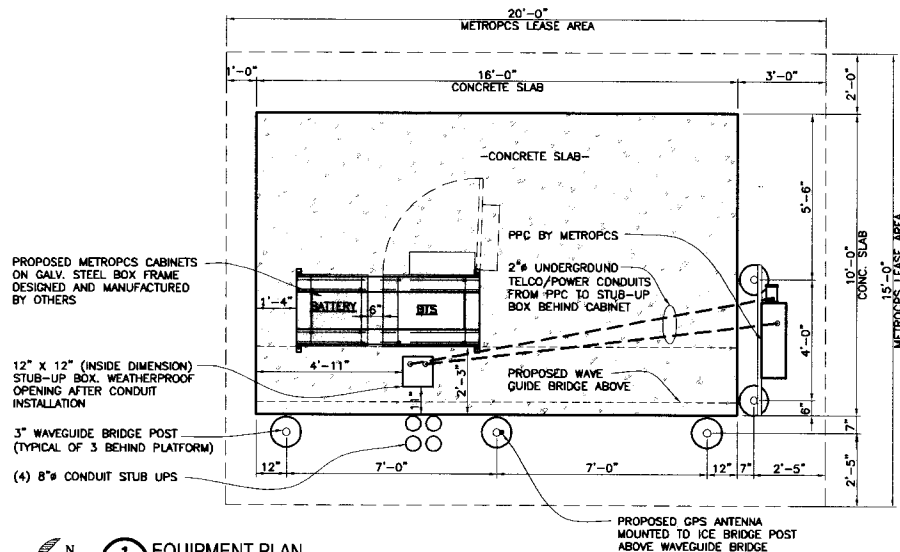
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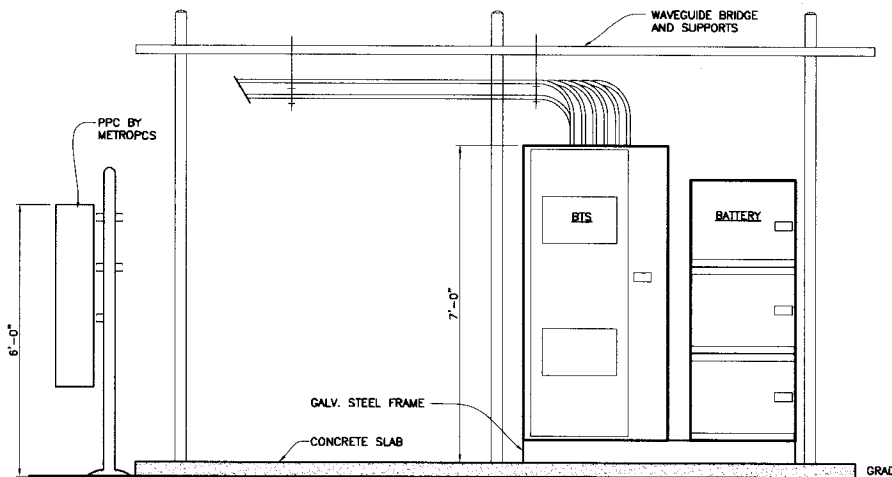
POWER AND TELCO CONDUIT DETAIL
 4 UTILITY RACK TO EQUIPMENT PLATFORM
 SCALE: NTS



3 SIDE ELEVATION
 A-2 SCALE: 3/4"=1'-0"



1 EQUIPMENT PLAN
 A-2 SCALE: 1/2"=1'-0"



2 FRONT ELEVATION
 A-2 SCALE: 1/2"=1'-0"

MetroPCS

Michigan Inc.
 28506 SCHOOLCRAFT
 BUILDING 6
 LIVONIA, MI 48150
 TEL: (734) 444-0100

CHRISTOPHER WZACNY AND ASSOC. INC.

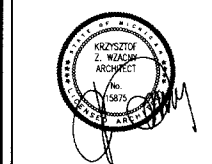
30150 TELEGRAPH ROAD,
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CHECKED BY: CW

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C	16JUN06	REVS PER ZONING	CB
B	24APR06	FINAL CDS	AB
A	28MAR05	PRELIMINARY CDS	AB

REV DATE DESCRIPTION BY



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REFER TO GRAPHIC SCALE
 11"x17" DRAWINGS

SITE:
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SITE ADDRESS:
 2224 FOX HOLLOW
 OKEMOS, MI. 48864

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
A-2

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ANTENNA SPECIFICATIONS								CABLES							
ANTENNA SECTOR	AZIMUTH IN DEGREES	DOWN-TILT			ANTENNA										
		E DT	M DT	ADJ	MAKE	MODEL	RAD CENTER	OVERALL COAX LENGTH	QTY.	FROM SHELTER TO TOP OF TANK	SIZE	QTY.	FROM TOP OF TANK TO ANTENNA	SIZE	QTY.
SECTOR 1	0°	0	0	0	KMW	KMW-23-33-00T	144'-0"	256'-0"±	2	220'-0"±	1-5/8"	2	36'-0"±	7/8"	2
SECTOR 2	60°	0	0	0	KMW	KMW-23-33-00T	144'-0"	262'-0"±	2	220'-0"±	42'-0"±	2	42'-0"±	7/8"	2
SECTOR 3	120°	0	0	0	KMW	KMW-23-33-00T	144'-0"	253'-0"±	2	220'-0"±	1-5/8"	2	33'-0"±	7/8"	2
SECTOR 4	180°	0	0	0	KMW	KMW-23-33-00T	144'-0"	236'-0"±	2	220'-0"±	1-5/8"	2	19'-0"±	7/8"	2
SECTOR 5	240°	0	0	0	KMW	KMW-23-33-00T	144'-0"	233'-0"±	2	220'-0"±	1-5/8"	2	13'-0"±	7/8"	2
SECTOR 6	300°	0	0	0	KMW	KMW-23-33-00T	144'-0"	249'-0"±	2	220'-0"±	1-5/8"	2	29'-0"±	7/8"	2

NOTE: REFER TO LATEST RF CONFIG SHEET PRIOR TO CONSTRUCTION

COAX CABLE AND ANTENNA NOTES:

1. SEE DRAWING A-1 FOR SITE LAYOUT.

2. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.

3. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.

4. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.

5. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.

6. THE COAXIAL ANTENNA CABLE INSTALLER SHALL BE RESPONSIBLE FOR PERFORMING AND SUPPLYING WITH THREE (3) TYPEWRITTEN SWEEP TESTS (ANTENNA RETURN LOSS TEST) THIS TEST SHALL BE PERFORMED TO THE SPECIFICATIONS AND PARAMETERS OBTAINED BY THE METROPCS RADIO FREQUENCY THRU ENGINEER THIS TEST SHALL BE PERFORMED PRIOR TO FINAL ACCEPTANCE OF THE SITE.

7. THE COAXIAL ANTENNA CABLE INSTALLER SHALL BE RESPONSIBLE FOR PERFORMING AND SUPPLYING METROPCS WITH THREE TYPEWRITTEN TIME DOMAIN REFLECTOMETER TESTS TO VERIFY CABLE LENGTH AND TO CHECK FOR WATER DAMAGE.

8. ANTENNA CABLE LENGTHS HAVE BEEN DETERMINED BASED ON THESE PLANS, CABLE LENGTHS LISTED ARE APPROXIMATED AND ARE NOT INTENDED TO BE USED FOR FABRICATION DUE TO FIELD CONDITIONS ACTUAL CABLE LENGTHS REQUIRED. CONTRACTOR MUST FIELD VERIFY ANTENNA CABLE LENGTHS PRIOR TO ORDER.

9. ALL MAIN CABLES WILL BE COLOR CODED AT FIVE LOCATIONS.

A. ON ANTENNA JUMPER @ ANTENNA.

B. ON MAIN COAX BEFORE JUMPER AT ANTENNA LOCATION.

C. ON MAIN COAX BEFORE JUMPER AT CABINET LOCATION.

D. ON JUMPER AT CABINET LOCATION.

E. INTERIOR SIDE OF CABINET.

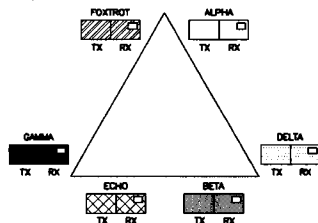
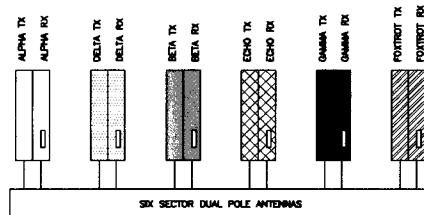
10. ALL MAIN CABLES WILL BE GROUNDED AT:

A. TOP OF TOWER

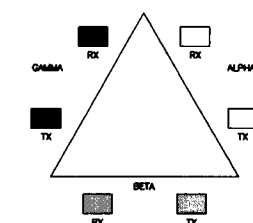
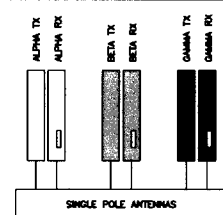
B. BOTTOM OF TOWER (PRIOR TO TURNING HORIZONTAL)

C. PRIOR TO ENTERING EQUIPMENT CABINET OR SHELTER/BUILDING

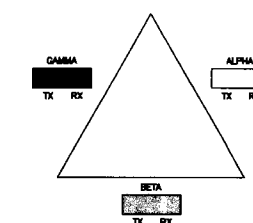
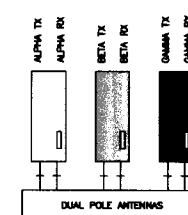
COAX COLOR CODING



1-RED TX / 1-WHITE RX ALPHA
1-YELLOW TX / 1-WHITE RX DELTA
1-BLUE TX / 1-WHITE RX BETA
1-GREEN TX / 1-WHITE RX ECHO
1-ORANGE TX / 1-WHITE RX GAMMA
1-WHITE TX / 1-WHITE RX FOXTRIT



1-RED TAPE TX / 1-WHITE RX ALPHA
1-BLUE TAPE TX / 1-WHITE RX DELTA
1-GREEN TAPE TX / 1-WHITE RX GAMMA



1-RED TAPE TX / 1-WHITE RX ALPHA
1-BLUE TAPE TX / 1-WHITE RX DELTA
1-GREEN TAPE TX / 1-WHITE RX GAMMA

3 6 SECTOR DUAL POLE ANTENNAS
SCALE: NTS

2 TWO PER SECTOR VERTICAL ANTENNAS
SCALE: NTS

1 ONE PER SECTOR DUAL POLE ANTENNAS
SCALE: NTS

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NO.	DATE	DESCRIPTION	BY
1	20JUL09	REVS PER MERIDIAN TWP.	CA
2	16JUN08	REVS PER ZORING	CB
3	24APR09	FINAL CDS	AB
4	25MAR09	PRELIMINARY CDS	AB



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REFER TO GRAPHIC SCALE
11"x17" DRAWINGS

SITE:
LAN2308B
MERIDIAN TOWNSHIP WATER TANK

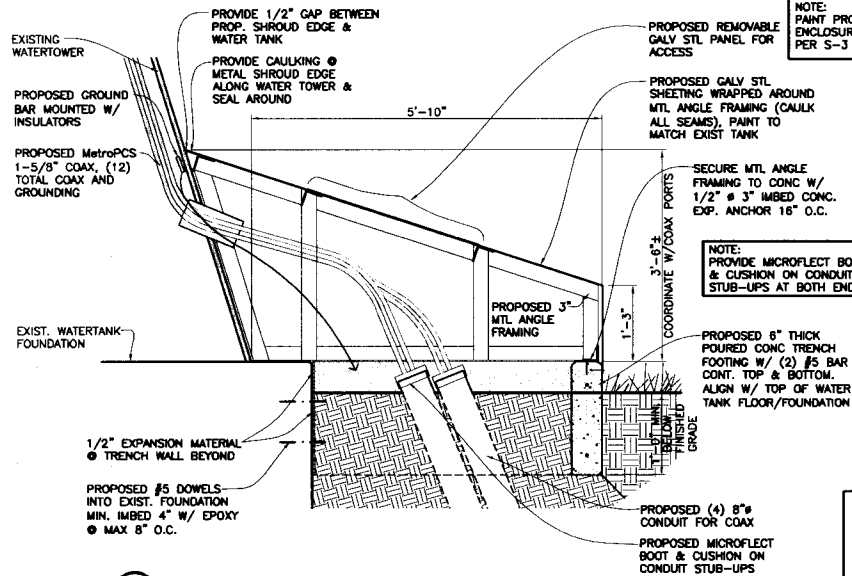
SITE ADDRESS:
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OKEMOS, MI. 48864

SHEET TITLE
**ANTENNA
CONFIGURATION**

SHEET NUMBER

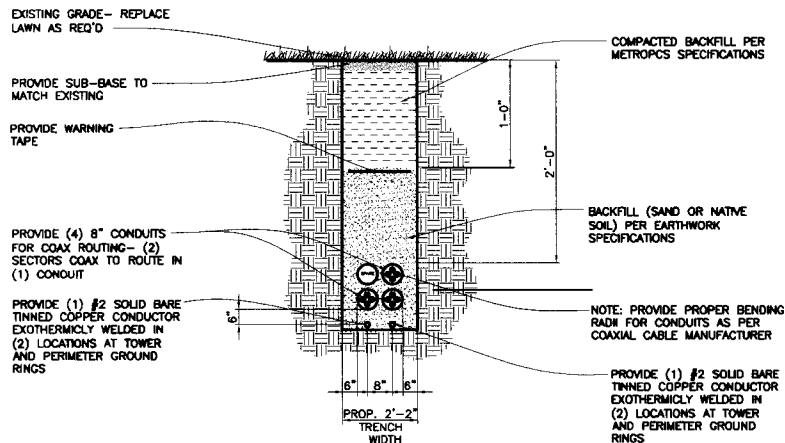
A-4

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5 COAX SHROUD DETAIL
SCALE: NOT TO SCALE

NOTE: AT 90° TURN PROVIDE ACCESSIBLE COAX JUNCTION/COAX BOX W/ HATCH FOR COAX BENT V.I.F. - BEST LOCATION

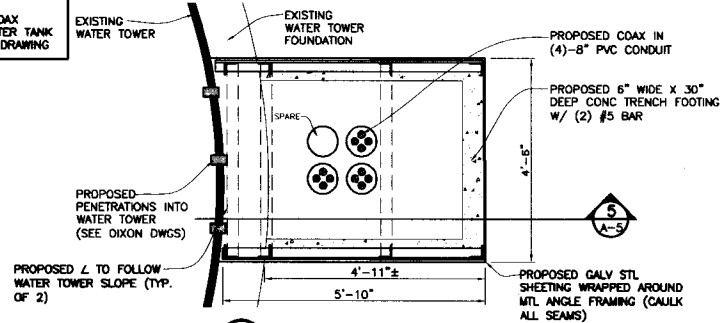


2 UNDERGROUND COAX DETAIL
SCALE: N.T.S.

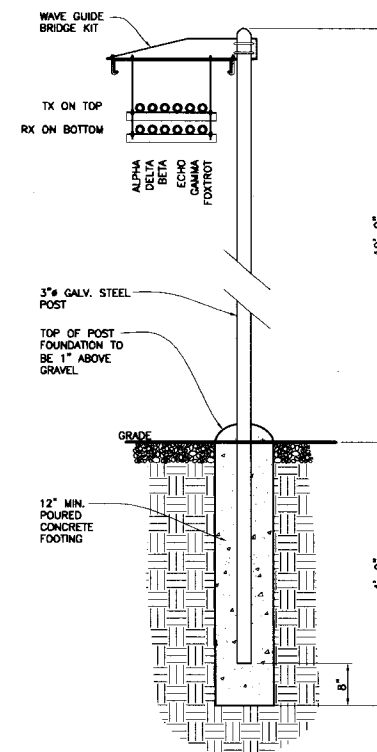
3 SCHEMATIC CABINET ENTRY PORT AS VIEWED FROM BACK OF CABINET
SCALE: N.T.S.

COAX CABLE BRIDGE NOTES:

- (1) WHEN USING COMPONENTS AS SHOWN IN STANDARD DETAIL, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 9' FOR 10' BRIDGE CHANNEL.
- (2) WHEN USING COMPONENTS FOR SPLICING BRIDGE CHANNEL SECTIONS, THE SPLICE SHOULD BE PROVIDED AT THE SUPPORT, IF POSSIBLE, OR AT A MAXIMUM OF 2 FEET FROM THE SUPPORT.
- (3) WHEN USING COMPONENTS, SUPPORT SHOULD BE PROVIDED AS CLOSE AS POSSIBLE TO THE END OF THE ICE BRIDGE, WITH A MAXIMUM CANTILEVER OF 2' FROM THE SUPPORT AT THE FREE END.
- (4) DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH THE RESPECTIVE MANUFACTURER'S APPROVAL.
- (5) CUT BRIDGE CHANNEL SECTIONS SHOULD HAVE RAW EDGES TREATED WITH A MATERIAL TO RESTORE THE CUT EDGES TO THE ORIGINAL CHANNEL, OR EQUIVALENT, FINISH.



4 COAX SHROUD PLAN
SCALE: N.T.S.



1 COAX CABLE BRIDGE
SCALE: N.T.S.

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REFER TO GRAPHIC SCALE
11"x17" DRAWINGS

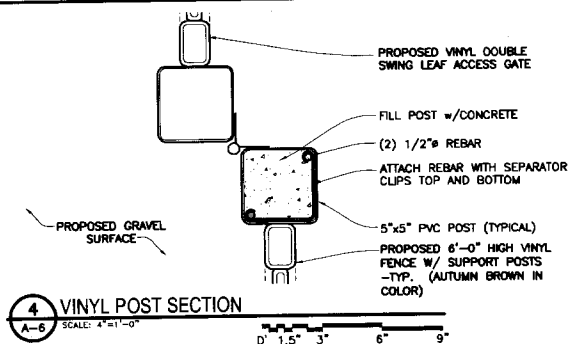
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MERIDIAN TOWNSHIP WATER TANK

SITE ADDRESS:
**2224 FOX HOLLOW
OKEMOS, MI. 48864**

SHEET TITLE
COAX DETAILS

SHEET NUMBER

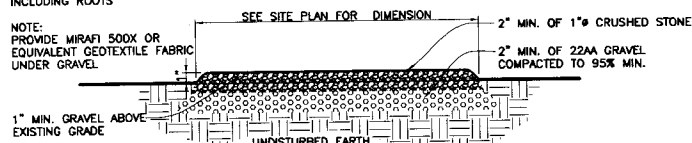
A-5



4 VINYL POST SECTION
SCALE: 1/2"=1'-0"

NOTE:
REMOVE ALL VEGETATION
INCLUDING ROOTS

NOTE:
PROVIDE MIRAFI 500X OR
EQUIVALENT GEOTEXTILE FABRIC
UNDER GRAVEL

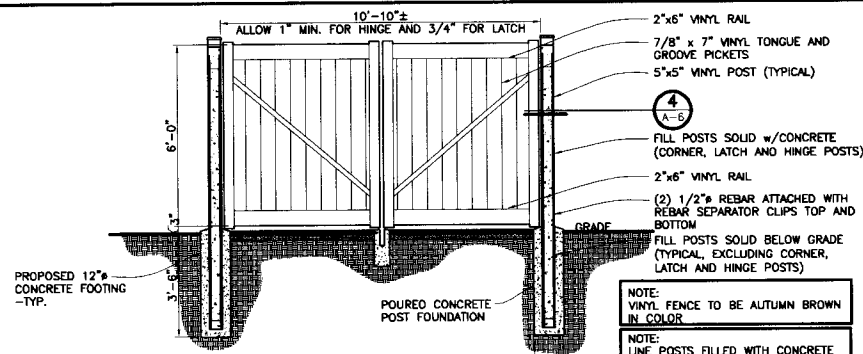


3 GRAVEL COMPOUND DETAIL
SCALE: 1/2"=1'-0"

FENCE INSTALLATION INSTRUCTIONS:

HOOVER FENCE, "CHESTERFIELD W/CERTAGRAN WOOD TEXTURE STYLE"

- LAYOUT FENCE LINE**
FOR GATE HARDWARE ALLOW 1" GAP FOR HINGE AND 3/4" FOR LATCH. LOCATE POST LOCATIONS. POST CENTERS FOR 5"x5" POSTS ARE 89 1/8" (7'-5 1/8") O.C.
- ASSEMBLE GATES**
ASSEMBLE GATE(S) TO DETERMINE EXACT WIDTH OF GATE OPENING. DETERMINE GATE SWING AND ALLOWANCE FOR GROUND CLEARANCE. CONSULT GATE ASSEMBLY INSTRUCTIONS FOUND IN GATE HARDWARE PACKAGE FOR DETAILED INSTRUCTIONS. HINGE AND LATCH POST MUST BE INSTALLED WITH CONCRETE AND (2) PIECES OF 1/2" REBAR INSIDE THE POST.
- DIG HOLES**
DIG HOLES 3'-6" DEEP TO FROST LINE. HOLE TO BE 12". CLEAN HOLES AND CHECK FOR STRAIGHT WALLS.
- INSTALL FIRST POST**
PLACE A 4" LAYER OF FINE GRAVEL OR DIRT IN THE HOLE FOR DRAINAGE. INSERT POST IN HOLE. DETERMINE ROUGH HEIGHT. FILL HOLE AROUND POST WITH CONCRETE MIX. TAMP CONCRETE IN HOLE TO ELIMINATE AIR POCKETS. LEVEL AND SQUARE POST. FILL POST W/CONCRETE BELOW GRADE.
- INSTALL BOTTOM RAIL**
TAPE THE ENDS OF ANY RAIL GOING INTO A POST THAT IS TO BE FILLED WITH CONCRETE TO PREVENT CONCRETE SLIPPAGE. DEPRESS LOCK RING TABS. TABS WILL RECOIL TO LOCK RAIL IN POST.
- INSTALL SECOND POST**
INSERT SECOND POST IN HOLE. INSERT BOTTOM RAIL IN POST. SPACING BETWEEN FACING SURFACES OF POSTS MUST BE 84 1/8". BLOCK UP BOTTOM RAIL TO DETERMINE CORRECT FENCE HEIGHT. FILL HOLE AROUND SECOND POST WITH CONCRETE MIX. TAMP, LEVEL AND SQUARE. FENCE ASSEMBLY MAY BE CONTINUED BY INSTALLING ALL BOTTOM RAILS FIRST OR ONE SECTION AT A TIME.
- SUPPORT AND SECURE**
LEVEL AND SQUARE FENCE TO LOWER A POST. PLACE A PIECE OF WOOD LARGER THEN THE POST AND CAREFULLY TAP WITH A Mallet. NEVER STRIKE THE PVC POST WITHOUT A WOOD SUPPORT.
- INSTALL PICKETS AND RAILS**
INSERT PICKETS IN BOTTOM RAIL. INSERT TOP RAIL OVER PICKETS. DEPRESS LOCK RING TABS, INSERT TOP RAIL IN POST.
- HANG GATE INSTALL HARDWARE**
POSITION GATE BETWEEN POSTS. ALLOW 1" GAP FOR HINGE AND 3/4" FOR LATCH AND GATE SWING. BLOCK UP GATE TO SQUARE WITH FENCE. RAILS SHOULD BE LEVEL. GATE HARDWARE MUST BE MOUNTED TO 2 SIDES OF THE POST.
- LOCATE REBAR**
USE AND PLACEMENT OF REBAR IS CRITICAL FOR THE STRENGTH AND QUALITY OF A FENCE INSTALLATION. USE 2 PIECES OF 1/2" IN EACH HINGE, LATCH OR END POST. REBAR SHOULD EXTEND FROM THE BOTTOM OF THE HOLE TO 12" FROM THE TOP OF THE POST. CONNECT REBAR TOGETHER WITH REBAR SEPARATOR CLIPS. INSERT IN OPPOSING CORNERS OF POST.
- FILL POSTS**
FILL POST WITH CONCRETE MIX TO COVER REBAR AND HARDWARE FASTENERS. TAMP POST WITH A RUBBER Mallet TO ELIMINATE AIR POCKETS. LEAVE GATE ON BLOCKS FOR 72 HOURS TO ALLOW CONCRETE TO SET.
- INSTALL CAPS**
INSTALL POST CAPS, SECURE WITH #8 X 3/4" SCREWS, CAPS AND WASHERS.

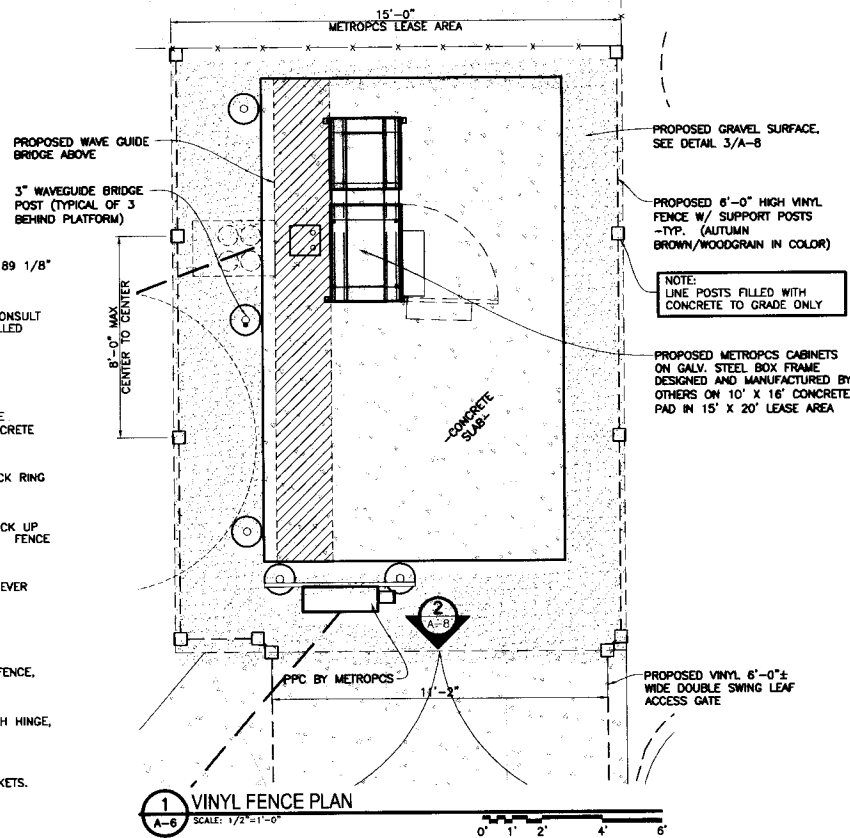


2 VINYL FENCE DETAIL
SCALE: 1/2"=1'-0"

- 2"x6" VINYL RAIL
- 7/8" x 7" VINYL TONGUE AND GROOVE PICKETS
- 5"x5" VINYL POST (TYPICAL)
- 4 A-B
- FILL POSTS SOLID W/CONCRETE (CORNER, LATCH AND HINGE POSTS)
- 2"x6" VINYL RAIL
- (2) 1/2" REBAR ATTACHED WITH REBAR SEPARATOR CLIPS TOP AND BOTTOM
- FILL POSTS SOLID BELOW GRADE (TYPICAL, EXCLUDING CORNER, LATCH AND HINGE POSTS)

NOTE:
VINYL FENCE TO BE AUTUMN BROWN IN COLOR

NOTE:
LINE POSTS FILLED WITH CONCRETE TO GRADE ONLY



1 VINYL FENCE PLAN
SCALE: 1/2"=1'-0"

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REFER TO GRAPHIC SCALE
11"x17" DRAWINGS

SITE:
LAN2308B
MERIDIAN TOWNSHIP WATER TANK

SITE ADDRESS:
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OKEMOS, MI. 48864**

SHEET TITLE
COMPOUND DETAILS

SHEET NUMBER
A-6

COMMENT: 09/09 THE DOCUMENT INCLUDES CHANGES NOTED IN THE FIELD. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL INSPECT SITE TO REVIEW EXISTING CONDITIONS AND PROPOSED WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATIONS OF ON SITE UTILITIES. ANY DAMAGE TO UTILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL PROVIDE 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND MAINTAIN GRADES TO ASSURE PROPER DRAINAGE.
4. ALL PLANT MATERIAL SHALL BE PREMIUM GRADE NURSERY STOCK. NO PARK GRADE MATERIAL WILL BE ACCEPTED.
5. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE (INCLUDING WATERING, WEEDING, AND OTHER OPERATIONS REQUIRED TO KEEP PLANTS IN A THRIVING CONDITION) FOR A PERIOD OF ONE YEAR.
7. WATERING, WEEDING AND PLANT MAINTENANCE SHALL COMMENCE NO LATER THAN 24 HOURS OF INSTALLATION.
8. TREE STAKES AND GUIDE WIRES SHALL BE INSTALLED AND MAINTAINED TO RETAIN PLANT MATERIAL IN PROPER POSITIONS.
9. ALL TREES TO BE LOCATED MIN. 30' FROM TOWER AND OVERHEAD LINES.

NOTES

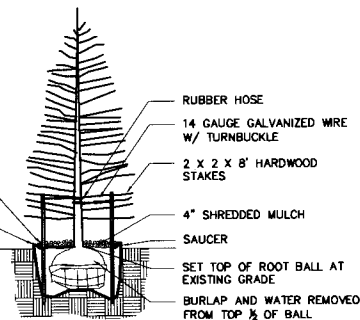
STAKING - MIN. 2
STAKES/TREE

STAKE TREES WITHIN 24 HRS.
OF PLANTING

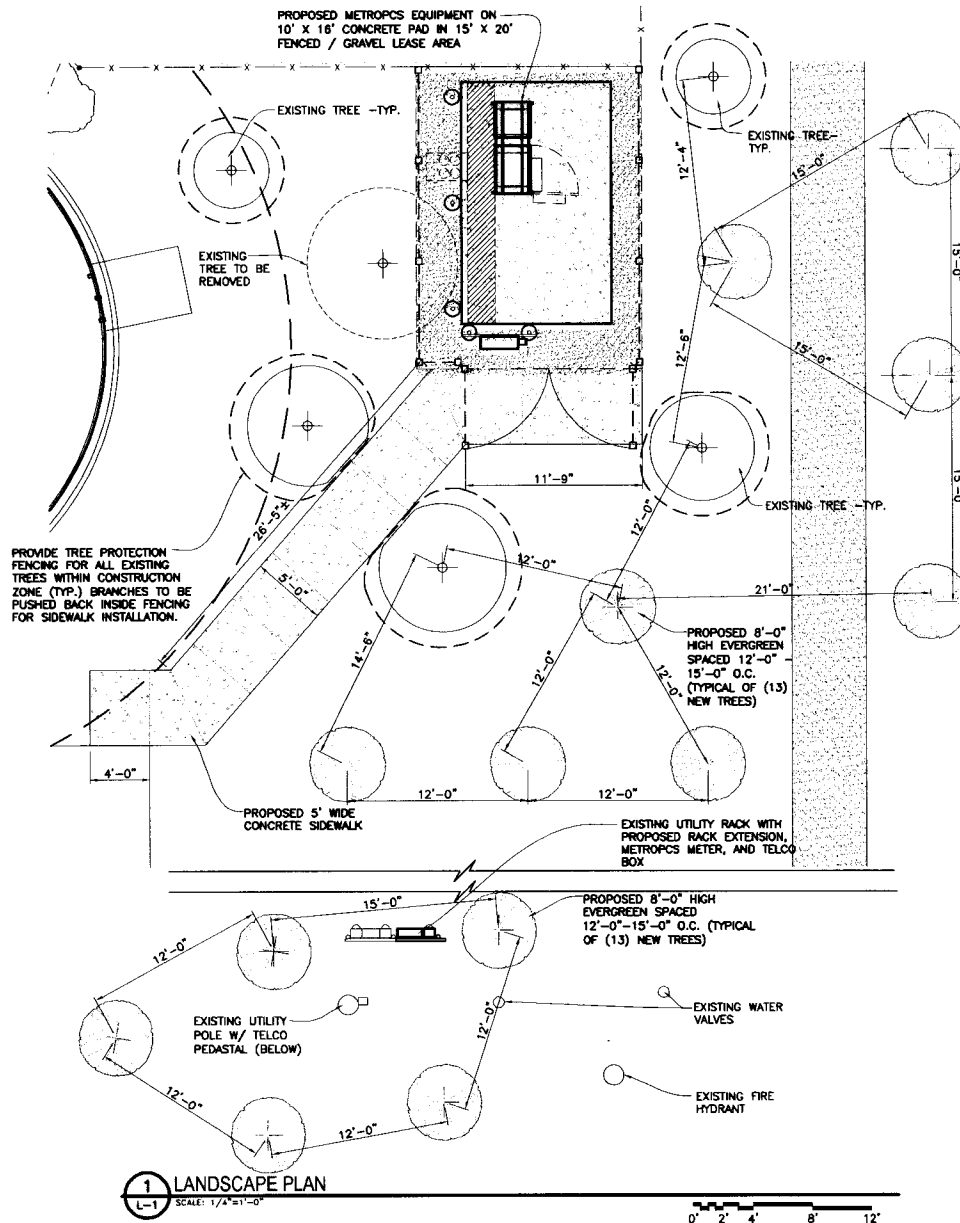
DRIVE STAKES 18" MIN. INTO
UNDISTURBED SOIL

SPECIFIED PLANTING MIX
WATER & TAMP TO
ELIMINATE AIR POCKETS

PIT DIAMETER MIN. 24"
LARGER THAN ROOT BALL



2 TREE PLANTING DETAIL
L-1 SCALE: N.T.S.



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SITE ADDRESS:
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OKEMOS, MI 48864**

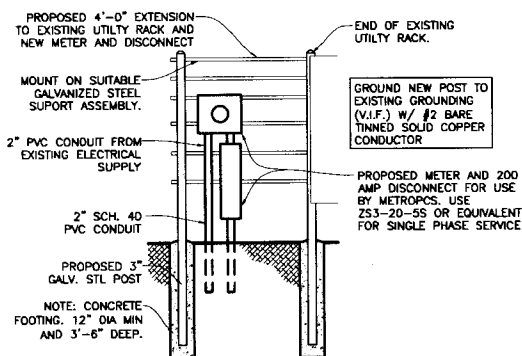
SHEET TITLE
**LANDSCAPE PLAN &
DETAILS**

SHEET NUMBER

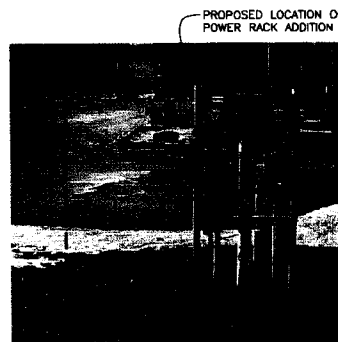
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NOTES:

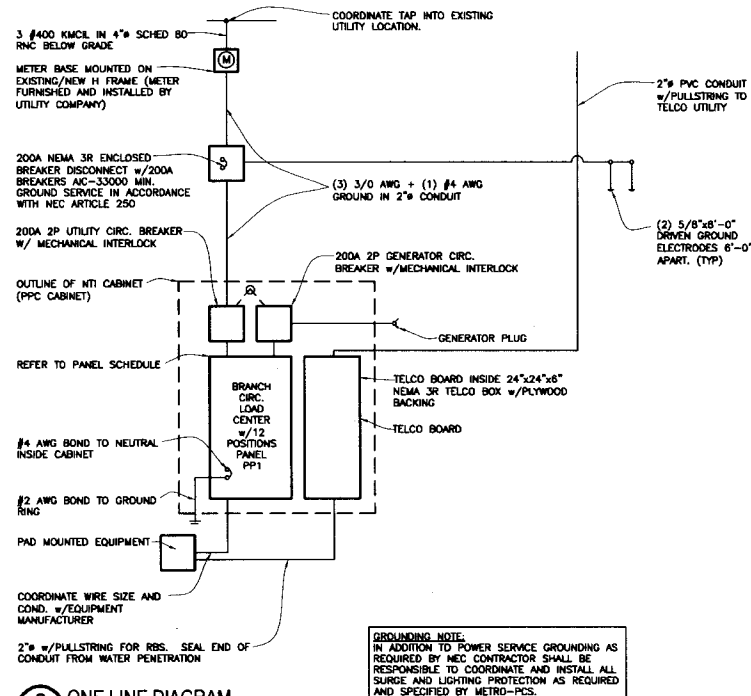
1. CABINET AND CONDUITS FURNISHED AND INSTALLED BY CUSTOMER. 350KCMIL SERVICE CONDUCTORS FURNISHED AND INSTALLED BY LOCAL UTILITY.
2. EQUIPMENT ASSEMBLY DRAWINGS AND RISER DIAGRAMS MUST BE SUBMITTED TO A UTILITY PLANNER FOR ACCEPTANCE PRIOR TO INSTALLATION.
3. CABINET AND CONDUITS SHOWN SHALL CONTAIN ONLY UNMETERED LINE CONDUCTORS. CABINET SHALL BE SEALABLE WITH ACCEPTABLE SEALING HASP.
4. TRANSMISSION TOWER SERVICES WILL UTILIZE A STANDARD 200 AMP SERVICE WITH CONTINUOUS CONDUIT TO THE SOURCE.
5. SUBSTATION CELLULAR SERVICES WILL BE A SINGLE 200 AMP SERVICE OR BUILT TO THIS SPECIFICATION. NO SERVICES SHALL BE TAKEN OUT OF THE SUBSTATION HOUSE SERVICE.
6. ALL CONDUIT WITH NIPPLE ENTRIES TO CABINETS AND METER BOXES MUST BE MADE WITH WEATHERPROOF HUBS, CONNECTORS OR LOCKNUTS LISTED FOR THE APPLICATION. NONMETALLIC BUSHINGS REQUIRED.
7. FOR INACCESSIBLE LOCATIONS CONSULT WITH METER ENGINEERING FOR POSSIBLE EXT METER INSTALLATION.
8. ONLY ONE SERVICE ALLOWED PER LUG. ALL GROUNDING AND BONDING MUST COMPLY WITH NEC 250.



4 POWER RACK ADDITION DETAILS
E-1 SCALE: NTS



3 RACK EXPANSION LOCATION
E-1 SCALE: NTS



2 ONE LINE DIAGRAM
E-1 SCALE: NTS

PANEL SCHEDULE.											
PROS.	SERVING	BREAKER	WIRE SIZE AND TYPE	LOAD		PROS.	SERVING	BREAKER	WIRE SIZE AND TYPE	LOAD	
				A	B					A	B
1	LUCENT EQUIPMENT BTS	100A-2P	2-#3 THHN + #6 GRD	4800	4800	2	BTS SPARE				
3			1-#3 THHN NEUTRAL			4					
5	EXTERIOR GFI OUTLET	15A	2-#14 THHN + #12 GRD	360		6	SPARE				
7	SURGE PROTECTOR	30A	2-#10 THHN + #12 GRD			8					
9	BLANK					10	SPARE ARRESTOR	60A-2P	2- #6 THHN + #6 GRD		
11	BLANK					12					
TOTAL				5180	4800						
TOTAL AMPS				43	40						

1 PANEL SCHEDULE
E-1 SCALE: NTS

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D	28JUL00	REVS PER MERIDIAN TWP. CA	
C	18AUG00	REVS PER ZONING CD	
B	24APR00	FINAL CDS AB	
A	28MAR00	PRELIMINARY CDS AB	
REV	DATE	DESCRIPTION	BY



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REFER TO GRAPHIC SCALE
11"x17" DRAWINGS

SITE:
LAN2308B
MERIDIAN TOWNSHIP WATER TANK

SITE ADDRESS:
**2224 FOX HOLLOW
OKEMOS, MI. 48864**

SHEET TITLE
ELECTRICAL DETAILS

SHEET NUMBER
E-1

COMMON T. ENCL. THE LOCATION OF THE EQUIPMENT SHALL BE DETERMINED BY THE SITE SURVEYOR. THE LOCATION OF THE EQUIPMENT SHALL BE DETERMINED BY THE SITE SURVEYOR. THE LOCATION OF THE EQUIPMENT SHALL BE DETERMINED BY THE SITE SURVEYOR.

NOTE:
GROUNDING OF EQUIPMENT & TOWER STRUCTURE SHALL CONFORM TO
"GROUNDING & LIGHTNING PROTECTION GUIDELINES FOR LUCENT
TECHNOLOGIES NETWORK SYSTEM CELL SITES" ISSUE 2, NOVEMBER 1999.

WHERE APPLICABLE BOND ALL STEEL SUPPORT BEAMS TOGETHER.
EXOTHERMICALLY WELD CONNECTIONS TO STEEL SUPPORT BEAMS.

BOND TELCO GROUND BAR (TGB) TO GROUND RING. BOND TO
EXTERIOR PERIMETER GROUND RING USING #2 AWG SOLID TINNED
COPPER CONDUCTOR. EXOTHERMICALLY WELD CONNECTIONS TO ALL
CONNECTION POINTS.

BOND FENCE POST TO GROUND RING AS SHOWN USING AN
EXOTHERMIC WELD. BOND FENCE GATE TO POST WITH A FLEXIBLE
COPPER JUMPER STRAP IF NOT ALREADY PROVIDED. PROVIDE
EXOTHERMIC WELD TO BOND STRAP TO GATE AND FENCE POST.
PROVIDE LENGTH AS REQUIRED TO MAKE CONNECTION. TREAT WITH
A COLD GALVANIZED SPRAY WHERE APPLICABLE.

APPROXIMATE THE LOCATION OF #2 AWG SOLID BARE TINNED
GROUND RING. EXACT LOCATION AND NUMBER OF GROUND RODS TO
BE DETERMINED ON SITE AND BASED ON "FALL OF POTENTIAL
GROUND RESISTANCE METHOD" FOR RESISTANCE <5 OHMS. UNLESS
OTHERWISE NOTED, PROVIDE 5/8" x 10'-0" GROUND RODS AT MAX
10'-0" O.C.

PROVIDE 5/8" x 8'-0" LONG COPPER CLAD STEEL GROUND ROD AS
SHOWN. INSTALL GROUND ROD TWO (2) FEET MINIMUM AWAY FROM
PLATFORM.

CABINET GROUND RING AND EXISTING TOWER GROUNDING RING SHALL
BE BONDED TOGETHER IN AT LEAST TWO (2) POINTS USING A #2
AWG SOLID BARE TINNED COPPER CONDUCTOR.

EXISTING TOWER GROUND RING AND GROUND RODS. (TO BE VERIFIED
IN FIELD)

PROVIDE #2 SOLID BARE TINNED COPPER CONDUCTOR FROM TGB
TO TOWER GROUND RING. TYPICAL OF TWO (2).

THE TOWER EXIT GROUND BUS BAR (TEGB) SHALL BE INSTALLED
BELOW THE COAX CABLE GROUND KITS, NEAR THE AREA OF THE
TOWER AT THE POINT WHERE THE ANTENNA COAX LINES TRANSITION
FROM THE TOWER TO THE WAVEGUIDE BRIDGE. VERIFY EXACT
LOCATION OF GROUNDING BAR FOR PROPER CONDUCTOR LENGTH.
GROUNDING BAR PROVIDED BY THE ANTENNA CABLE INSTALLER.
COORDINATE WITH ANTENNA CABLE INSTALLER FOR SCHEDULE TO
MAKE CONNECTION. PROVIDE 3/4" NON-METALLIC SLEEVE WITH
SWEEP BEND FOR NEW ANTENNA BASE INSTALLATIONS FOR
CONNECTION OF TGB TO TOWER RING.

GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED,
FURNISHED AND INSTALLED BY THE VENDOR

ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE
CONNECTIONS: EXOTHERMIC WELD TYPE

GROUND RING SHALL BE LOCATED A MINIMUM OF 42" BELOW GRADE OR
6" MINIMUM BELOW THE FROST LINE, WHICHEVER IS DEEPER.

OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL
SERVICE GROUNDING.

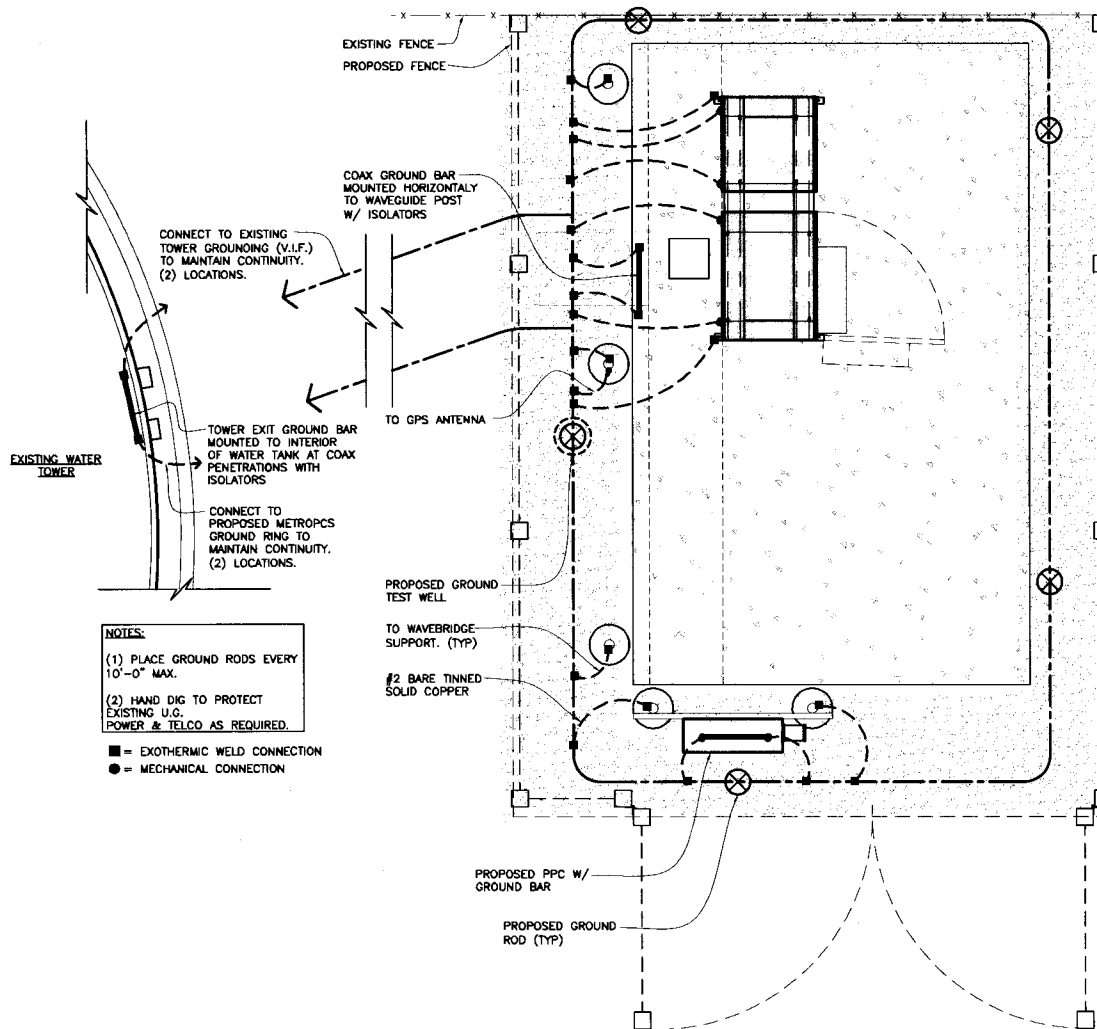
ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL
BY-PASS MAIN BUSS BAR.

USE SEPARATE HOLES FOR GROUNDING AT BUSS BAR. NO DOUBLING-UP
OF LUGS.

POWER AND TELCO CABINETS SHALL BE GROUND (BONDED) TOGETHER.

NO "L AND B" EXOTHERMIC WELDS ALLOWED ON GROUNDING

PROVIDE STAINLESS STEEL CLAM BRASS TAGS ON COAX AT ANTENNAS AND
DOGHOUSE.



NOTES:

(1) PLACE GROUND RODS EVERY
10'-0" MAX.

(2) HAND DIG TO PROTECT
EXISTING U.G.
POWER & TELCO AS REQUIRED.

■ = EXOTHERMIC WELD CONNECTION
● = MECHANICAL CONNECTION

2 GENERAL GROUNDING NOTES

1 EQUIPMENT GROUNDING PLAN

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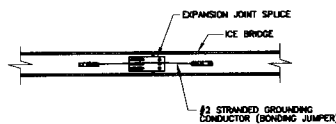
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OKEMOS, MI. 48864**

SHEET TITLE
GROUNDING PLAN

SHEET NUMBER

G-1



8 ICE BRIDGE GROUNDING
G-3 SCALE: NTS

NOTES:

1. TINNED COPPER GROUND BAR, 1/4" X 4" X 20", NEWTON INSTRUMENTS OR APPROVED EQUAL. HOLES CENTER TO MATCH NEMS DOUBLE LUG CONFIGURATION.

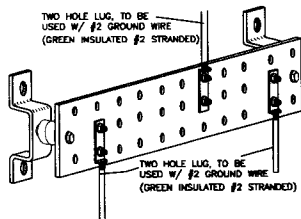
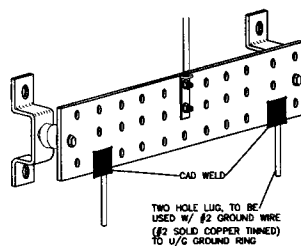
2. INSULATORS - NEWTON CAT. NO 3015-B OR APPROVED EQUAL (WHERE REQUIRED)

3. 5/8" LOCK WASHERS NEWTON CAT. NO. A-6056 OR APPROVED EQUAL.

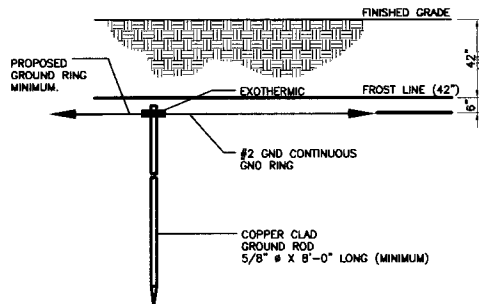
4. 5/8" - 11 X 1" M.W.C.S. BOLTS NEWTON CAT. NO. 3012-1 OR APPROVED EQUAL.

5. COAT ALL SURFACES W/ "KOPER SHIELD" BEFORE MATING.

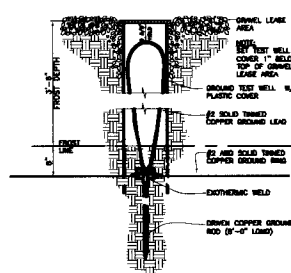
6. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE INDICATED.
NUTS TO FACE OUT



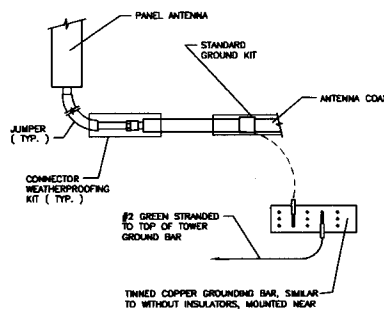
7 TYPICAL GROUND BAR
G-3 SCALE: NTS



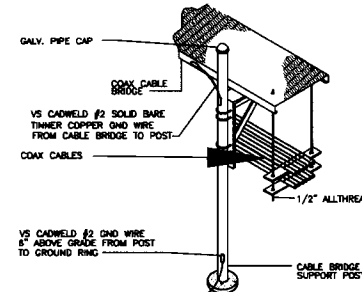
6 TYPICAL GROUND ROD DETAIL
G-3 SCALE: NTS



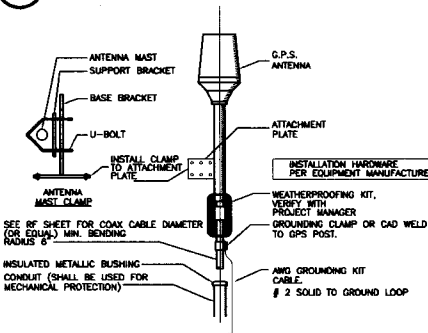
5 TEST WELL DETAIL
G-3 SCALE: NTS



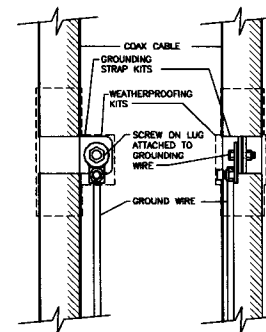
4 COAX CABLE GROUNDING DETAIL
G-3 SCALE: NTS



3 COAX CABLE BRIDGE GROUNDING
G-3 SCALE: NTS



2 GPS MOUNTING AND GROUNDING
G-3 SCALE: NTS



1 TYPICAL COAX GROUNDING KITS
G-3 SCALE: NTS

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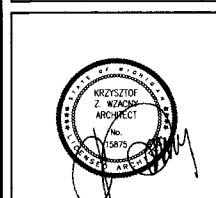
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SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-3

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ARCHITECTURAL GENERAL NOTES

1. WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
2. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMEND SPECIFICATIONS, EXPECT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
3. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIREMENTS FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN NEW CONDITION.
5. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
6. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT FULLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
7. WHERE NEW PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
8. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
9. PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO CHRISTOPHER WZACNY AND ASSOC. INC. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
10. IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEViate FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
11. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING AN COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
12. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUCTED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

ELECTRICAL GENERAL NOTES

- A. GENERAL**
1. EXAMINE THE SITE CONDITIONS VERY CAREFULLY AND THE SCOPE OF PROPOSED WORK TOGETHER WITH THE WORK OF ALL OTHER TRADES AND INCLUDE IN THE BID PRICE ALL COSTS FOR WORK SUCH AS EQUIPMENT AND WIRING MADE NECESSARY TO ACCOMMODATE THE ELECTRICAL SYSTEMS SHOWN AND SYSTEMS OF OTHER TRADES.
 2. OBTAIN ALL PERMITS, PAY ASSOCIATED FEES AND SCHEDULE INSPECTION.
 3. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, INSURANCE, AND SERVICES TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND PRESENT IT AS FULLY OPERATIONAL TO THE SATISFACTION OF METRO-PCS & LAND/TOWER OWNER.
 4. PRIOR TO BEGINNING WORK COORDINATE ALL POWER AND TELCO WORK WITH THE LOCAL UTILITY COMPANY AS IT MAY APPLY TO THIS SITE. ALL WORK TO COMPLY WITH THE RULES AND REGULATIONS OF THE UTILITIES INVOLVED GENERAL CONTRACTOR IS RESPONSIBLE FOR VED.
 5. FABRICATION AND INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM SHALL BE DONE IN A FIRST CLASS WORKMANSHIP PER NECA STANDARD 1-2000 BY QUALIFIED PERSONNEL EXPERIENCED IN SUCH WORK AND SHALL SCHEDULE THE WORK IN AN ORDERLY MANNER SO AS NOT TO IMPEDE PROGRESS OF THE PROJECT.
- B. BASIC MATERIALS AND METHODS**
1. ALL ELECTRICAL WORK SHALL CONFORM TO THE EDITION OF THE NEC ACCEPTED BY LOCAL JURISDICTION AND TO THE APPLICABLE LOCAL CODES AND REGULATIONS.
 2. ARRANGE CONDUIT, WIRING, EQUIPMENT, AND OTHER WORK GENERALLY AS SHOWN, PROVIDING PROPER CLEARANCES AND ACCESS. CAREFULLY EXAMINE ALL CONTRACT DRAWINGS AND FIT THE WORK IN EACH LOCATION WITHOUT SUBSTANTIAL ALTERATION. WHERE DEPARTURES ARE PROPOSED BECAUSE OF FIELD CONDITIONS OR OTHER CAUSES, PREPARE AND SUBMIT DETAILED DRAWINGS FOR ACCEPTANCE.
 3. THE CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ALL OFFSETS, BENDS, FITTINGS AND ACCESSORIES ARE NOT NECESSARILY SHOWN. PROVIDE ALL SUCH ITEMS AS MAY BE REQUIRED TO FIT THE WORK TO THE CONDITIONS.
 4. SEAL AROUND CONDUITS AND AROUND CONDUCTORS WITHIN CONDUITS ENTERING THE MODULAR CABINETS WHERE PENETRATION OCCURS WITH A SILICONE SEALANT TO PREVENT MOISTURE PENETRATION INTO BUILDING.
- C. CONDUCTORS AND CONNECTORS**
1. UNLESS NOTED OTHERWISE, ALL CONDUCTORS SHALL BE COPPER, MINIMUM SIZE #12 AWG. WITH THERMOPLASTIC INSULATION CONFORMING TO THE NEMA WC5 OR CROSS-LINKED POLYETHYLENE INSULATION CONFORMING TO NEMA WC7. (TYPES THHN). INSULATION SHALL BE RATED FOR 90 DEG. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC.
 2. CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPLICES. SPLICES ARE NOT ACCEPTABLE. IF SPLICES ARE UNAVOIDABLE PRIOR TO APPROVAL FROM THE ENGINEER MUST BE OBTAINED.
- D. GROUNDING**
1. ALL SAFETY GROUNDING OF THE SAFETY ELECTRICAL EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF NEC.
 2. ALL GROUND LUG AND COMPRESSION CONNECTIONS SHALL BE COATED WITH ANTI-OXIDANT AGENT, SUCH AS NO-OX, NOALOX, PENETROX OR KOPRSHELD.
 3. ALL EXTERIOR GROUNDING CONDUCTORS INCLUDING EXTERIOR GROUND RING SHALL BE #2 AWG SOLID BARE TINNED COPPER. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. THE RADIUS OF ANY BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL NOT EXCEED 90°. GROUNDING CONDUCTORS SHALL BE ROUTED DOWNWARD TOWARD THE BURIED GROUND RING.
 4. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY THERMO-WELDING WITH ERICO T-319 GALVANIZING BAR OR EQUAL.
 5. ALL EXTERNAL GROUND CONNECTIONS SHALL BE EXOTHERMICALLY WELDED. ALL EXOTHERMIC WELDS TO EXTERIOR GROUND RING SHALL BE THE PARALLEL TYPE, EXCEPT FOR THE GROUND RODS WHICH ARE TEE EXOTHERMIC WELDS. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY EXOTHERMIC WELDING. USE SPRAY GALVANIZER SUCH AS HOLUBLECTROSOL #15-501 OR EQUAL.

COMPOUND NOTES

1. THE MINIMUM LOWEST FIRST FLOOR ELEVATION SHALL NOT BE LESS THAN 4" ABOVE CROWN OF ROAD OR THE FEDERAL AND/OR COUNTY FLOOD CRITERIA ELEVATION, WHICHEVER IS HIGHER. CONTRACTOR SHALL SUBMIT AN ELEVATION CERTIFICATE (IF REQUIRE BY THE JURISDICTION) UPON COMPLETION OF PROJECT.
2. WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWINGS SHALL BE, BUT NOT LIMITED TO, DRIVEWAYS, SODDING TO ASPHALT LINE AND UTILITY CONNECTIONS.
3. EXISTING TREES WITHIN CONSTRUCTION FOOTPRINT SHALL BE REMOVED AND PROPERLY DISPOSED OF. CONTRACTOR SHALL PROCURE PERMIT PRIOR TO REMOVAL.
4. CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTING BID AND PROCEEDING WITH WORK. IT IS RECOMMENDED THAT THE CONTRACTOR VISIT THE SITE AND VERIFY ALL DIMENSIONS AND NOTES BEFORE SUBMITTING BID AND PROCEEDING WITH WORK.
5. IN ORDER TO AVOID ANY CONFLICTS, CONTRACTOR SHALL COORDINATE ALL HIS PRACTICAL TRADES.
6. REPLACE/RESTORE ANY EXISTING DAMAGED GEOTEXTILE WEED BARRIER CAUSED BY METROPCS CONSTRUCTION.
7. RECOMPACT SUBGRADE TO 90% CAUSED BY ANY METROPCS DISTURBED EARTH/SUBGRADE INSTALLATION

CONCRETE GENERAL NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND TO THE PROJECT SPECIFICATIONS.
 2. ALL CONCRETE IS TO BE NORMAL DENSITY CONCRETE WITH A MAXIMUM SLUMP OF 4 INCHES. MAXIMUM AGGREGATE SIZE 3/4" INCH. NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
 3. NO HOLES OR SLEEVES SHALL BE MADE THROUGH CONCRETE WORK OTHER THAN THOSE INDICATED ON THE STRUCTURAL DRAWINGS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
 4. ALL FORMWORK OFFSET TOLERANCES (PER ACI 117) TO BE CLASS A.
 5. FLOOR SLAB TOLERANCE TO ASTM E1155: SPECIFIED OVERALL MINIMUM VALUE OF FLATNESS F=25 WITH LOCAL MINIMUM F=17, AND MINIMUM VALUE OF LEVELNESS F=20 WITH LOCAL MINIMUM F=15. MEASURE F1 AND F2 WITHIN 72 HOURS OF SLAB CONSTRUCTION.
- FOUNDATIONS:**
CABINETS ON SLAB (IF APPLICABLE): ALLOWABLE CAPACITY OF CONC. USED IN DESIGN MIN. 3500 PSI.

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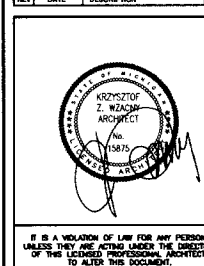
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SHEET TITLE
GENERAL NOTES

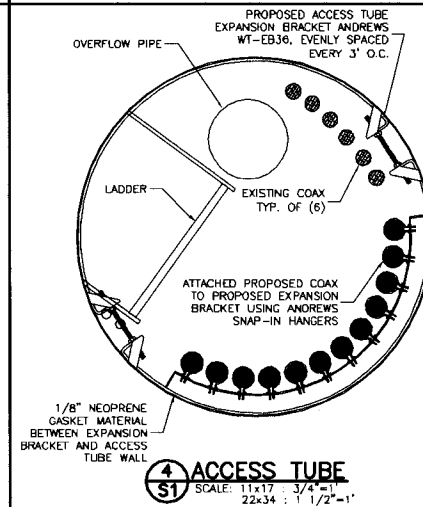
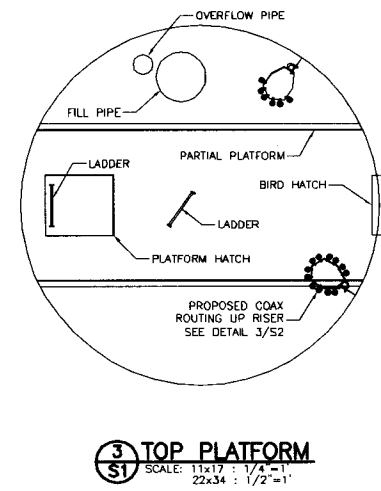
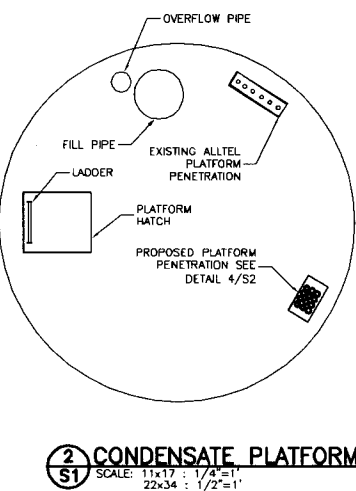
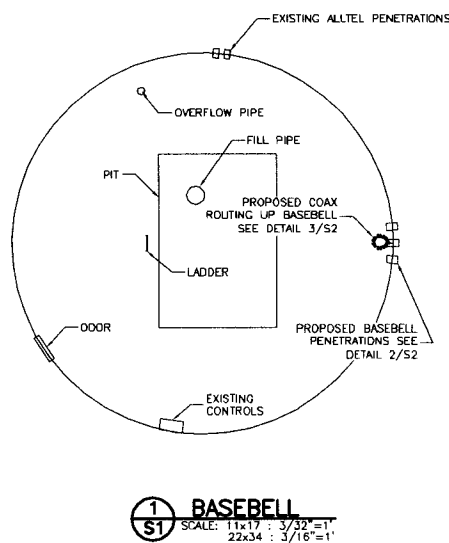
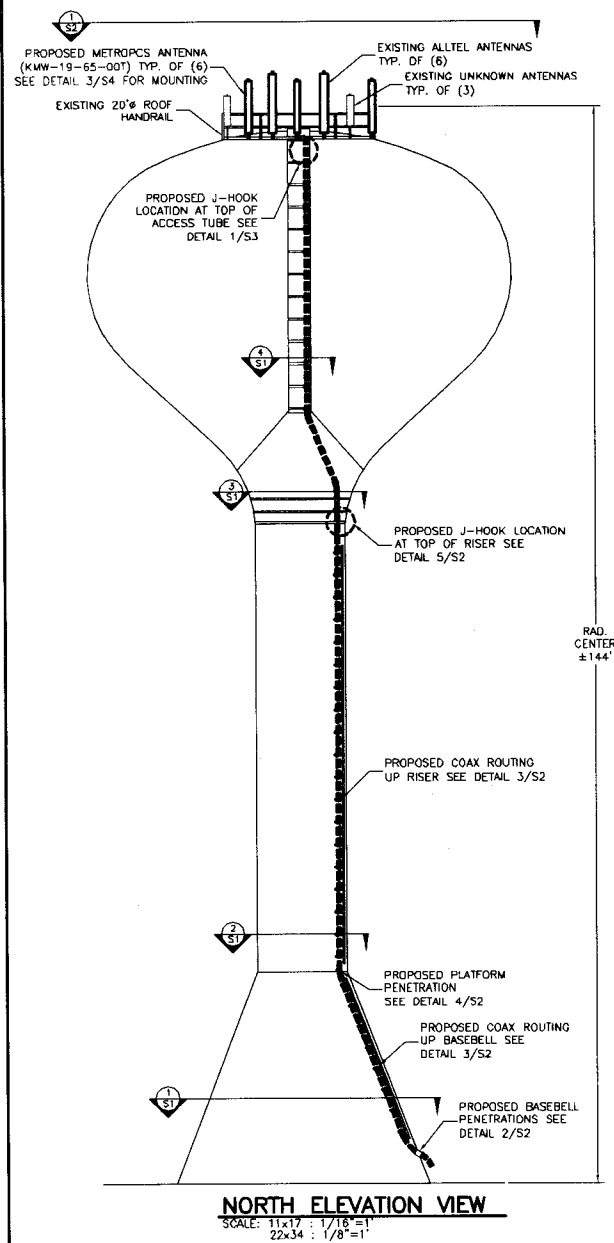
SHEET NUMBER
N-1

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. CHRISTOPHER WZACNY & ASSOCIATES INC. CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUME NO RESPONSIBILITY THEREOF. CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.

PROJECT INFORMATION

1. THIS IS AN UNMANNED AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
4. NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
6. METROPCS MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.



MetroPCS
Airtelgsm Inc.
2885 SCHOOL CRAFT
WILMINGTON, DE 19806
TEL: (756) 444-0180

DIXON ENGINEERING INC.
1194 Third Avenue
Lanham, MD 20646
Tel: (410) 327-7131
Fax: (410) 327-7131
www.dixonengineering.com

MERIDIAN TWP. W.T.
2224 FOX HOLLOW
OKEMOS, MI

DATE	03/20/09
REVISION/DESCRIPTION	SUBMITTED FOR REVIEW/ISSUE
NO.	1

CARRIER SITE NO.
LAN2308B

DIXON PROJECT NO.
DE-22-29-07-09

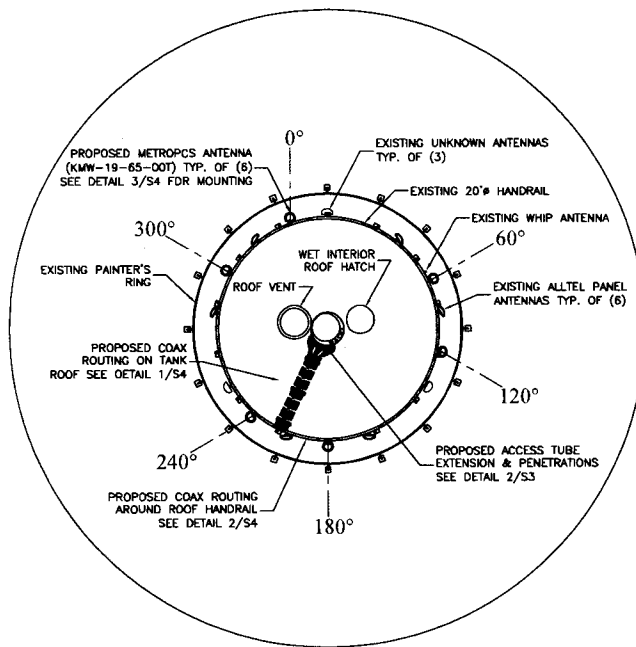
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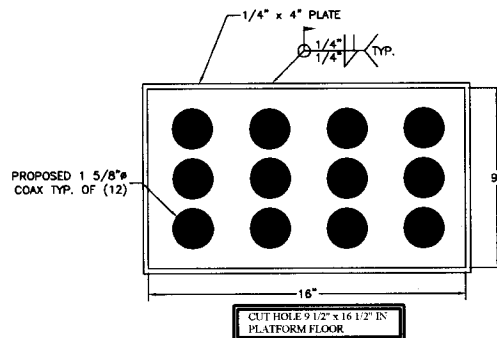
SHEET TITLE
STRUCTURAL DRAWINGS

S-1

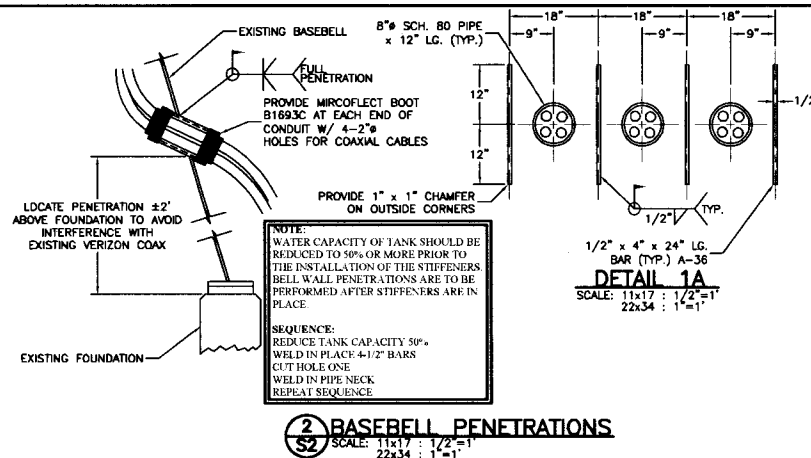
STRUCTURAL SHEETS S1, S2, S3, S4



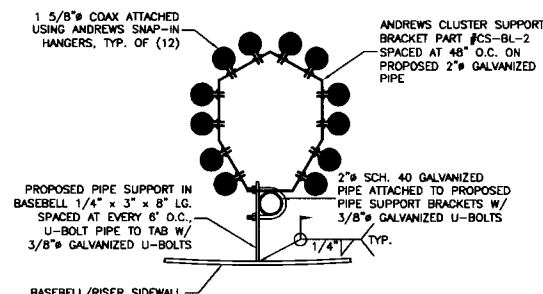
1 ROOF PLAN VIEW
SCALE: 11x17 : 3/32"=1'
22x34 : 3/16"=1'



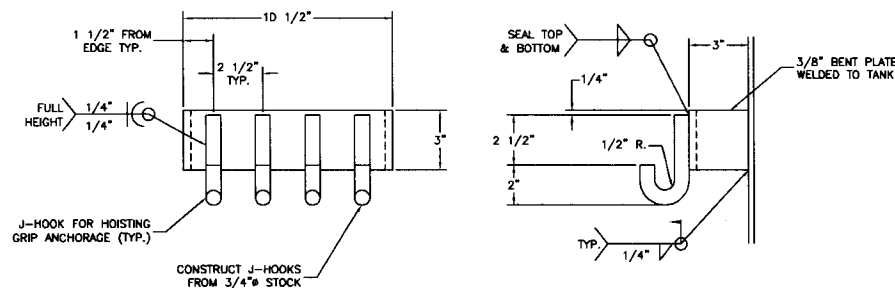
4 PLATFORM PENETRATION
SCALE: 11x17 : 2"=1'
22x34 : 4"=1'



2 BASEBELL PENETRATIONS
SCALE: 11x17 : 1/2"=1'
22x34 : 1"=1'



3 BASEBELL/RISER COAX ROUTING DETAIL
SCALE: 11x17 : 1"=1'
22x34 : 2"=1'



5 J-HOOK DETAIL
SCALE: 11x17 : 2"=1'
22x34 : 4"=1'

MetroPCS

Michigan Inc.
25505 SCHOOLCRAFT
BUILDING 6
LIVONIA, MI 48150
TEL: (734) 444-0100

DIXON
ENGINEERING INC.

1104 Third Avenue
Livonia, Michigan, MI 48150
Tel: (734) 574-1118
Fax: (734) 574-1119
www.dixonengineering.net

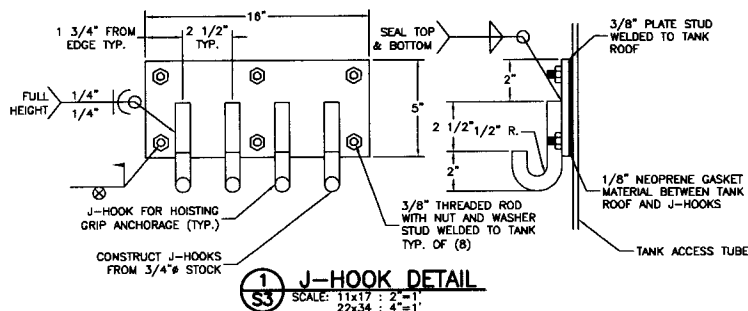
MERIDIAN TWP. W.T.
2224 FOX HOLLOW
OKEMOS, MI

NO.	REVISION/DESCRIPTION	DATE
1.	SUBMITTED FOR REVIEW/ISSUE	03/20/09

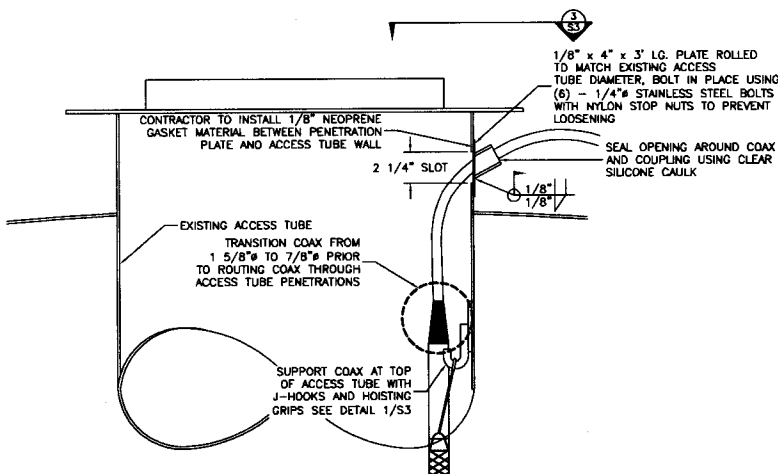
CARRIER SITE NO.
LAN2308B
PROJECT NO.
DE-22-29-07-09
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CHECKED BY
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SHEET TITLE
STRUCTURAL DRAWINGS

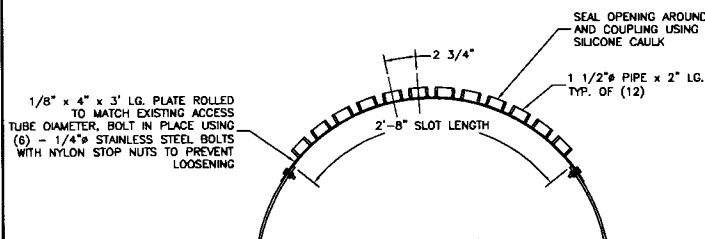
S-2



1 J-HOOK DETAIL
SCALE: 11x17 : 2"=1"
22x34 : 4"=1"



2 ACCESS TUBE PENETRATION
SCALE: 11x17 : 1"=1"
22x34 : 2"=1"



3 ACCESS TUBE PENETRATION
SCALE: 11x17 : 2"=1"
22x34 : 4"=1"

GENERAL WELDING:

1. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER.
2. COMPLY WITH THE AWS D1.1 STRUCTURAL WELDING CODE, ANSI/AWWA D100-96 (LATEST EDITION THEREOF), "AWWA STANDARD FOR WELDED STEEL TANKS FOR WATER STORAGE" AND FEDERAL, STATE, AND LOCAL CODES, DURING CONSTRUCTION DESIGN AND FABRICATION.
3. MAKE ALL WELDS TO THE TANK WALL WITH E7018 LOW HYDROGEN ROD. WELD SMOOTH AND AVOID UNDERCUTS AND BURRS. GRIND SMOOTH ALL WELDS SO THAT NO SHARP PROTRUSIONS REMAIN. SMOOTH IS DEFINED AS: "NO CUTS OR ABRASIONS OCCUR WHEN RUBBING YOUR HAND OVER THE WELD."
4. BEFORE WELDING, REMOVE ALL COATINGS WITHIN 6" OF THE AREA TO BE WELDED.
5. USE ASTM A-36 CARBON STEEL FOR ALL STRUCTURAL STEEL; USE A-307 BOLTS UNLESS OTHERWISE SPECIFIED.
6. FIELD FIT UP PROBLEMS OR CHANGES TO THE PLAN SHEETS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

GENERAL PAINTING INSTRUCTIONS:

1. SHOP PAINTING:
ABRASIVE BLAST CLEAN ALL NEW STEEL TO COMMERCIAL GRADE (SSPC-SP6) CONDITION AND APPLY A THREE COAT EPOXY/URETHANE SYSTEM AS FOLLOWS:

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	N27	2.0	3.0
INTERMEDIATE	N27	2.0	3.0
TOP COAT*	74	2.0	3.0
2. EDGES TO BE WELDED IN THE FIELD SHALL NOT BE COATED (LEAVE A MINIMUM OF TWO INCHES BARE METAL.)
3. FIELD PAINTING:
EXTERIOR-SOLVENT CLEAN, SPOT POWER TOOL CLEAN ALL ABRADED AND WELDED AREAS TO A SSPC-SP11 GRAY METAL CONDITION AND SPOT COAT IN ACCORDANCE WITH COATINGS AS SPECIFIED ABOVE.
 DRY INTERIOR-SPOT POWER TOOL CLEAN ALL AREAS OF BURNED COATING TO A SSPC-SP11 GRAY METAL CONDITION AND APPLY A TWO COAT EPOXY POLYAMIDE SYSTEM AS FOLLOWS:

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	FC20	3.0	5.0
TOP COAT*	FC20	3.0	5.0

 WET INTERIOR-SPOT POWER TOOL CLEAN ALL AREAS OF BURNED COATING TO A SSPC-SP11 GRAY METAL CONDITION AND COAT IN ACCORDANCE WITH COATINGS AS SPECIFIED BELOW:

COAT	RAVEN SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	AQUATAPOXY	3.0	5.0
TOP COAT	AQUATAPOXY	3.0	5.0
TOTAL		6.0	10.0
4. PREPARATION OF GALVANIZED MATERIAL:
APPLY ONE COAT OF CLEAN 'N' ETCH AS PER MANUFACTURER'S RECOMMENDATIONS AND COAT IN ACCORDANCE WITH COATINGS AS SPECIFIED BELOW:

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	66 HI-BUILD EPOXOLINE	2.0	3.0
TOP COAT*	1074 ENDURA-SHIELD	2.0	3.0
TOTAL		4.0	6.0
5. PREPARATION OF ALL MISCELLANEOUS ANTENNA EQUIPMENT:
(ANTENNAS, COAX, MOUNTING BRACKETS)

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	135 CHEMBUILD EPOXY	3.0	4.0
TOP COAT*	1074 ENDURA-SHIELD	2.0	3.0
TOTAL		5.0	7.0
6. APPLY ALL COATINGS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

*TOP COAT COLOR TO MATCH EXISTING COLOR. (SEE TANK OWNER FOR RECORDS)

GENERAL NOTES

MetroPCS

Michigan Inc.
24505 SCHOOLCRAFT
BUILDING 6
LIVONIA, MI 48150
TEL: (734) 444-1100

DIXON
ENGINEERING INC.

1104 Third Avenue
Lake Orion, MI 48040
Tel: (616) 374-1115
Fax: (616) 374-1115
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MERIDIAN TWP. W.T.
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CARRIER SITE NO.
LAN2308B

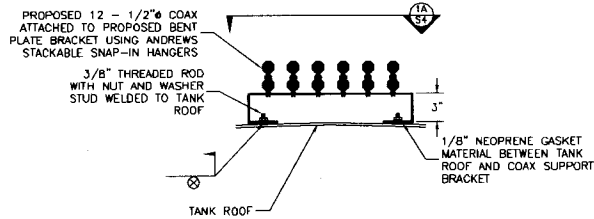
MOON PROJECT NO.
DE-22-29-07-09

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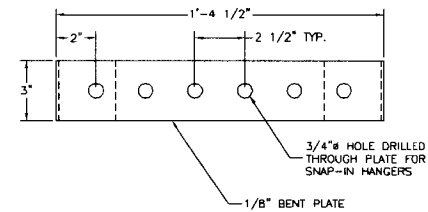
SHEET TITLE
STRUCTURAL DRAWINGS

S-3

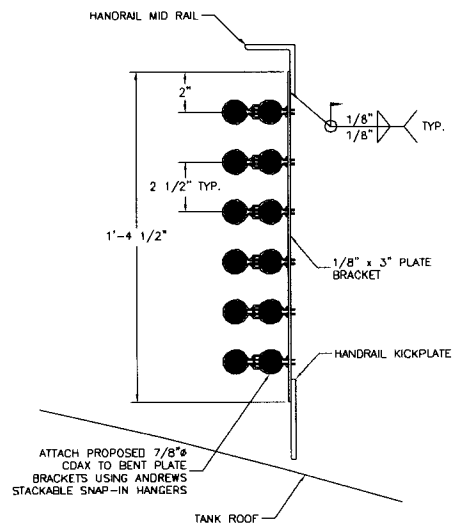


NOTE: CONTRACTOR TO WELD BENT PLATES TO TANK TO SUPPORT COAX CABLES SPACED AT 36\"/>

1 ROOF COAX SUPPORT
SCALE: 11x17 : 1\"/>

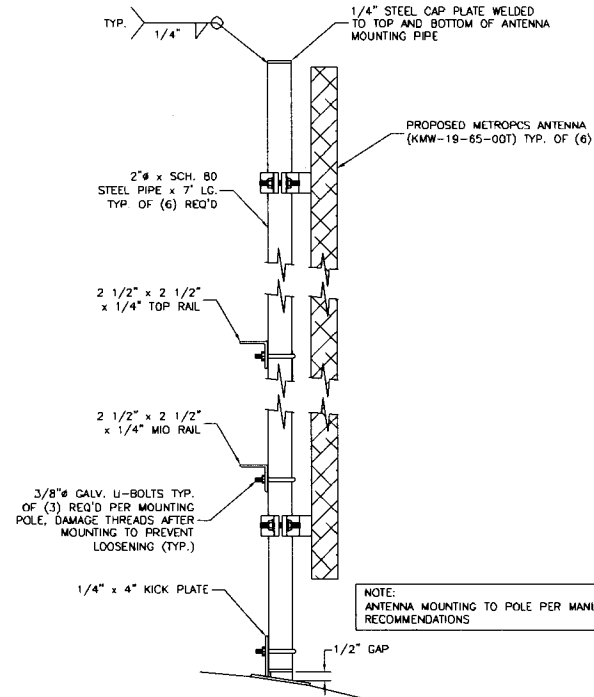


1A ROOF COAX SUPPORT
SCALE: 11x17 : 1\"/>



NOTE: CONTRACTOR TO WELD PLATES TO TANK TO SUPPORT COAX CABLES SPACED AT 36\"/>

2 COAX ROUTING ON HANDRAIL
SCALE: 11x17 : 1\"/>



NOTE: ANTENNA MOUNTING TO POLE PER MANUFACTURER'S RECOMMENDATIONS

3 ANTENNA MOUNT
SCALE: 11x17 : 1\"/>

MetroPCS
Michigan Inc.
2885 SCHOOLCRAFT
BELLINGH 6
LYNDONIA, MI 48150
TEL: (734) 444-0180

DIXON
ENGINEERING INC.
1104 Third Avenue
Lansing, MI 48206
Tel: (313) 374-7711
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REVISION/DESCRIPTION	SUBMITTED FOR REVIEW/ISSUE
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CARRIER SITE NO.
LAN2308B
PROJECT NO.
DE-22-29-07-09
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CMK
CHECKED BY
IMG
SHEET TITLE

STRUCTURAL
DRAWINGS

S-4

EXHIBIT C

MEMORANDUM OF AGREEMENT

CLERK: Please return this document to:

MetroPCS Michigan, Inc.
28505 Schoolcraft, Bldg. 6
Livonia, MI 48150
Attn.: Property Manager

This Memorandum of Agreement is entered into on this ____ day of _____, _____, by and between Meridian Charter Township, with an office at 5151 Marsh Rd, Okemos, MI 48864 (hereinafter referred to as "Lessor"), and MetroPCS Michigan, Inc., a Delaware corporation, with an office at 8144 Walnut Hill Lane, Suite 800, Dallas, Texas 75231 (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Communications Site Lease Agreement ["Lease Agreement"] on the ____ day of _____, _____, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for five (5) years commencing on _____, or _____, whichever first occurs ("Commencement Date") and terminating on the _____ anniversary of the Commencement Date, with ____ (____) successive five (5) year options to renew.
3. The Land which is the subject of the Agreement is described in Exhibit A annexed hereto.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the day and year first above written.

INITIAL ONLY

LESSOR:

LESSEE:

Meridian Charter Township

MetroPCS Michigan, Inc., a Delaware corporation

By: _____

Not for Signature

Name: _____

Name: Glen W. Flowers

Title: _____

Title: V-P & General Manager

Date: _____

Date: _____

LESSOR NOTARY

STATE OF _____

COUNTY OF _____

On _____, before me, _____, Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacit(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public (SEAL)

LESSEE NOTARY

STATE OF MICHIGAN

COUNTY OF _____

On _____, before me, _____, Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacit(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public (SEAL)



September 8, 2026

Dear Meridian Township,

I am reaching out on behalf of T-Mobile regarding the existing lease, site ID: LN03897M. Before T-Mobile moves forward with its internal analysis of the site, T-Mobile would like to discuss restructuring the current lease terms in a way that provides Meridian Township with a long-term, reliable revenue stream while allowing T-Mobile to maintain this location as part of its network for many years to come.

The current lease provides for monthly rent of \$2,966.81, with a 4% annual escalation, and currently expires on November 18, 2034.

As part of T-Mobile's ongoing review of its wireless network and long-term site strategy, T-Mobile would like to offer the following:

- **Proposed Monthly Rent:** \$2,800.00
- **Proposed Escalation:** 18% every 5 years
- **Proposed Term Reset:** October 1, 2026
- **Additional Renewal Terms:** Five (5) additional 5-year renewal terms
- **New Lease Expiration:** September 30, 2051
- **Additional Extended Periods:** Nine (9) additional one-year extension periods thereafter, with rent increasing at 2% annually

We believe the proposed structure provides Meridian Township with a strong combination of long-term stability, continued tenancy, and substantial future rent increases, while allowing T-Mobile to maintain the site as an important part of its network.

We would appreciate the opportunity to discuss the proposal and work toward an amendment that is mutually beneficial. Please let me know if Meridian Township would be willing to consider these terms, and I would be happy to provide a draft amendment for review.

Thank you for your time and consideration. I look forward to hearing your thoughts.

Sincerely,
Heather Saxton
On behalf of T-Mobile
Project Manager I



T Mobile

12920 SE 38th Street, Bellevue, WA 98006
www.t-mobile.com

Existing Lease - If it Expires in 2034			Existing Lease if Continued Thru 2059			T-Mobile's Proposed Lease - 9/8/26			Township's Proposed Lease - 9/23/26			T-Mobile's Counteroffer - 9/23/26			Township's Counteroffer - 9/24/26			Industry Norms		
Year	Monthly Payment	Annual Amount	Year	Monthly Payment	Annual Amount	Year	Monthly Payment	Annual Amount	Notes	Year	Monthly Payment	Annual Amount	Notes	Year	Monthly Payment	Annual Amount	Notes	Year	Monthly Payment	Annual Amount
2026	\$2,966.81	\$35,601.72	2026	\$2,966.81	\$35,601.72	2026	\$2,800.00	\$33,600.00	Reset to \$2,800	2026	\$2,966.81	\$35,601.72	Same as existing lease	2026	\$2,966.81	\$35,601.72	Same as existing lease	2026	\$2,200.00	\$26,400.00
2027	\$3,085.48	\$37,025.79	2027	\$3,085.48	\$37,025.79	2027	\$2,800.00	\$33,600.00		2027	\$3,085.48	\$37,025.79	Same as existing lease	2027	\$2,966.81	\$35,601.72	No Increase	2027	\$3,055.81	\$36,669.77
2028	\$3,208.90	\$38,506.82	2028	\$3,208.90	\$38,506.82	2028	\$2,800.00	\$33,600.00		2028	\$3,208.90	\$38,506.82	Same as existing lease	2028	\$3,055.81	\$36,669.77	3% increase	2028	\$3,147.49	\$37,769.86
2029	\$3,337.26	\$40,047.09	2029	\$3,337.26	\$40,047.09	2029	\$2,800.00	\$33,600.00		2029	\$3,337.26	\$40,047.09	Same as existing lease	2029	\$3,147.49	\$37,769.86	3% increase	2029	\$3,241.91	\$38,902.96
2030	\$3,470.75	\$41,648.98	2030	\$3,470.75	\$41,648.98	2030	\$2,800.00	\$33,600.00		2030	\$3,470.75	\$41,648.98	Same as existing lease	2030	\$3,241.91	\$38,902.96	3% increase	2030	\$3,339.17	\$40,070.05
2031	\$3,609.58	\$43,314.94	2031	\$3,609.58	\$43,314.94	2031	\$3,304.00	\$39,648.00	18% Increase	2031	\$3,609.58	\$43,314.94	Same as existing lease	2031	\$3,339.17	\$40,070.05	3% increase	2031	\$3,439.35	\$41,272.15
2032	\$3,753.96	\$45,047.53	2032	\$3,753.96	\$45,047.53	2032	\$3,304.00	\$39,648.00		2032	\$3,753.96	\$45,047.53	Same as existing lease	2032	\$3,439.35	\$41,272.15	3% increase	2032	\$3,542.53	\$42,510.32
2033	\$3,904.12	\$46,849.43	2033	\$3,904.12	\$46,849.43	2033	\$3,304.00	\$39,648.00		2033	\$3,904.12	\$46,849.43	Same as existing lease	2033	\$3,542.53	\$42,510.32	3% increase	2033	\$3,648.80	\$43,785.62
2034	\$4,060.28	\$48,723.41	2034	\$4,060.28	\$48,723.41	2034	\$3,304.00	\$39,648.00		2034	\$4,060.28	\$48,723.41	Same as existing lease	2034	\$3,648.80	\$43,785.62	3% increase	2034	\$3,758.27	\$45,099.19
2035	\$0.00	\$0.00	2035	\$4,221.70	\$50,672.35	2035	\$3,304.00	\$39,648.00		2035	\$4,182.09	\$50,185.11	3% increase	2035	\$3,758.27	\$45,099.19	3% increase	2035	\$3,871.01	\$46,452.17
2036	\$0.00	\$0.00	2036	\$4,391.60	\$52,699.24	2036	\$3,898.72	\$46,784.64	18% Increase	2036	\$4,307.56	\$51,690.67	3% increase	2036	\$3,871.01	\$46,452.17	3% increase	2036	\$3,987.14	\$47,845.73
2037	\$0.00	\$0.00	2037	\$4,567.27	\$54,807.21	2037	\$3,898.72	\$46,784.64		2037	\$4,436.78	\$53,241.39	3% increase	2037	\$3,987.14	\$47,845.73	3% increase	2037	\$4,106.76	\$49,281.11
2038	\$0.00	\$0.00	2038	\$4,749.96	\$56,999.50	2038	\$3,898.72	\$46,784.64		2038	\$4,569.89	\$54,838.63	3% increase	2038	\$4,106.76	\$49,281.11	3% increase	2038	\$4,229.96	\$50,759.54
2039	\$0.00	\$0.00	2039	\$4,939.96	\$59,279.48	2039	\$3,898.72	\$46,784.64		2039	\$4,706.98	\$56,483.79	3% increase	2039	\$4,229.96	\$50,759.54	3% increase	2039	\$4,356.86	\$52,282.33
2040	\$0.00	\$0.00	2040	\$5,137.56	\$61,650.66	2040	\$3,898.72	\$46,784.64		2040	\$4,848.19	\$58,178.30	3% increase	2040	\$4,356.86	\$52,282.33	3% increase	2040	\$4,487.57	\$53,850.80
2041	\$0.00	\$0.00	2041	\$5,343.06	\$64,116.69	2041	\$4,600.49	\$55,205.88	18% Increase	2041	\$4,993.64	\$59,923.65	3% increase	2041	\$4,487.57	\$53,850.80	3% increase	2041	\$4,622.19	\$55,466.32
2042	\$0.00	\$0.00	2042	\$5,556.78	\$66,681.35	2042	\$4,600.49	\$55,205.88		2042	\$5,143.45	\$61,721.36	3% increase	2042	\$4,622.19	\$55,466.32	3% increase	2042	\$4,760.86	\$57,130.31
2043	\$0.00	\$0.00	2043	\$5,779.05	\$69,348.61	2043	\$4,600.49	\$55,205.88		2043	\$5,297.75	\$63,573.00	3% increase	2043	\$4,760.86	\$57,130.31	3% increase	2043	\$4,903.68	\$58,844.22
2044	\$0.00	\$0.00	2044	\$6,010.21	\$72,122.55	2044	\$4,600.49	\$55,205.88		2044	\$5,456.68	\$65,480.19	3% increase	2044	\$4,903.68	\$58,844.22	3% increase	2044	\$5,050.80	\$60,609.55
2045	\$0.00	\$0.00	2045	\$6,250.62	\$75,007.45	2045	\$4,600.49	\$55,205.88		2045	\$5,620.38	\$67,444.60	3% increase	2045	\$5,050.80	\$60,609.55	3% increase	2045	\$5,202.32	\$62,427.83
2046	\$0.00	\$0.00	2046	\$6,500.65	\$78,007.75	2046	\$5,428.58	\$65,142.93	18% Increase	2046	\$5,788.99	\$69,467.94	3% increase	2046	\$5,202.32	\$62,427.83	3% increase	2046	\$5,358.39	\$64,300.67
2047	\$0.00	\$0.00	2047	\$6,760.67	\$81,128.06	2047	\$5,428.58	\$65,142.93		2047	\$5,962.66	\$71,551.97	3% increase	2047	\$5,358.39	\$64,300.67	3% increase	2047	\$5,519.14	\$66,229.69
2048	\$0.00	\$0.00	2048	\$7,031.10	\$84,373.19	2048	\$5,428.58	\$65,142.93		2048	\$6,141.54	\$73,698.53	3% increase	2048	\$5,519.14	\$66,229.69	3% increase	2048	\$5,684.71	\$68,216.58
2049	\$0.00	\$0.00	2049	\$7,312.34	\$87,748.11	2049	\$5,428.58	\$65,142.93		2049	\$6,325.79	\$75,909.49	3% increase	2049	\$5,684.71	\$68,216.58	3% increase	2049	\$5,855.26	\$70,263.07
2050	\$0.00	\$0.00	2050	\$7,604.84	\$91,258.04	2050	\$5,428.58	\$65,142.93		2050	\$6,515.56	\$78,186.77	3% increase	2050	\$5,855.26	\$70,263.07	3% increase	2050	\$6,030.91	\$72,370.97
2051	\$0.00	\$0.00	2051	\$7,909.03	\$94,908.36	2051	\$5,537.15	\$66,445.79	2% Increase	2051	\$6,711.03	\$80,532.38	3% increase	2051	\$6,030.91	\$72,370.97	3% increase	2051	\$6,211.84	\$74,542.10
2052	\$0.00	\$0.00	2052	\$8,225.39	\$98,704.69	2052	\$5,647.89	\$67,774.71	2% Increase	2052	\$6,912.36	\$82,948.35	3% increase	2052	\$6,211.84	\$74,542.10	3% increase	2052	\$6,398.20	\$76,778.36
2053	\$0.00	\$0.00	2053	\$8,554.41	\$102,652.88	2053	\$5,760.85	\$69,130.20	2% Increase	2053	\$7,119.73	\$85,436.80	3% increase	2053	\$6,398.20	\$76,778.36	3% increase	2053	\$6,590.14	\$79,081.71
2054	\$0.00	\$0.00	2054	\$8,896.58	\$106,759.00	2054	\$5,876.07	\$70,512.81	2% Increase	2054	\$7,333.33	\$87,999.90	3% increase	2054	\$6,590.14	\$79,081.71	3% increase	2054	\$6,787.85	\$81,454.16
2055	\$0.00	\$0.00	2055	\$9,252.45	\$111,029.36	2055	\$5,993.59	\$71,923.06	2% Increase	2055	\$7,553.32	\$90,639.90	3% increase	2055	\$6,787.85	\$81,454.16	3% increase	2055	\$6,991.48	\$83,897.79
2056	\$0.00	\$0.00	2056	\$9,622.54	\$115,470.53	2056	\$6,113.46	\$73,361.52	2% Increase	2056	\$7,779.92	\$93,359.10	3% increase	2056	\$6,991.48	\$83,897.79	3% increase	2056	\$7,201.23	\$86,414.72
2057	\$0.00	\$0.00	2057	\$10,007.45	\$120,089.35	2057	\$6,235.73	\$74,828.75	2% Increase	2057	\$7,201.23	\$86,414.72	3% increase	2057	\$7,201.23	\$86,414.72	3% increase	2057	\$7,417.26	\$89,007.16
2058	\$0.00	\$0.00	2058	\$10,407.74	\$124,892.93	2058	\$6,360.44	\$76,325.33	2% Increase	2058	\$8,253.72	\$99,044.67	3% increase	2058	\$7,417.26	\$89,007.16	3% increase	2058	\$7,639.78	\$91,677.38
2059	\$0.00	\$0.00	2059	\$10,824.05	\$129,888.64	2059	\$6,487.65	\$77,851.83	2% Increase	2059	\$8,501.33	\$102,016.00	3% increase	2059	\$7,639.78	\$91,677.38	3% increase	2059	\$7,868.97	\$94,427.70
Total: \$376,765.72			Total: \$2,487,061.70			Total: \$1,850,061.25				Total: \$2,206,478.07				Total: \$2,055,293.58				Total: \$1,268,092.36		
										2060	\$7,792.58	\$93,510.92	2% Increase							
										2061	\$7,948.43	\$95,381.14	2% Increase							
										2062	\$8,107.40	\$97,288.76	2% Increase							
										2063	\$8,269.54	\$99,234.54	2% Increase							
										2064	\$8,434.94	\$101,219.23	2% Increase							
										2065	\$8,603.63	\$103,243.61	2% Increase							
										2066	\$8,775.71	\$105,308.49	2% Increase							
										2067	\$8,951.22	\$107,414.66	2% Increase							
										2068	\$9,130.25	\$109,562.95	2% Increase							
										Total Thru 2059:		\$1,996,467.60								
										Total Thru 2068:		\$2,908,631.91								

FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT

This First Amendment to Communications Site Lease Agreement ("**First Amendment**") is effective on the date of the last signature ("**Effective Date**") by Meridian Charter Township, a(an) Michigan Municipal corporation ("**Lessor**"), and MetroPCS Michigan, LLC, a Delaware limited liability company ("**Lessee**").

Lessor and Lessee or their predecessors-in-interest have entered into a Communications Site Lease Agreement dated November 13, 2009 (the "**Lease Agreement**") regarding the leased space ("**Premises**") located at 2224 Fox Hollow, Okemos, MI 48864 ("**Property**").

Lessor and Lessee now agree as follows:

1. Lessee is granted five (5) additional five (5) year terms, each a Renewal Term beginning on November 19, 2034.
2. Rent will be Three Thousand Fifty-Five and 81/100 Dollars (\$3,055.81) per month beginning on November 19, 2026.
3. Beginning on November 19, 2026, the current escalation set forth in the Lease Agreement will end. Rent will then increase by three percent (3%) on November 19, 2027, and on each subsequent anniversary.
4. The current notice addresses for the Lessor and Lessee:

If to Lessor:

Meridian Charter Township
5151 Marsh Rd.
Okemos, MI 48864

If to Lessee:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance / LN03897M

5. The terms of this First Amendment will control if any provisions conflict with the Lease Agreement, otherwise, all other terms of the Lease Agreement remain in full force and effect. Capitalized terms used but not defined in this First Amendment will have the same meanings as in the Lease Agreement.

6. Lessor and Lessee represent that they have the authority to sign this First Amendment and have obtained any needed third-party consents to do so.

Lessor:

Lessee:

Meridian Charter Township, a(an) Michigan
Municipal corporation

MetroPCS Michigan, LLC, a Delaware limited
liability company

By: _____

By: _____

Print Name: Scott Hendrickson

Print Name: _____

Title: Supervisor

Title: _____

Date: _____

Date: _____



9. J

To: Board Members
From: Scott Hendrickson, Township Supervisor
Date: October 20, 2026
Re: Planning Commission Appointment

There is currently one vacancy on the Planning Commission with a term ending 12/31/26.

Grace McCarthy has applied to be appointed to the Planning Commission. Ms. McCarthy is working as the Associate Planner for the City of East Lansing, resides in Meridian Township, and would like to get involved.

The following motion is proposed for Board consideration:

MOVE TO APPROVE THE APPOINTMENT MADE BY SUPERVISOR HENDRICKSON OF GRACE MCCARTHY TO THE PLANNING COMMISSION FOR A TERM ENDING 12/31/2026.

Attachment:

1. Public Service Application

Public Service Application Form

Meridian Township is a prime community because of the involvement of its citizens. We have various boards and commissions for residents to serve on.

Other than the Downtown Development Authority, the Corridor Improvement Authority, and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may warrant review of the appointment.

The policy for appointment of candidates to the various public service positions is based on the following criteria:

- Desire to serve
- Experience
- Expertise
- Availability of time to serve
- Maintenance of equitable geographic representation

In some cases, a board or commission may request a personal interview. Please note that your application will be retained in the Township's files for two years.

Fill out the application below, and reach out to webmaster@meridian.mi.us for any questions! A breakdown of the process for public service applications can also be found below:

Process for Public Service Applications

1. I am interested in service on one or more of the following public bodies as checked below: *



- ☐ Assessing Board of Review*
- ☐ Board of Water and Light Representative*
- ☐ Brownfield Redevelopment Authority
- ☐ Building and/or Fire Board of Appeals and Building Hearing Officer
- ☐ Capital Area Transportation Authority (CATA)
- ☐ Communications Commission*
- ☐ Community Resources Commission
- ☐ Corridor Improvement Authority*
- ☐ Downtown Development Authority*
- ☐ East Lansing-Meridian Water & Sewer Authority
- ☐ Economic Development Corporation
- ☐ Environmental Commission
- ☐ Lake Lansing Advisory Committee*
- ☐ Land Preservation Advisory Board
- ☐ Local Officials Compensation Commission*
- ☐ Park Commission (elected/appointed)
- ☐ Pension Board
- ☒ Planning Commission
- ☐ Township Board (elected/appointed)
- ☐ Zoning Board of Appeals

2. Please summarize why you want to apply for this type of public service. *

I have lived in the community for just over a year and would like to be more involved. I want to advocate for good planning in the community I live in and participate in the planning process.

3. Please describe the professional experience, educational background, or specialized training that qualifies you for appointment to the boards and/or commissions you're applying for. *

I am a professional planner working for the City of East Lansing as the associate planner. I have been there for 2.5 years and recently became AICP certified. Prior to that I was the associate planner in the City of Dexter for 2 years. I earned my masters from Eastern Michigan in Urban and Regional Planning and bachelors in Environmental Science from Wright State University.

4. Please attach your resume, if available.

5. Full Name *

Grace McCarthy

6. Please provide your current occupation, if available. *

Associate Planner

7. What is your address? Make sure to include street number and name, unit/apartment number, city, state, and zip code. *

6021 Hardy Ave East Lansing, MI 48823

8. Please provide the best phone number to reach you at. *

8105420893

9. Please provide the best email address to reach you at. *

gracewhitney929@gmail.com

10. Please type your name in the box below as a digital signature. *

Grace McCarthy

11. Please provide the date of your application submission. *

10/1/2026



12. Please provide the time of your application submission. *

11:30 AM



Thank you for submitting a public service application!

We keep all applications on file for two years from submission. For more information, on the Boards and Commissions, please visit the Boards and Commission webpage at: meridian-us.govstack.com/your-government/boards-commissions. For questions or concerns, please contact webmaster@meridian.mi.us.



9.K

To: Board Members

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

Date: October 15, 2026

Re: Data Center and Battery Energy Storage Systems Moratorium Extension

At the May 19, 2026 meeting, the Township Board adopted a six-month moratorium on both Data Centers and Battery Energy Storage Systems to give the Township Attorneys time to develop regulations for both technologies. That moratorium will expire on November 19, 2026. A draft of the regulatory ordinance is being referred to the Planning Commission, but in order to allow a thorough review, an extension of the moratorium is necessary. Another four months should allow the Planning Commission and Township Board to fully review the regulations being proposed and then adopt them if desired.

As part of the ordinances adopting the moratorium, an extension is contemplated, utilizing a resolution at the time of extension. The Township Attorney's office has drafted the attached resolution to extend the moratoria by four months.

Move to adopt the resolution extending the Data Center and Batter Energy Storage Systems moratorium approved through Ordinance 2026-03 and 2026-04 for a period of four (4) months.

Attachments

1. Resolution to extend the Data Center and Battery Energy Storage Systems moratorium

**CHARTER TOWNSHIP OF MERIDIAN
INGHAM COUNTY, MICHIGAN
RESOLUTION NO. ____**

**RESOLUTION EXTENDING DATA CENTER & BATTERY ENERGY STORAGE
SYSTEMS MORATORIA**

At a regular meeting of the Township Board of Charter Township of Meridian, Ingham County, Michigan, held at 5151 Marsh Road, Okemos, Michigan 48864 on the ____ day of October 2026, at ____ p.m., the following Resolution was offered by Township Board Member _____ and supported by Township Board Member _____.

A resolution to extend the existing temporary moratoria for a period of four (4) months on the permitting, consideration, approval, location, construction, and/or installation of any Data Center or Battery Energy Storage Systems facilities.

WHEREAS, the Township enacted Ordinances 2026-03 and 2026-04, moratoria on Data Centers and Battery Energy Storage Systems, respectively, that became effective on June 3, 2026, for a period of six (6) months which, in summary, enacted temporary moratoria on the permitting, consideration, approval, location, construction, and/or installation of any Data Center or Battery Energy Storage Systems (“BESS”) facilities in the Township. Such a temporary moratoria were to allow the Township time to draft appropriate ordinances and regulations governing Data Centers and Battery Energy Storage Systems facilities; and

WHEREAS, Section 3 of the Ordinances permit future extensions by resolution; and

WHEREAS, the Township Data Center and Battery Energy Storage Systems Moratoria are set to expire on December 3, 2026, and this Resolution will extend the moratoria for an additional four (4) months from that date; and

WHEREAS, the Township requires additional time to study and review the potential regulations for Data Centers and BESS facilities within the Township to ensure that Data Centers and BESS facilities do not interfere with other land uses within the Township or negatively impact the surrounding environment; and

WHEREAS, the Township has a legitimate purpose in addressing the proper design, size, location, and operation of a Data Center or BESS facility in the Township; and

WHEREAS, the Township requires additional time to study the localized impacts of Data Centers and BESS facilities and assess its regulations to implement an appropriate approach for addressing and mitigating such impacts within the Township to protect the public health, safety, and welfare; and

WHEREAS, it is appropriate to forestall such issues for the Township and to enact extended temporary moratoria on such Data Centers or BESS facilities for an additional four (4) months or until any necessary regulations can be enacted; and

WHEREAS Michigan case law supports the extension of temporary, short-term moratoria, that delays the consideration of relevant applications, until after a review of the master plan, subsequent zoning scheme, studies, reports, etc. is complete as such action does not interfere with an applicant's constitutional rights; and

WHEREAS, the Township determines that the adoption of this resolution is necessary to preserve the public health, safety, and general welfare by preventing the inappropriate location and establishment of Data Centers or BESS facilities in the Township during the time needed to study and review, due to conditions within the Township.

NOW, THEREFORE, BE IT RESOLVED by the Charter Township of Meridian that the temporary moratoria enacted by the Meridian Township Data Center Moratorium and the Meridian Township Battery Energy Storage Systems Moratorium on the permitting, consideration, approval, location, erection, construction, and/or installation of all Data Centers or Battery Energy Storage Systems in the Township is **extended** for **four (4) months**, subject to the Township's implementation of regulations governing Data Centers and Battery Energy Storage Systems.

YEAS: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED.

Scott Hendrickson,
Meridian Charter Township Supervisor

CERTIFICATION

I hereby certify that:

The above is a true copy of the Resolution adopted by the Township Board of the Charter Township of Meridian at a duly scheduled and noticed meeting of the Township Board held on _____, 2026 pursuant to the required statutory procedures.

ATTESTED:

Angela Demas,
Meridian Charter Township Clerk



9. L

To: Board Members
From: Rick Grillo, Chief of Police
Date: October 20, 2026
Re: School Resource Officer Contract with Haslett Public Schools

The value of a dedicated School Resource Officer (SRO) in our schools cannot be overstated. For many years, the Meridian Township Police Department has partnered with our local school districts by assigning specially trained officers to serve as consistent points of contact between students, school staff, and law enforcement. These officers play a vital role in enhancing school safety, fostering positive relationships with students, and promoting open communication between the schools and the Police Department.

Due to the expiration of our existing agreement, the Meridian Township Police Department and Haslett Public Schools have developed an updated agreement that formally outlines the duties, responsibilities, and expectations associated with the School Resource Officer assigned to the district. Under the terms of this agreement, the Police Department will dedicate one specially trained officer to provide services to Haslett Public Schools for a specified number of hours each week.

In return, Haslett Public Schools will compensate Meridian Township for these services at the hourly rate established in the agreement. This partnership continues our shared commitment to maintaining a safe, secure, and supportive educational environment for students, staff, and the community.

The following motion is proposed for Board consideration:

**MOVE TO APPROVE THE UPDATED CONTRACT FOR THE SCHOOL RESOURCE OFFICER
ASSIGNED TO THE HASLETT PUBLIC SCHOOL DISTRICT.**

MEMORANDUM OF AGREEMENT
BETWEEN
Charter Township of Meridian
AND
Haslett Public Schools

I. PARTIES

This Memorandum of Agreement is entered into by and between the **Charter Township of Meridian**, (“Township”) a Michigan municipal corporation, through its Police Department, whose address is 5151 Marsh Road, Okemos, Michigan 48864 (“Police Department”) and **Haslett Public Schools**, a Michigan general powers school district, whose address is 5593 Franklin Street, Haslett, Michigan 48840 (“District”) (individually, a “Party” and collectively, the “Parties”).

II. PURPOSE

The purpose of this Agreement is to establish and define the rights, responsibilities, mission, goals, objectives and obligations of the Parties regarding the Police Department’s placement of one (1) School Resource Officer (“SRO”) to serve the District’s school buildings on a district-wide basis, including Wilkshire Elementary, Ralya Elementary, Murphy Elementary, Haslett Middle School, and Haslett High School.

III. MISSION, GOALS AND OBJECTIVES

The mission is to facilitate relationship-building by the SRO such that students, faculty, staff, and community members see the SRO as contributing to a positive school climate. This will be realized by supporting and fostering the safe and healthy development of all students in the District through strategic and appropriate use of law enforcement resources and with the mutual understanding that school participation and completion are necessary to achieving positive outcomes for youth and public safety.

Goals and Objectives:

1. To foster a safe and supportive school environment that allows all students to learn and flourish regardless of race, religion, national origin, immigration status, gender, disability, sexual orientation, gender identity, gender expression, or socioeconomic status.
2. To promote a strong partnership and communication between school and police personnel and clearly delineate their roles and responsibilities.
3. To minimize the number of school/district incidents related to unlawful behavior.

4. To outline processes for initiatives that involve the SRO and school personnel, such as violence prevention and intervention and emergency management planning, that can be provided upon request.
5. To offer presentations and programming to the school focusing on criminal and juvenile justice issues; community and relationship building; and prevention, health, and safety topics.

IV. AGREEMENT

The Parties mutually agree:

1. **The SRO is intended to assist with crisis prevention and school safety but shall not be involved in resolving routine discipline problems involving students.** The administration of student discipline, including student code of conduct violations and student misbehavior, is the responsibility of the District and school administrators unless the violation or misbehavior involves criminal conduct for which law enforcement intervention is required.
2. The Police Department will assign **one** Meridian Township Police Officer as SRO to the District for a minimum of eight hours per school day and five days each week (Monday through Friday) when school is in session. These minimum hours may be extended or increased—but not minimized—by the Chief of Police. The precise times will be assigned at the discretion of the Chief of Police with the advice of the Superintendent. Based on the District's academic calendar and events, the District may request extended hours or allocation of SRO hours to times outside the normal school day with seven days' notice to the Chief of Police and the SRO where practicable..
3. The SRO will be assigned and available to the District beginning two weeks prior to the first day of the school year and will remain assigned and available to the District until two weeks after the final day of the school year. The Superintendent or his/her designee shall inform the Police Department if the SRO is to be posted or utilized during the two-week periods before and after the school year. In either of these periods, the District will only be responsible for compensating the Police Department for actual hours worked by the SRO in the District, which may be less than eight hours per day.
4. The SRO will resume normal duties within the Police Department during the summer break. All expenses during the summer break associated with the individual officer who acted as the SRO during the previous school year will be paid by the Police Department during the summer break.
5. The District may waive SRO availability during routine periodic breaks in the school year as determined by the Superintendent or his/her designee (e.g., spring break, winter break, snow days) allowing the SRO to be available for normal duties within the Police Department. During these periodic breaks, all expenses associated with the SRO will be paid by the Police Department.

6. The Police Department shall be responsible when the SRO utilizes paid time off (e.g., sick leave, vacation, FMLA, bereavement leave, compensatory time).
7. Certain holidays observed by the Police Department through the Collective Bargaining Agreements (CBA) may not coincide with holidays observed by the District. In such cases, the SRO shall be assigned by the Police Department to work his or her shift in the District. The District will compensate the Township at the normal hourly rate, and the Township will compensate the SRO as outlined in the CBA.
8. It is understood and agreed that time spent by the SRO attending court, student discipline hearings, juvenile proceedings, or criminal proceedings arising from or in connection with their employment as an SRO shall be considered as hours worked under this Agreement.
9. It is understood that the SRO may be called away during normal SRO work hours to assist with emergency situations or public safety matters outside the District. The District shall not be responsible for compensation while the SRO is acting in this capacity. The Police Department agrees the SRO will return to the District as soon as their presence is no longer needed during an emergency or public safety response.
10. In the event an SRO is absent, the SRO shall notify his or her supervisor in the Police Department and an administrator at the District. In the event that the SRO will or has missed over five (5) consecutive school days, the Superintendent or his/her designee may request a substitute for the SRO beginning with the sixth consecutive day of absence. The Police Department shall make reasonable efforts to provide another officer as SRO officer, but only if, in the sole opinion of the Police Department, an officer is available, the officer is qualified to work as an SRO, and the assignment will not materially impact Police Department operations.
11. The District will pay the Township all costs associated with the provided SRO based on an hourly rate. The Township or Police Department will invoice the District on a monthly basis for all actual hours worked by the SRO in the District at the rates set forth below for each respective school year. Undisputed invoices will be paid within thirty (30) days of receipt. The amounts owed will not exceed the amounts set forth below for each school year.

<u>School Year</u>	<u>Hourly Rate</u>	<u>Not to Exceed</u>
2026-2027	\$41.44	\$66,304
2027-2028	\$42.68	\$68,288
2028-2029	\$43.96	\$70,342

V. POLICE DEPARTMENT RESPONSIBILITIES

1. The Police Department will provide the SRO with a police vehicle and fuel at the Department's expense. The SRO will begin and end his/her shift at the Police Department and document their hours worked.
2. The Police Department is solely responsible for receiving and reviewing the SRO's work documentation and SRO hours worked for the District, as well as addressing any potential disciplinary action.
3. The Township will be and always remain the sole and exclusive employer of the SRO for all purposes during the terms of this contract. This includes hiring, directing, discharge, compensation, overtime wages, fringe benefits, pension benefits, insurance-related benefits, travel expenses, transportation costs, and other allowances or reimbursements of any kind including but not limited to workers disability compensation, unemployment compensation, Social Security Act protections and benefits, retirement and pension, any employment taxes, and any other statutory or contractual right or benefit based on any employment status. The District is not responsible for the direct payment of the SRO's wages, and the SRO shall not be entitled to benefits provided to the District's employees. The relationship between the Township and the District shall be that of independent contracting parties. The SRO shall not represent themselves to be an employee of the District.
4. The SRO shall be subject to all personnel policies and practices of the Police Department except as such policies or practices may be modified by the terms and conditions of this Agreement, except that no agreement between the Police Department and District may alter or deviate from the terms of the applicable collective-bargaining agreement.
5. The Police Department, in its sole discretion, shall have the power and authority to hire, discharge, and discipline the SRO.
6. If the Superintendent or his/her designee is dissatisfied with an SRO assigned, then the Superintendent shall notify the Police Department, and the Superintendent and Chief of Police will work together to resolve the issue. The District acknowledges, however, that the Police Department is the ultimate decision maker in terms of the SRO assignment.
7. The Police Department will supply the SRO with the usual and customary office supplies and forms required in performance of their duty, including a computer with wireless capabilities.

VI. SRO RESPONSIBILITIES

The SRO will:

1. Assist in helping ensure the physical safety of the District's school buildings.

2. Aid in crisis prevention and help de-escalate aggression that occurs between students, staff, or third parties.
3. Wear a Police Department approved department uniform including a ballistic vest, name tag, and badge at all times while performing services under this Agreement. The SRO will also be armed at all times when on duty.
4. Be a visible, active law enforcement figure on campuses and deal with law enforcement matters originating on the assigned campus. In all other cases, disciplining students is a District responsibility. The SRO may provide support to school officials by standing by as a peace officer while school discipline is meted out.
5. Interact and work with students and staff to build quality relationships between students, parents, school staff, and the Police Department.
6. Refer student violations to the appropriate school staff/administrator.
7. Assist the District with monitoring the security of school buildings, adjacent facilities, and parking lots.
8. Make appearances, upon reasonable request, before school councils, parent groups, and school or district-associated groups, and serve as a speaker on a variety of requested topics, particularly school threats, drug and alcohol abuse, and social media issues.
9. Act as a guest speaker in classes when requested and make presentations to various grade levels within all Haslett Schools at the request of the District.
10. Document any law enforcement-related activity and safety concerns affecting the District and compile a monthly report to the Police Department and to the Superintendent.
11. Share information with the building principals and Superintendent about persons and conditions that pertain to campus safety concerns.
12. Develop plans and strategies to prevent or minimize dangerous situations which might result in student unrest.
13. Work with the building principals or Superintendent or both for development and implementation of safety drills, emergency plans, and other related activities.
14. Coordinate their activities with the building principals and staff members concerned and seek permission, guidance, and advice prior to enacting any programs within the school.
15. Participate in the District's threat assessment process.

VII. DISTRICT RESPONSIBILITIES

The District will:

1. Pursuant to Sections 1230 and 1230a of the Revised School Code, the District must ensure that a criminal history check through the Michigan State Police and the Federal Bureau of Investigation has been conducted for all persons assigned to work in any of the School District's facilities regularly and continuously. MCL 380.1230 and 380.1230a. Accordingly, the Police Department, at its expense, will take all necessary steps to ensure criminal background checks are initiated. The Police Department will not assign to the District any person who has been convicted of any of the following offenses:
 - a. Any "listed offense" as defined under Section 2 of the Sex Offenders Registration Act, MCL 28.722;
 - b. Any offense enumerated in Sections 1535a or 1539 of the Revised School Code, MCL 380.1535a, 380.1539b;
 - c. Any felony; provided however, that with prior written approval of the District's Board of Education and Superintendent, a person who has been convicted of a felony (other than a "listed offense" as defined above) and who is regularly and continuously providing services under this Agreement at District facilities may be permitted to perform such services when, in the judgment of the District's Board, that person's presence will not pose a danger to the safety or security of District students or personnel;
 - d. Any misdemeanor conviction involving sexual or physical abuse as those terms are defined in Sections 1230(10) and 1230(8) of the Revised School Code, MCL 380.1230;
 - e. Any offense of a substantially similar enactment to those enumerated in paragraphs a.-d., above, of the United States or another State; or
 - f. Any other offense that would, in the judgment of the District, create a potential risk to the safety and security of students serviced by the District.
2. Provide, to the extent available, the SRO with access to: (1) a private office, (2) office furnishings, (3) computer, and (4) an office telephone.

VIII. INFORMATION SHARING

1. The District designates the SRO a "school official" as provided in the Family Educational Rights and Privacy Act (FERPA) 20 U.S.C. 1232g. As a "school official" per FERPA, the Police Department represents that the SRO (A) is performing an institutional function or service that the District has outsourced and which would otherwise be performed by District personnel; (B) has a legitimate educational interest in the FERPA-protected information; (C) is under the direct control of the District with respect to the use and maintenance of education records; and (D) will comply with the

re-disclosure limitations set forth in FERPA. An SRO may be provided access to student records information maintained by the District only as needed by the SRO to perform their duties as an SRO. An SRO may also be granted access to student records information in the event of an emergency situation threatening the health or safety of a student or other individual.

2. Records that are both created and maintained by an SRO for the purpose of ensuring the safety and security of persons or property in the District, or for the enforcement of local, state, or federal laws or ordinances shall not be considered student education records — even when such records may serve the dual purpose of enforcing school rules — and are not subject to the prohibitions of access or disclosure by the SRO. Pursuant to FERPA, such records that are both created and maintained by the Police Department for a law enforcement purpose are considered records of a law enforcement unit and not considered student education records. Nevertheless, records of a law enforcement unit do not include those records created and maintained by a law enforcement unit exclusively for a non-law enforcement purpose, such as a disciplinary action or proceeding conducted by the District. Additionally, any District-created video surveillance records do not lose their status as student education records even if in possession of the Police Department. See 34 CFR 99.8.

IX. SRO TRAINING REQUIREMENTS

1. The SRO shall receive such training as is necessary to permit the SRO to effectively advance the District's educational mission in the context of his or her duties as SRO. Training topics, goals, objectives, and attendance shall be determined jointly by representatives of the District and the Police Department.
2. The SRO assigned under this Agreement shall maintain current MCOLES certification and, to the extent available, maintain certification through the National Association of School Resource Officers (NASRO).
3. Time spent in training directly related to the SRO's function in the schools will be compensated by the District. All other training received by the SRO which is not directly related to his/her duties as the SRO will be compensated by the Township. Training provided by the Police Department specific to the SRO's duties that will be billed to the District will be communicated in advance to the Superintendent or his or her designee.

X. SUPERVISION RESPONSIBILITY AND CHAIN OF COMMAND

1. As employees of the Township's Police Department, the SRO will be subject to the chain of command of the Police Department.
2. In the performance of his or her duties, the SRO shall coordinate and communicate with the Superintendent or his or her designee.

3. The SRO shall not transport students in Police Department vehicles except: (1) when the students are victims of a crime, under arrest, or some other emergency circumstances exist; (2) when students are suspended and/or sent home from school pursuant to school disciplinary actions, if the student's parent or guardian has refused or is unable to pick up the child within a reasonable time period, and the student is disruptive or disorderly, and their continued presence on campus is a threat to the safety of other students and school personnel.
4. Students shall not be transported to any location unless it is determined that the student's parent, guardian, or custodian is at the destination to which the student is being transported except for emergency or law enforcement (e.g., arrest) situations.
5. The SRO shall not transport students in their personal vehicles.
6. The SRO shall promptly notify school personnel upon removing a student from campus.

XI. PROGRAM ASSESSMENT

The SRO program will be assessed annually by both Parties no later than one week after the final day of each school year. The assessment will be conducted jointly between the Police Department and District. The following areas may be used by the Parties to evaluate the program:

1. Progress towards or accomplishment of goals and objectives outlined in Section III as provided through the SRO's monthly reports.
2. School community feedback through an agreed upon survey.
3. Data and documentation sufficient to support any applicable grant reporting requirements, including but not limited to incident counts, building coverage logs, behavioral threat assessment participation, and training hours.

XII. POINT OF CONTACT

The points of contact for the administration of this Agreement are indicated below. All notices or other written communications shall be addressed as indicated below or as specified by a subsequent written notice delivered by the party whose address or authorized representative has changed.

Notices or other written communications required by or related to this Agreement shall be in writing and shall be delivered in one of the following manners:

1. In person;
2. By certified registered mail, return receipt requested, with all postage or charges prepaid; or
3. By electronic mail from an e-mail account for a point of contact indicated below to an e-mail account for a point of contact indicated below.

<u>For the District:</u> Patrick Malley Superintendent 5593 Franklin Street Haslett, MI 48840 517-339-8242 malley.pm@haslettschools.org	<u>For the Police Department:</u> Rick Grillo Chief of Police 5151 Marsh Road Okemos, MI 48864 517-853-4000 grillo@meridian.mi.us
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XIII. ENTIRE AGREEMENT

This Agreement is the complete and exclusive statement of the agreement between the Parties with respect to the subject matter thereof and supersedes all prior negotiations, representations, proposals, agreements, and other communications between the Parties either oral or written with respect to the subject matter thereof. This Agreement may only be amended by a written document signed by the Parties, by and through their duly authorized representatives.

XIV. FUNDING CONTINGENCY

The District's obligation to pay for SRO services under this Agreement is contingent upon the availability of federal, state, or grant funding sufficient to cover the costs of such services, including but not limited to funding under Section 31aa of the State School Aid Act (MCL 388.1631aa) or any successor provision. In the event that such grant funding is reduced, eliminated, or not renewed, the District may reduce or terminate SRO services upon sixty (60) days' written notice to the Police Department, notwithstanding the general termination provisions of Section XV of this Agreement. Upon such notice, the District shall be responsible only for services actually rendered through the effective date of reduction or termination.

The Parties acknowledge that the District intends to fund SRO services through available grant programs, and that the availability and terms of such funding are subject to change. The District agrees to provide the Police Department with reasonable advance notice of any anticipated changes in funding status and to work cooperatively with the Police Department to identify alternative funding sources or cost-sharing arrangements before exercising its rights under this section.

XV. TERM AND TERMINATION

This Agreement is effective when signed by the Parties, by and through their duly authorized representatives, and remains in effect from **August 1, 2026 through August 1, 2029**, unless terminated early as hereinafter set forth. Either party may terminate this Agreement for any reason, with or without cause, by providing at least ninety (90) days advance written notice of termination to the non-terminating party. A written notice of termination by either party shall terminate this Agreement. In such event, the District will be responsible only for a pro-rated fee for services actually rendered through and until termination.

XVI. CERTIFICATION

The individual signing this Agreement certifies by their signature that they are authorized to sign this Agreement on behalf of the party for whom they are signing and by doing so does hereby bind the party to the terms of this Agreement.

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XVIII. SIGNATORIES

The Parties, by and through their duly authorized representatives, sign their names as evidence of their approval of this Agreement. Signatures by counterparts are acceptable.

FOR THE TOWNSHIP and POLICE DEPARTMENT:

Scott Hendrickson
Township Supervisor

Date

Angela Demas
Township Clerk

Date

Richard Grillo
Chief of Police

Date

FOR THE DISTRICT:

Patrick Malley
Superintendent

Date



9. M

To: Board Members

From: Rick Grillo, Chief of Police

Date: October 20, 2026

Re: 2026 Halloween Trick-or-Treating Hours

Meridian Township is pleased to announce trick-or-treating will take place on Saturday, October 31, 2026 from 6:00 pm until 8:00 pm.

The following motion is proposed for Board consideration:

**MOVE TO AUTHORIZE TRICK-OR-TREATING ON SATURDAY, OCTOBER 31,
2026 FROM 6:00 PM- 8:00 PM.**



To: Township Board

From: Timothy R. Schmitt, *AICP*
Director of Community Planning and Development

Date: October 14, 2026

Re: Ordinance 2026-10 – Mass Timber in MUPUD and CPUD – ADOPTION

Earlier this year, the Corridor Improvement Authority discussed a regional push towards the utilization of Mass Timber construction, of which MSU is an industry leader in. After discussion with Planning Staff, the CIA recommended the Planning Commission review the MUPUD and CPUD ordinances to determine if Mass Timber could be incorporated as an amenity for qualifying projects under these two zoning districts. The Planning Commission discussed the matter throughout Spring and Summer, referring the matter back to the CIA at one point for further discussion. Eventually, both boards recommended approval of the attached ordinance, which would make Mass Timber a level 3 amenity under the MUPUD and an amenity option under the CPUD. Information from each of the Planning Commission meetings can be found below.

April 13, 2026: [PACKET](#), [VIDEO](#), [MINUTES](#)
May 11, 2026: [PACKET](#), [VIDEO](#), [MINUTES](#)
June 8, 2026: [PACKET](#), [VIDEO](#), [MINUTES](#)
July 13, 2026: [PACKET](#), [VIDEO](#), [MINUTES](#)
July 27, 2026: [PACKET](#), [VIDEO](#), [MINUTES](#)
August 10, 2026: [PACKET](#), [VIDEO](#), [MINUTES](#)

The Township Board discussed the matter initially at their September 1, 2026 meeting. ([PACKET](#), [VIDEO](#), MINUTES [not yet available]) and Introduced the ordinance for adoption at their September 15, 2026 ([PACKET](#), [VIDEO](#), MINUTES [not yet available])

Staff **recommends approval** of the proposed ordinance at this time to amend the Code of Ordinances to update the standards in the MUPUD and CPUD ordinances to allow for Mass Timber to be an amenity for development in both districts. Staff has provided the following recommended motion and attached resolution to introduce the ordinance.

Move to adopt the resolution approving Text Amendment #2026-10 to amend the Code of Ordinances of the Charter Township of Meridian at Article IV of Chapter 86 to update the standards for the inclusion of Mass Timber as an amenity in the MUPUD and CPUD districts.

Attachments

1. Resolution to approve Ordinance 2026-10
2. Ordinance 2026-10 – Mass Timber Updates

RESOLUTION TO APPROVE

**Text Amendment #2026-10
Mass Timber in MUPUD and CPUD**

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 20th day of October, 2026, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Mass Timber broadly refers to a construction type that utilizes engineered and layered structural wood components as the primary source of construction material for the building; and

WHEREAS, the Corridor Improvement Authority is interested in promoting Mass Timber construction within the Township and asked the Planning Commission to review potential ordinance updates that would allow this; and

WHEREAS, the Planning Commission reviewed the matter and agreed that Mass Timber could be included as an amenity in certain zoning districts, notably, the Mixed Use Planned Unit Development District (MUPUD) and the Commercial Planned Unit Development (CPUD); and

WHEREAS, the Planning Commission discussed the matter at their regular meetings on April 13th, May 11th, June 8th, and July 13th meetings, held a public hearing for the proposed changes at their regular meeting on July 27, 2026 meeting and recommended the changes to the ordinance at their August 10, 2026 meeting; and

WHEREAS, the Township Board reviewed the proposal at their September 1, 2026 meeting and raised no major concerns, directing Staff to bring the ordinance back for introduction, which occurred at the September 15, 2026 meeting;

WHEREAS, as directed by the Township Board, Staff has published notice of introduction of the ordinance;

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby ADOPTS Ordinance No. 2026-10, entitled "An Ordinance to amend the Zoning Ordinance of the Charter Township of Meridian at Article IV, District Regulations, to update the standards for the inclusion of Mass Timber as an amenity in the MUPUD and CPUD Districts"; and

ADOPTED: YEAS: _____

[illegible]

Angela Demas
Township Clerk

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THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

The following list of possible amenities is weighted to recognize more substantial project features may fulfill the requirement for multiple amenities. Other amenities not listed below may be considered, provided they meet the criteria established in Section 86-440(e)(4) and subject to the sole approval and discretion of the Township Board.

- a. Project features counting as three amenities are those amenities that have the largest potential environmental and/or social impact on the Township as a whole and are generally not found in a non-MUPUD project. At least one amenity from this section shall be required for any MUPUD project that requires four or more total amenities for approval.
1. Leadership in Energy and Environmental Design (LEED) certification by the United States Green Building Council at the Silver level or higher for the project or individual buildings in the project. Alternative rating systems may be considered.
 2. Multilevel parking decks or underground parking.
 3. A minimum of 20% of the total units within the development identified as affordable housing units.
 4. The overall project includes at least 25% of the total gross floor area of all buildings identified for nonresidential uses, such as retail stores, restaurants, offices, or similar land uses.
 5. Vertical mixing of land uses for the entire project and in each building.
 6. Alternative energy generation systems on-site producing at least 50% of the energy consumed by the development.
 7. Dedicated outdoor gathering space in the form of a central green, plaza, or square which is to function as a focal point for the project and serve as an area where social, civic, or passive activities can take place. This area shall be at least 20% of the total building footprint or 5,000 contiguous square feet (whichever is greater) and designed to serve as a visual and functional civic amenity for sitting, viewing, or other similar outdoor activity.
 8. Public art, either on-site or at an approved off-site location, at 1% of the project cost designed to withstand natural elements and reasonable public contact.
 9. Mass timber construction

Site and building design:

- 1

3. Porches on any structure.
4. Multilevel or underground parking.
5. Ornamental paving treatments for sidewalks and/or parking areas such as, but not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or asphalt.
6. Innovative lighting.
7. Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas.
8. Public access to new technology including wireless access points, electronic information displays, excluding unsolicited electronic broadcast information.
9. Consolidation of multiple land parcels into one to facilitate an integrated design.
10. Fountain.
11. Mass Timber construction

Section 3. Section 86-2, Definition, is hereby amended to add the following:

Mass Timber – A category of framing styles characterized by the use of large, engineered wood panels, often paired with engineered wood columns and beams.

Section 4. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 5. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 6. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 7. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **20th** day of **October**, 2026.

Scott Hendrickson, Township Supervisor

Angela Demas, Township Clerk



To: Board Members

From: Timothy R. Schmitt, AICP
Community Planning and Development Director

Date: October 15, 2026

Re: Data Center and Battery Storage Facilities Ordinance

In May of this year, the Township Board enacted a moratorium on the development of any data center or battery energy storage system (BESS) projects. That six month pause on development for these two uses was put in place to allow the Township Attorneys' office time to develop an ordinance for review. The first draft of that ordinance is attached for initial discussion. This is an amendment to the Zoning Ordinance to provide standards for both of these uses. As such, the Planning Commission is required to hold a public hearing on this ordinance and refer the matter back to the Township Board for adoption.

If the Township Board has major concerns with the ordinance in its current form, Staff would suggest not making that referral at this time, instead providing Staff and the Township Attorney direction on major changes that need to be made. If the Township Board is comfortable with the overall structure and is interested in moving the process for review forward, Staff would recommend that the Township Board refer the ordinance to the Planning Commission for review.

After review, Staff would recommend that we move forward with the referral to the Planning Commission, to start the review/adoption process and have provided the following motion for the Township Board's use. Again, to reiterate, there is no proposal for a data center or a BESS project, nor has Staff had any discussions with anyone that would give any inkling there is a project being considered. This ordinance is purely proactive, intending to get regulations in place, in the event that a project comes together.

Move to refer the Data Center and Battery Energy Storage draft ordinance to the Planning Commission for public hearing, review, and recommendation.

Attachments

1. Draft ordinance to regulate Data Centers and Battery Energy Storage facilities

MERIDIAN CHARTER TOWNSHIP
INGHAM COUNTY, MICHIGAN

DATA CENTER FACILITY
ZONING ORDINANCE AMENDMENT

ORDINANCE NO. _____

At a meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building at 5151 Marsh Road, Okemos, Michigan, 48864 on _____, 2026, at _____ p.m., Township Board Member _____ moved to adopt the following Ordinance, which motion was seconded by Township Board Member _____.

An Ordinance to amend the Meridian Township Zoning Ordinance, as amended, to regulate Data Centers, add Data Centers as a special land use, including applicable application requirements and performance standards, define a permissible accessory Data Center, and provide for Data Centers as a special use in the Industrial (I) District.

THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN ORDAINS:

SECTION 1. AMENDMENT TO ZONING ORDINANCE ARTICLE I: The Meridian Township Zoning Ordinance, Chapter 86, Article I, §86-2, shall be amended to add the following definitions to the respective subsections:

- A. Accessory Data Center.** A data center that occupies more than 50 square feet, exclusively serves the principal on-site use, is a customary and incidental function of the principal use, and does not exceed 2% of the floor area of the principal structure.
- B. Abandoned Data Center.** Any data center use that remains nonfunctional or inoperative to the extent that it is not used for digital data operations for a period of 18 months will be considered abandoned and subject to abandonment and decommissioning provisions.
- C. Backup Generators.** Natural Gas, diesel, gasoline, or other combustion equipment used to generate electricity during a power outage or similar emergency. Backup generators are only to be used during periods of outages, natural disasters or similar “emergency events” for power generation and for regular reliability testing and exercising.
- D. Battery Energy Storage System (“BESS”).** Rechargeable electrical system that allows storage and disbursement of energy from on-site or nearby commercial scale power generating systems (over 10 megawatts) or from the public utility electric grid.

- E. Closed loop Cooling System.** A process to cool the heat generated by on-site servers and other related components of a Data Center by withdrawing water that is then recycled for cooling purposes and additional water is only withdrawn to replace what is lost through evaporation, allowing the water supply to be used continuously.
- F. Data Center.** A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities.
- G. Daytime.** The period of a day beginning at 9:00 a.m. and ending at 6:00 p.m. local time, each day of the week.
- H. Habitable Structure.** A residence, school, hospital, church, public library, business, office, store, retail establishment, or other buildings people frequently sleep in, occupy, or congregate, excluding accessory structures. Generally, a structure occupied by humans.
- I. Nighttime.** The period of the day beginning at 6:00 p.m. and ending at 9:00 a.m. local time, each day of the week.
- J. Non-Participating Property.** Any lands that do not have an agreement with an applicant or developer to host or participate with a Data Center or other applicable special land use.
- K. Participating Property.** Any lands that have an agreement related to a Data Center or other applicable special land use.
- L. Recycled Water System.** A practice of using and repurposing water and wastewater for alternative uses such as cooling a Data Center, its components, and accessory uses.

SECTION 2. AMENDMENT TO ZONING ORDINANCE ARTICLE IV: The Meridian Township Zoning Ordinance, Chapter 86, Article IV, Division 3, §86-405 titled C-3 Commercial District shall be amended to add subsection (c)(4)(13) to state as follows:

(13) Accessory Data Center. An accessory data center that exclusively serves the principal on-site use as a customary and incidental part of that use, does not lease or provide processing services to third parties, and applies under and satisfies the general Special Use Permit requirements in Article II, Division 4, Section §86-121 *et seq.*

SECTION 3. AMENDMENT TO ZONING ORDINANCE ARTICLE IV: The Meridian Township Zoning Ordinance, Chapter 86, Article IV, Division 4, §86-435 I District: Industrial District shall be amended to add subsection (b)(4)(f.) to state as follows:

f. Accessory Data Center. An accessory data center that exclusively serves the principal on-site use as a customary and incidental part of that use, does not lease or provide

processing services to third parties, and applies under and satisfies the general Special Use Permit requirements in Article II, Division 4, Section §86-121 *et seq.*

SECTION 4. AMENDMENT TO ZONING ORDINANCE ARTICLE IV: The Meridian Township Zoning Ordinance, Chapter 86, Article IV, Division 4, §86-435 I District: Industrial District shall be amended to add subsection (c)(4) to state as follows:

(4) Data Centers

SECTION 5. AMENDMENT TO ARTICLE ZONING ORDINANCE VI: The Meridian Township Zoning Ordinance, Chapter 86, Article VI Special Use Requirements and Restrictions shall be amended to add §86-661 to state as follows:

§86-661 Data Centers

a) Intent & Purpose.

The purpose of this Section is to promote the effective and efficient use of Data Centers. It is the intent of the Township to permit these systems by regulating their siting, design, and installation to protect the public health, safety, and welfare, and to ensure their compatibility with adjacent land uses. Data Centers, as defined in this Ordinance, shall comply with the provisions of this Ordinance and are only permitted as authorized by this section.

b) Special Use and Site Plan Standards.

Data Centers are subject to the review process set forth for special use permits under Chapter 86, Article II, Division 4, Section §86-121 *et seq.* of this Zoning Ordinance. To the extent there is any conflict between the general requirements under §86-121, and this section, this section shall control.

c) Additional Application Requirements for Data Centers.

1. All applications for Data Centers must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, displaying the information in compliance with the requirements set forth in §86-124 of the Zoning Ordinance and other information as required in this subsection.

a. Site Plan. A site plan, as required under §86-124 of the Zoning Ordinance.

b. Description. A description of the Data Center, including:

- i. The location and a description of the Data Center.
- ii. A description of the anticipated effects of the Data Center on the natural environment, natural resources, and solid waste disposal capacity, which may include records of consultation with relevant state, tribal, and federal agencies.
- iii. A description of the expected use of the Data Center.

- iv. Anticipated or future use of augmentation for a project. Should an applicant intend to repurpose or augment a project site, applicants must provide a narrative indicating the anticipated project life of the project with repurposing or augmentation and detail plans and schedules for repurposing or augmentation activities.
 - v. If the project anticipates future phases, the description shall clearly delineate the phase so that each phase is distinct and clear.
 - vi. Additional information required by the Township as it relates to the site plan.
2. Environmental Impacts. The expected direct impacts of the Data Center on the environment and natural resources and how the applicant intends to address and mitigate these impacts. This includes any impacts to water quality, water supply, or potential groundwater contamination and methods to avoid such impacts to water sources.
 3. Public Health and Safety. Information on the effects of the Data Center on public health and safety.
 4. Agency Consultation. Evidence of consultation, if required, before submission of the application, with the Department of Environment, Great Lakes, and Energy and other relevant state and federal agencies before submitting the application, including, but not limited to, the Department of Natural Resources and the Department of Agriculture and Rural Development.
 5. Stormwater. A stormwater assessment and a plan that will require approval by the Ingham County Drain Commissioner to minimize, mitigate, and ensure that predevelopment water surface run-off is consistent with post-development water surface run-off as applied through applicable standards used by the Ingham County Drain Commissioner.
 6. Emergency and Fire Response. An emergency response plan addressing how emergency services providers (EMS, fire, and law enforcement) can respond to emergencies that could occur at the site. Applicants shall demonstrate how their emergency response plan is consistent with industry practices and standards for similar facilities including compliance with NFPA 855: “Standard for the Installation of Stationary Energy Storage Systems” or successor standard. The emergency response plan shall also be provided by the applicant to Township emergency medical services, fire protection, and law enforcement providers for an opportunity to comment, and comments from the providers above must be submitted to the Township for review. The emergency response plan shall include a containment plan addressing surrounding areas, which shall detail all non-permeable liners utilized for battery storage components or address why liners are not needed and containment can be accomplished using other methods. Should an emergency response plan identify any necessary resources or training not possessed

by a Township emergency services provider, the applicant must identify how it will provide such resources or training to the applicable provider. The emergency response plan must include an obligation for an applicant and owner and operator to provide an emergency hotline phone number (staffed 24 hours a day; 7 days a week) that is accessible by the Township.

7. *Threat Assessment and Risk Mitigation.* The application must include a comprehensive assessment of potential physical, environmental, and operational threats.

- a. *Risk and Hazard Assessment.* Prior to construction, the Applicant shall submit a Risk and Hazard Assessment, which shall be prepared by a qualified professional, and shall evaluate the following at a minimum:
 - i. *Manmade and Natural Hazards.* The plan shall evaluate the Project site's vulnerability to natural disasters and manmade hazards, and ensure the location is safe for operations and service delivery.
 - ii. *Hazardous Materials Inventory.* A complete inventory of all battery technologies, fuel storage, and chemical coolants proposed for the site. The assessment must detail potential failure modes (e.g., thermal runaway for batteries) and the specific containment measure proposed.
- b. *Physical Security Standards.* The applicant must provide an assessment of physical security standards that consider the following at a minimum:
 - i. *Perimeter Security.* The applicant shall demonstrate the Data Center is secured to detect and identify unauthorized access and allow for adequate time for a response to undesired conduct.
 - ii. *Access Control.* The Data Center shall demonstrate access control to the system for emergency response to be implemented during construction and post-construction.
 - iii. *Surveillance and Monitoring.* The applicant shall demonstrate that the Data Center will utilize a surveillance system to ensure monitoring of the facility perimeter and allow for the following at a minimum:
 - a. Remote incident assessment for response support;
 - b. Post-event analysis and investigations;
 - c. Live video surveillance and monitoring;
- c. *Critical Infrastructure Acknowledgement.* The assessment shall determine whether the facility supports critical services and, if so, ensure priority consideration for utility restoration and emergency access in the event of a natural disaster.

8. Decommissioning Plan. A decommissioning plan drafted by a professional engineer that is consistent with the requirements of this Ordinance. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, but excluding cash. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the Data Center, without deducting salvage value, as calculated by a third party with expertise in decommissioning, hired by the applicant. Moreover, an applicant for a Data Center, prior to construction, must enter into a decommissioning agreement acceptable to the Township Board before issuance of required permits for construction specifying the obligations of decommissioning and includes terms noting: (1) decommissioning obligations must be assigned to any future owner or operator of the Data Center; (2) the Township will have land rights to perform decommissioning itself with a posted financial assurance should it need to decommission a project; (3) the anticipated life of the project before decommissioning; (4) how the Township will receive land access rights to decommission the project should it be required to decommission the project; (5) an acknowledgement from the applicant or project owner that the estimate of project decommissioning costs will be updated and reviewed at a minimum of every three (3) years by a mechanism acceptable to the Township, including but not limited to, an inflationary index or review of decommissioning costs by a professional engineer or other qualified professional and that the financial assurance required for decommissioning to be posted with the Township will be updated at a minimum of every three (3) years to match the new estimate of project decommissioning costs; unless the estimate of decommissioning costs goes down in which case the financial assurance will remain at the same value. Such obligation can be waived by the Township Board.

9. Construction Schedule / Lifespan.

- a. An anticipated construction commencement date and anticipated completion date for project construction. An estimate of the total operating lifespan of the project before decommissioning in years. The applicant shall provide a construction schedule that will be imposed upon approval. Upon approval, the applicant shall commit to the approved schedule.
- b. As required by §86-128 of the Ordinance, any special use permit granted under this Ordinance shall be valid for a period of twenty-four (24) months from the date of issuance of said permit. A special use permit shall become null and void and fees forfeited unless construction and/or use is commenced within twenty-four (24) months and completed within thirty-six (36) months of the date of issuance unless an extension is granted or unless specifically approved as a phased development. A violation of a requirement, condition, or safeguard shall be considered a violation of this

Ordinance and grounds for the Planning Commission to terminate and cancel such special use permit.

- 10. Application Escrow.** An escrow account shall be funded by an applicant when an applicant applies for a special use permit for a Data Center. The monetary amount deposited by the applicant in escrow with the Township shall be estimated by the Township to cover all reasonable costs and expenses associated with the zoning review and approval process (including site plan review), which costs include, but are not limited to, reasonable fees of a Township attorney, planner, and/or engineer, as well as costs for any other outside consultants or reports or studies that the Township determines are reasonably related to the zoning review process for a particular application. An escrow amount shall be in addition to any non-refundable application fees determined by the Township. At any point during the zoning review process, the Township may require that the applicant place additional monies in escrow with the Township should the existing escrow amount filed by the applicant be insufficient. If the escrow account needs replenishing and the applicant refuses to do so within 45 days, the zoning review and approval process shall cease until and unless the applicant makes the required escrow deposit. Such application escrow shall be held by the Township Treasurer in a separate bank account, and upon completion of Township zoning review, all excess escrow funds must be returned to an applicant without interest. To the extent the escrow funds are not sufficient to cover all costs, any amount of costs in excess of the escrow shall be paid by the applicant.
- 11. Public Water Required.** Connection to municipal public water with confirmed capacity for operation is required unless approval is provided by the Township that an alternative design will not cause an unreasonable burden on available potable water for those served from the same aquifer sourced for the use. Any water cooling must use a closed loop or recycled water system. Cooling water flushing and refills are limited to amounts as approved by the municipal utility providing water, or to the extent it is an alternative design, the Township Board.
- 12. Water Feasibility Study.** The applicant shall provide a water feasibility study. The purpose of the study is to determine if there is an adequate supply of water for the proposed Data Center and to estimate the impact of the Data Center on existing wells, groundwater, and surface waters in the vicinity. No Data Center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity, which shall include addressing thermal impacts from the discharge as well as thermal discharge itself. The water feasibility study shall include the following information at a minimum:

 - a. The projected water demands of the Data Center;
 - b. The source of water to be used;

- c. A description of any water that will be used, including the amount or proportion of water to be used for each purpose (e.g. cooling, humidity control, fire suppression, and domestic usage);
- d. Identification of how water will be released into surrounding water bodies and an analysis of environmental impact of each release;
- e. A description of the amount or portion of water withdrawn that will be recycled or discharged and by what means;
- f. The location of all existing wells within 1,000 feet of the property boundary, with a notation of the capacity of all high-yield wells;
- g. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, surface waters, and the groundwater table;
- h. A statement of the qualifications and the signature(s) of the person(s) preparing the study.

13. Discharge Infrastructure Design. The applicant shall provide a discharge infrastructure design that identifies all anticipated impacts and details specific measures to mitigate, minimize, or avoid such impacts to the extent practicable. The discharge infrastructure design must include the following at a minimum:

- a. The use of recycled water to reduce potable water consumption and discharge volume;
- b. The method of drainage system being utilized in the project;
- c. Any use or activity producing air, dust, smoke, exhaust, heat, or humidity, and how those uses will be carried in such a manner that is not perceptible at or beyond the property line;
- d. Post-development runoff, and how it will not result in adverse impacts to adjacent properties, public infrastructure, or natural resources;
- e. In the event that the Data Center ceases operation, the design must account for safe removal or securing of all wastewater treatment systems, fuel storage for pumps, and potential hazardous materials associated with the cooling infrastructure;

14. Adequate Electrical Capacity. The applicant shall provide a feasibility study for adequate electrical capacity. The study shall demonstrate that the Data Center shall have adequate electrical capacity from an applicable service provider.

- a. Adequate capacity is available on the applicable supply lines and substation to ensure that the capacity available to serve the other needs of the service area is consistent with the normal projected load growth envisioned by the provider so as to cause no negative interference with

the service currently received by electric customers within the Township.

- b. Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the Data Center.
- c. The Data Center will not cause electrical interference or fluctuations in line voltage on and off the operating premises.
- d. The upgrades/improvements to the electrical infrastructure to support the capacity demands, and an analysis whether upgrades/improvements to provide electrical capacity to the site will have any increase on electrical customers rates within the area.

15. Material Safety Data Sheets and Manufacturer's Manuals. Upon submission of an application, an applicant must provide all material safety data sheets and manufacturer's instructions/manuals for substantive project components (e.g., batteries) for Township review and inspection. Should any of the above information be considered confidential or a trade secret, the applicant shall indicate a process to allow inspection of such materials upon request by the Township while at the same time protecting disclosure of the documents to the extent permitted by the Michigan Freedom of Information Act.

16. Community Impacts Analysis. A study that identifies the impacts of a proposed project on community resources and services, including, but not limited to, roads, fire protection (including any necessary training or equipment), police protection, emergency medical services, and public drainage systems including culverts. Applicants shall demonstrate in an application for a Data Center, how they will ensure impacts from a proposed project on community resources and services will be addressed by the applicant and not be borne on the Township.

17. Waste. Applicants shall identify any solid or hazardous waste by a project and how such waste will be managed.

18. Transportation. Applicants shall provide a transportation plan for project construction, operation, and decommissioning. Such plan shall identify project ingress and egress, be approved by the Ingham County Road Commission, and the applicant shall ensure that any damage caused to roadways the Township is responsible for funding are repaired.

19. Signage. Applicants shall identify all project signage and ensure signage meets the requirements of the Zoning Ordinance. Furthermore, Data Centers shall post signs in compliance with NFPA 70/70E, as amended, or any applicable local fire code in place at the time of application for approval. Additionally, signage shall be provided per NFPA 855.7.4.4, as amended, or any applicable local code in place at the time of application for approval, including information on the system type and technology, special hazards, fire suppression system and 24-hour emergency contact information, including reach-back phone number. A clearly visible warning

sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

20. Other information reasonably required by the Township.

d) Data Center Standards and Obligations. Data Centers shall meet the following performance standards and obligations.

- 1. Setbacks.** Data Centers shall be subject to the following setback requirements. No setbacks shall apply between participating properties hosting the same project. To the extent there is any conflict between the general requirements under Section 8.3 and this Ordinance, the setbacks established in this Ordinance shall apply in lieu of those set forth in §86-435 for structures within the Industrial (I) District, to the extent that they are more restrictive.
- 2. Data Center buildings, accessory structures, and all other associated equipment must be set back as follows:**
 - a. At least 100 feet from all non-participating property lines.
 - b. At least 300 feet from the nearest point of a habitable structure.
 - c. At least 100 feet from the public road rights-of-way.
 - d. Parking lots for Data Centers shall be set back at least 100 feet from public road rights-of-way, and 250 feet from all non-participating property lines.
- 3. Generators.** Routine generator operation maintenance is limited to Monday-Friday between the hours of 10 a.m. and 4 p.m.
 - a. Generators must be enclosed in order to limit sound to 70 dBA as measured 23 feet from the generator. All equipment on site must also comply with maximum sound levels at all property lines.
 - b. Onsite generators must meet or exceed EPA Tier 4 emission standards.
- 4. Battery Energy Storage Systems.**
 - a. BESS for a Data Center that are located within the project boundaries shall be designed and constructed in accordance with the NFPA (National Fire Protection Association) 855 standard including as may be periodically updated.
 - b. The components of a BESS shall be approved with the review of a Data Center special use permit, and shall otherwise comply with the requirements of this Ordinance.
 - c. The system and its components and equipment shall be listed by the nationally recognized testing laboratory, UL (Underwriters Laboratories) 9540 (standard for battery energy storage systems and equipment) or applicable nationally recognized standard with subcomponents meeting each of the following standards as applicable.

- d. All applicants shall include a detailed safety plan related to the BESS facility within the Data Center. Such a plan shall include, but not be limited to:
 - i. Preliminary design with locations and descriptive details regarding components relating to fire prevention and detection and to explosion control.
 - ii. Information regarding equipment designed for providing proper temperature control recommended for safe operation of batteries.
 - e. All BESS shall be equipped with safety systems as outlined below:
 - i. Hazard detection system.
 - ii. Explosion detection system.
 - f. Specifically, and without limitation, BESS sound emissions shall comply with the noise requirements prescribed in this Section.
 - g. BESS shall comply with all other applicable performance standards required of BESS principal uses as may be provided within Township Ordinances.
5. Height of Data Center. The Data Center shall be no greater in height than the maximum height provided in the applicable land use district.
6. Potential External/Off-Site Impacts. Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall be carried on in such a manner that it is not perceptible beyond the lot or parcel line. The facility shall not cause an increase in air temperature of 4°F above ambient background, averaged over any 15-minute period. Stormwater shall be calculated and determined to not have post-development stormwater run-off exceed pre-development stormwater run-off as determined by the County under an applicable stormwater ordinance or regulation, or as approved by the Township in review of any Data Center. The requirements of this provision shall apply to all perceptible subsurface and vertical heat dissipation.
7. Landscaping/Screening. Landscaping and screening shall conform to the requirements of the Ordinance. At the Township's discretion, additional landscape buffers, noise barriers and visual screening may be imposed to ensure compatibility with surrounding uses.
8. Parking Requirements. A minimum of 1 parking space per employee on the largest shift is required, plus an additional 3 visitor spaces. A minimum of one loading space is required. Loading spaces/Inghams are only permitted to be located on one facade of the Data Center Principal Building.
9. Construction Codes. The Data Center shall comply with all applicable state construction codes. The Data Center shall comply with applicable utility, Michigan

Public Service Commission, as well as the Environmental Protection Agency, Department of Energy, Federal Energy Regulatory Commission and all other state and federal agency standards.

10. Electromagnetic Interference. Each Data Center shall be designed, constructed and operated so as not to cause radio, wireless internet, telephone (both landline and cell phone) and television interference. In the event that electromagnetic interference is experienced as a result of the Data Center, the applicant must take appropriate action to minimize such interference, and if that is not feasible, the applicant shall provide alternate service to each individual resident or property owner affected.
11. Noise and Vibration. The applicant shall demonstrate through a sound study conducted by a qualified acoustical expert that the sound generated by a Data Center during normal operations shall be limited to a maximum daytime (9:00 a.m. to 6:00 p.m. Monday-Friday) decibel level of 50 dBa and a maximum nighttime and weekend (6:00 p.m. to 9:00 a.m. Monday-Friday and all day Saturday and Sunday) decibel level of 40 dBa as measured from the property line of the use. Such sound study shall be conducted using Sound Level Meters described in ANSI S1.4-2104 and generally accepted methodology. A sound study shall be conducted at the following three phases:
 - a. Preliminary Sound Study. A preliminary study shall be conducted as part of the special use process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the aforesaid sound limits. The preliminary study shall include a sound frequency and transmission analysis that addresses the frequency and transmission of sound to prevent broadband noise and low-frequency hums that cause degradation to public health and property. The analysis must model how sound will transmit from the facility to the property lines, accounting for topography, existing vegetation, and proposed structures. The study must calculate the projected noise transmission when mechanical equipment is running at full capacity, including all HVAC units and generators necessary for peak operation. The sound study must specifically evaluate the potential for broadband noise and low-frequency hums generated by cooling systems and generators. The description of sound in the study must include characteristics regarding duration, intensity, and frequency. The study shall also evaluate and report anticipated decibel levels when all emergency power generation equipment is running, including backup generators.
 - b. As-Built Sound Study. An as-built sound study shall be conducted within 12 months after operation to establish conformance with the noise standards set forth within the Ordinance and any conditions of approval.

- c. Vibration Study. The applicant shall provide a vibration study prepared by a qualified professional that demonstrates that no vibration from the Data Center, or associated equipment will be perceptible to the human sense of feeling beyond the property line.
- d. Township Discretion and Findings. The Township, at its discretion, may allow for an increase to 55dBA during the daytime and 45 dBA at nighttime if the Township makes a finding that any waiver increase would not exceed the ambient noise of daytime or nighttime for any dwelling within a 1/2 mile of the site. The maximum sound level in this section does not apply to:
 - i. Demolition work on buildings, structures, appurtenances and/or the testing of generators consistent with the requirements of any regulatory agency.
 - ii. Any situation arising from sudden and reasonably unforeseen events (beyond the control of the facility operator) that require the response of emergency vehicles.
 - iii. All measurements and modeling shall be conducted in compliance with ANSI/ISO standards for outdoor sound measurements and be supervised by a qualified acoustical expert with full member status with the Institute of Noise Control Engineering (INCE).

12. Lighting. A lighting plan for the Data Center shall be approved by the Township. Such plan must describe all lighting that will be utilized. Such a plan shall include but is not limited to the planned number and location of lights, light color and whether any lights will be flashing.

- a. Horizontal Surfaces. For the lighting of predominantly horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria.
- b. Non-Horizontal Surfaces. For the lighting of predominantly non-horizontal surfaces, such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.
- c. Glare. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily using such means as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle, and luminaire placement.

- d. Luminaires. Luminaires shall not be mounted more than 20 feet above the finished grade of the surface being illuminated. No pole-mounted lighting on the roof shall be permitted.
- e. Lighting After Hours. Lighting for parking areas and vehicular traffic ways shall be automatically extinguished nightly within ½ hour of the close of the facility. When after-hours site safety/security lighting is proposed, such lighting shall not exceed 25% of the number of fixtures required or permitted for illumination during regular business hours. Where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 10:00 p.m. or after regular business hours, or the use of motion sensor control, shall be permitted.

13. Mechanical Equipment. Mechanical Equipment must be shown on any proposed plan and must be fully screened on all sides. Mechanical equipment not screened by a facade of the building must be screened by a visually solid fence, screen wall or panel, or parapet wall and constructed with the design, materials, details, and treatment compatible with those used on the nearest facade of the building.

14. Abandonment or Decommissioning.

- a. Any Data Center which has reached the end of its useful life or has been abandoned consistent with this section of the Zoning Ordinance shall be removed. The project site must be restored to a condition substantially similar to its pre-development condition or a condition expressly authorized by the Zoning Ordinance and any property owner lease. The owner/operator shall physically remove the installation no more than 365 days after the date of discontinued operations. The owner/operator shall notify the Township and the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.
- b. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the Data Center shall be considered abandoned when it remains nonfunctional or inoperative to the extent that it is not used to store/transmit electric energy for a continuous period of 18 months. If the owner/operator fails to remove the installation in accordance with the requirements of this section within 365 days of abandonment, the Township is permitted to enter the property and physically remove the installation at the owner's expense.
- c. Decommissioning shall consist of:
 - i. Physical removal of all structures, equipment, security barriers, concrete, and transmission lines (including underground lines) from the site. Underground components shall be removed completely and disposed of outside of the Township. Hazardous waste shall be disposed of in accordance with local, state and federal waste disposal regulations.

- ii. Stabilization or re-vegetation of the site as necessary to minimize erosion and to return the site to a substantially similar condition compared to after development of a Data Center.
 - d. Requirements of abandonment and decommissioning may be waived by the Township upon demonstrating that the building(s) constructed for the Data Center are readily convertible to other uses allowed or reasonably foreseen as permitted within the district.
- 15. Maximum Lot Coverage.** Lot coverage shall not exceed the land use district maximum or sixty (60%) percent, whichever is less.
- 16. Complaint Resolution.**
- a. From construction until project decommissioning, an owner or operator of a Data Center must maintain a compliant resolution process that includes a publicly available permanent phone number and contact information for residents to make complaints regarding the project related to violations of the Zoning Ordinance or any zoning approvals.
 - b. Such process must include a form available to the public to submit complaints which shall also be made available online and be provided to the Township for distribution to residents.
 - c. A Data Center owner or operator shall acknowledge receipt of such complaints within seven days and shall resolve complaints within 30 days unless impractical in which case the owner or operator must notify the Township and complainant of an estimated timeframe to resolve the complaint. A resolution to a complaint that will take over 30 days to address will require approval from the Planning Commission.
 - d. The complaint resolution process may not require a complainant or the Township to post a monetary deposit or otherwise pay for the owner or operator to resolve or investigate a complaint.
 - e. The Data Center owner or operator must notify the Township of any received complaints and resolutions to complaints on a monthly or bi-monthly basis.
- 17. Compliance.** All Data Centers shall comply with all applicable local, state, and federal laws and regulations including obtaining any required permits. The Applicant agrees and consents to ongoing compliance monitoring, including but not limited to metering water, sewer use, monthly and annual reporting, production of agency reports, and 3-year periodic sound monitoring.
- 18. Conditions.** The Township may impose additional reasonable conditions for the approval of a Data Center.

SECTION 6. SEVERABILITY: The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

SECTION 7. REPEAL AND FORM: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed. Further, the Township may use the content of this Ordinance and compile/insert it into the existing Meridian Township Code of Ordinances and its Zoning Ordinance including making any technical provision numbering or clerical revisions as necessary for the compilation. See MCL 41.186 (ability of Township to codify its ordinances).

SECTION 8. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: _____

NAYS: _____

ABSENT: _____

ORDINANCE DECLARED ADOPTED.

Scott Hendrickson, Meridian Township Supervisor

CERTIFICATION

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Meridian Township at a duly scheduled and noticed meeting of that Township held on _____, 2026, pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the _____ newspaper, a newspaper that circulates within Meridian Township, on _____, 2026.
3. Within one week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the Ordinance, the names of the members of the Township voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Ingham County Clerk on _____, 2026.

ATTESTED:

Angela Demas, Meridian Township Clerk



To: Board Members
From: Scott Hendrickson, Township Supervisor
Date: October 20, 2026
Re: 2026 Township Manager Performance Review

On November 12, 2024, the Township Board passed an updated policy for a new Township Manager Review Process. The goal of this process was to create a procedural guideline that could be used each year, to better include the feedback of the employees into the Board's review process, and to offer a template for the Board Members to use while still allowing for unstructured comments.

Several weeks ago, this process began for 2026, and Human Resources Director Helm anonymized the employees for each of the groups laid out in the procedure. The Township Supervisor then selected random employees from each group (without knowing who they were) to participate in the review.

Director Helm sent the Performance Review document to each of them, with instructions to return them by October 1st, making sure to remind employees that these could be anonymous if they chose to be. She then provided them to me by October 6th.

Of the 15 managerial review forms, 4 were completed and returned. Despite being assured that they could remain anonymous if they wish, several of the reviewers chose to provide their names.

Attached to this memorandum are the collated, formatted responses to these reviews. NOTE: Under the approved policy, the Supervisor is not permitted to amend or alter the responses, simply collate and format.

Also attached is a blank Manager review form, which Board Members shall use to evaluate the performance of the Township Manager, taking into account the employee feedback referenced above. The policy deadline to complete these is November 1st. Completed forms shall be returned to the Township Supervisor and the Human Resources Director by that time.

After the responses have been received, the Supervisor shall write an executive summary of the reviews that incorporates the reviews of the Board Members, as well as the employees/Boards and Commission members who filled out responses.

At the Board's first meeting in November, there will be a discussion item that includes the Township Supervisor's Executive Summary, The Township Manager review forms from each Board Member,

and the Township Manager Review forms from each of the participating employees.

The Board will consider accepting the Township Manager Annual Review at our Second meeting in November.

NOTE: THERE IS NO REQUIRED ACTION AT THIS MEETING AS THIS IS FOR DISCUSSION ONLY.

Attachments:

1. Township Manager Review Forms from Employees/Boards and Commission Members
2. Blank Township Manager Review Form for Board Members
3. Manager Review Process – as Adopted on November 12, 2024



2026 Township Manager Performance Evaluation Timothy Dempsey (rating period 10/01/25-10/01/26)

Hello! Your name was selected randomly as part of the Township Manager's evaluation process, and you are invited to complete this form and rate Manager Dempsey's performance for 2026. You have the option of participating anonymously and may leave the name and signature line blank if you wish. **Completed evaluations must be turned in to Angie Helm (HR) no later than Thursday, October 1st.** Evaluations received after that date will not be included in this process. Thank you for your participation.

Date Evaluation Completed: September 22, 2026

Evaluator Name & Signature (Optional): Bart Crane

INSTRUCTIONS

This evaluation form contains ten categories of evaluation criteria. Each category contains a statement to describe a behavior standard in that category. For each statement, use the following scale to indicate your rating of the Manager's performance.

- 5 = Excellent** (almost always exceeds the performance standard)
- 4 = Above average** (generally exceeds the performance standard)
- 3 = Average** (generally meets the performance standard)
- 2 = Below average** (usually does not meet the performance standard)
- 1 = Poor** (rarely meets the performance standard)
- N = Not Applicable/Not Sure/Don't Know**

IMPORTANT NOTE: Any item left blank will be interpreted as a score of "3 = Average".

This evaluation form also contains a provision for entering narrative comments, including an opportunity to enter responses to specific questions and an opportunity to list any comments you believe appropriate and pertinent to the rating period.

- ✓ Leave all pages of this evaluation form attached.
- ✓ Initial each page unless you are choosing to complete the form anonymously.
- ✓ Sign and date this cover page in the space provided (above).

All evaluations presented prior to the deadline identified on this cover page will be summarized into a performance evaluation. The resulting information will be presented by the Township Board to the Township Manager as part of the agenda for the second meeting in November of 2026.

PERFORMANCE CATEGORIES

1. INDIVIDUAL CHARACTERISTICS

- 5 Diligent and thorough in the discharge of duties, "self-starter"
- 5 Exercises good judgment consistently
- 5 Displays enthusiasm, cooperation, and adaptability
- 5 Mental and physical stamina appropriate for the position
- 5 Exhibits composure, appearance and attitude appropriate for the position

2. PROFESSIONAL SKILLS AND STATUS

- N Maintains knowledge of current developments affecting the practice of local government management
- 4 Demonstrates a capacity for innovation and creativity
- 4 Anticipates and analyzes problems to develop effective approaches for solving them
- 5 Willing to try new ideas proposed by governing body members and/or staff
- 5 Sets a professional example by handling affairs of the public office in a fair and impartial manner

3. WORKING WITH ELECTED MEMBERS OF THE GOVERNING BODY

- 4 Carries out directives of the body as a whole as opposed to those of any one member or group
- 5 Sets meeting agendas that reflect the guidance of the governing body and avoids unnecessary involvement in administrative actions
- 4 Disseminates complete and accurate information equally to all members in a timely manner
- 5 Assists by facilitating decision making without usurping authority
- 4 Responds well to requests, advice, and constructive criticism

4. POLICY EXECUTION

- 4 Implements governing body actions in accordance with the intent of the Township Board
- 4 Supports the actions of the governing body after a decision has been reached, both inside and outside the organization
- 5 Understands, supports, and enforces local government's laws, policies, and ordinances
- 4 Reviews ordinance and policy procedures periodically to suggest improvements to their effectiveness
- 4 Offers workable alternatives to the governing body for changes in law or policy when an existing policy or ordinance is no longer practical

5. REPORTING

- 4 Provides regular information and reports to the governing body concerning matters of importance to the local government, using the Township Charter as guide
- N Responds in a timely manner to requests from the governing body for special reports
- N Takes the initiative to provide information, advice, and recommendations to the governing body on matters that are non-routine and not administrative in nature
- 4 Reports produced by the manager are accurate, comprehensive, concise and written to their intended audience
- 5 Produces and handles reports in a way to convey the message that affairs of the organization are open to public scrutiny

6. CITIZEN RELATIONS

- 5 Responsive to requests from citizens
- 5 Demonstrates a dedication to service to the community and its citizens
- 5 Maintains a nonpartisan approach in dealing with the news media
- 5 Meets with and listens to members of the community to discuss their concerns and strives to understand their interests
- 5 Gives an appropriate effort to maintain citizen satisfaction with Township services

7. STAFFING

- N Recruits and retains competent personnel for staff positions
- N Applies an appropriate level of supervision to improve any areas of substandard performance
- 4 Stays accurately informed and appropriately concerned about employee relations
- N Professionally manages the compensation and benefits plan
- N Promotes training and development opportunities for employees at all levels of the organization

8. SUPERVISION

- 5 Encourages department heads to make decisions within their jurisdictions with minimal Township manager involvement, yet maintains general control of operations by providing the right amount of communication to the staff
- 5 Instills confidence and promotes initiative in subordinates through supportive rather than restrictive controls for their programs while still monitoring operations at the department level
- 5 Develops and maintains a friendly and informal relationship with the staff and work force in general, yet maintains the professional dignity of the Township Manager's office
- N Sustains or improves staff performance by evaluating the performance of staff members at least annually, setting goals and objectives for them, periodically assessing their progress, and providing appropriate feedback
- 5 Encourages teamwork, innovation, and effective problem-solving among the staff members

9. FISCAL MANAGEMENT

- 4 Prepares a balanced budget to provide services at a level directed by the Township Board
- 4 Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively
- 5 Prepares a budget and budgetary recommendations in an intelligent and accessible format
- 5 Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability
- 5 Appropriately monitors and manages fiscal activities of the organization

10. COMMUNITY

- 5 Shares responsibility for addressing the difficult issues facing the Township
- 5 Avoids unnecessary controversy
- N Cooperates with neighboring communities and the county
- 4 Helps the council address future needs and develop adequate plans to address long term trends
- N Cooperates with other regional, state and federal government agencies

NARRATIVE EVALUATION

- a. What would you identify as the manager's strengths, expressed in terms of results achieved during the rating period?

Manager Dempsey has demonstrated his willingness to make decisions in collaboration with the staff around him. He invites suggestions from his subordinates and does not take credit for the work of others. If you bring a well-organized plan or thought, the Manager will support the decision you have made but still provide feedback and suggestions. In a word, respect.

- b. What performance areas would you identify as most critical for improvement?

The only area that I can identify that could use any improvement would be communications to all staff. There have been very few communications that are sent to all employees. Some employees want to know what is happening as an organization, instead of being 'confined' to knowledge of their own work unit. Having a basic understanding of what is happening across the township can make the employees feel more like a part of the organization.

- c. What constructive suggestions or assistance can you offer the manager to enhance performance?

I believe that Manager Dempsey is moving the organization in the right direction with his calm, confident demeanor, and professional leadership. Continue to empower your employees by supporting their decisions, providing constructive feedback, and holding us all accountable to professional standards.

- d. What other comments do you have for the manager, including priorities, expectations, goals or objectives for the new rating period?

My only hope for the upcoming year is more communications like the September 11th email. This was a personal and professional note to all employees that felt genuine. The communications department does a great job of sharing, but a success story, concern, or note of appreciation means more coming directly from the leader of the organization.

**This concludes your evaluation of the Township Manager
Thank you for participating!**

For Human Resources Use Only

	Pts	#/5
1	25	25
2	18	25
3	22	25
4	21	25
5	13	25
6	25	25
7	4	25
8	20	25
9	23	25
10	14	25
	185	250



2026 Township Manager Performance Evaluation Timothy Dempsey (rating period 10/01/25-10/01/26)

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Date Evaluation Completed: _____

9/8/26

Evaluator Name & Signature (Optional): _____

KARAC Brown Sr
Karac Brown Sr

INSTRUCTIONS

This evaluation form contains ten categories of evaluation criteria. Each category contains a statement to describe a behavior standard in that category. For each statement, use the following scale to indicate your rating of the Manager's performance.

- 5 = **Excellent** (almost always exceeds the performance standard)
- 4 = **Above average** (generally exceeds the performance standard)
- 3 = **Average** (generally meets the performance standard)
- 2 = **Below average** (usually does not meet the performance standard)
- 1 = **Poor** (rarely meets the performance standard)
- N = **Not Applicable/Not Sure/Don't Know**

IMPORTANT NOTE: Any item left blank will be interpreted as a score of "3 = Average".

This evaluation form also contains a provision for entering narrative comments, including an opportunity to enter responses to specific questions and an opportunity to list any comments you believe appropriate and pertinent to the rating period.

- ✓ Leave all pages of this evaluation form attached.
- ✓ Initial each page unless you are choosing to complete the form anonymously.
- ✓ Sign and date this cover page in the space provided (above).

All evaluations presented prior to the deadline identified on this cover page will be summarized into a performance evaluation. The resulting information will be presented by the Township Board to the Township Manager as part of the agenda for the second meeting in November of 2026.

PERFORMANCE CATEGORIES

1. INDIVIDUAL CHARACTERISTICS

- 3 Diligent and thorough in the discharge of duties, "self-starter"
- 3 Exercises good judgment consistently
- 4 Displays enthusiasm, cooperation, and adaptability
- 3 Mental and physical stamina appropriate for the position
- 5 Exhibits composure, appearance and attitude appropriate for the position

2. PROFESSIONAL SKILLS AND STATUS

- N Maintains knowledge of current developments affecting the practice of local government management
- 3 Demonstrates a capacity for innovation and creativity
- N Anticipates and analyzes problems to develop effective approaches for solving them
- N Willing to try new ideas proposed by governing body members and/or staff
- 4 Sets a professional example by handling affairs of the public office in a fair and impartial manner

3. WORKING WITH ELECTED MEMBERS OF THE GOVERNING BODY

- 3 Carries out directives of the body as a whole as opposed to those of any one member or group
- 3 Sets meeting agendas that reflect the guidance of the governing body and avoids unnecessary involvement in administrative actions
- 4 Disseminates complete and accurate information equally to all members in a timely manner
- 5 Assists by facilitating decision making without usurping authority
- 4 Responds well to requests, advice, and constructive criticism

4. POLICY EXECUTION

- 3 Implements governing body actions in accordance with the intent of the Township Board
- 4 Supports the actions of the governing body after a decision has been reached, both inside and outside the organization
- 3 Understands, supports, and enforces local government's laws, policies, and ordinances
- N Reviews ordinance and policy procedures periodically to suggest improvements to their effectiveness
- N Offers workable alternatives to the governing body for changes in law or policy when an existing policy or ordinance is no longer practical

5. REPORTING

- 3 Provides regular information and reports to the governing body concerning matters of importance to the local government, using the Township Charter as guide
- 3 Responds in a timely manner to requests from the governing body for special reports
- 3 Takes the initiative to provide information, advice, and recommendations to the governing body on matters that are non-routine and not administrative in nature
- 3 Reports produced by the manager are accurate, comprehensive, concise and written to their intended audience
- 3 Produces and handles reports in a way to convey the message that affairs of the organization are open to public scrutiny

6. CITIZEN RELATIONS

- 5 Responsive to requests from citizens
- 5 Demonstrates a dedication to service to the community and its citizens
- N Maintains a nonpartisan approach in dealing with the news media
- 5 Meets with and listens to members of the community to discuss their concerns and strives to understand their interests
- 5 Gives an appropriate effort to maintain citizen satisfaction with Township services

7. STAFFING

- 4 Recruits and retains competent personnel for staff positions
- N Applies an appropriate level of supervision to improve any areas of substandard performance
- N Stays accurately informed and appropriately concerned about employee relations
- N Professionally manages the compensation and benefits plan
- 2 Promotes training and development opportunities for employees at all levels of the organization

8. SUPERVISION

- 4 Encourages department heads to make decisions within their jurisdictions with minimal Township manager involvement, yet maintains general control of operations by providing the right amount of communication to the staff
- 3 Instills confidence and promotes initiative in subordinates through supportive rather than restrictive controls for their programs while still monitoring operations at the department level
- 4 Develops and maintains a friendly and informal relationship with the staff and work force in general, yet maintains the professional dignity of the Township Manager's office
- N Sustains or improves staff performance by evaluating the performance of staff members at least annually, setting goals and objectives for them, periodically assessing their progress, and providing appropriate feedback
- N Encourages teamwork, innovation, and effective problem-solving among the staff members

9. FISCAL MANAGEMENT

- N Prepares a balanced budget to provide services at a level directed by the Township Board
- N Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively
- N Prepares a budget and budgetary recommendations in an intelligent and accessible format
- N Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability
- N Appropriately monitors and manages fiscal activities of the organization

10. COMMUNITY

- 3 Shares responsibility for addressing the difficult issues facing the Township
- 4 Avoids unnecessary controversy
- N Cooperates with neighboring communities and the county
- 3 Helps the council address future needs and develop adequate plans to address long term trends
- N Cooperates with other regional, state and federal government agencies

NARRATIVE EVALUATION

- a. What would you identify as the manager's strengths, expressed in terms of results achieved during the rating period?

I don't know him very well but I can tell he seems very professional.

Tim is very polite. He seems to want to make positive change in the Township.

- b. What performance areas would you identify as most critical for improvement?

I only really know about my department. I know that there are dozens of updates that need passed +/or adopted to the Rental/Code/zoning ordinances with the board but it doesn't seem like much is getting done in a timely manner.

Kind of takes the wind out of our sails but it is what it is.

- c. What constructive suggestions or assistance can you offer the manager to enhance performance?

monthly group training seminars and
more involvement in current employees jobs.

- d. What other comments do you have for the manager, including priorities, expectations, goals or objectives for the new rating period?

Tim is a busy guy, most of us are
short-staffed in our departments, I'm sure
he has his hands full too.

Employees like to be seen and heard.

Make time to appreciate who we have + for
the love of all that is Holy, send these
people to training with other people in other
municipalities that do the same job.... please.

**This concludes your evaluation of the Township Manager
Thank you for participating!**

For Human Resources Use Only

	Pts	#/5
1	18	25
2	7	25
3	19	25
4	10	25
5	15	25
6	20	25
7	6	25
8	11	25
9	N/A	
10	10	25
	116	250



2026 Township Manager Performance Evaluation Timothy Dempsey (rating period 10/01/25-10/01/26)

Hello! Your name was selected randomly as part of the Township Manager's evaluation process, and you are invited to complete this form and rate Manager Dempsey's performance for 2026. You have the option of participating anonymously and may leave the name and signature line blank if you wish. **Completed evaluations must be turned in to Angie Helm (HR) no later than Thursday, October 1st.** Evaluations received after that date will not be included in this process. Thank you for your participation.

Date Evaluation Completed: 9/2/2026

Evaluator Name & Signature (Optional): _____

INSTRUCTIONS

This evaluation form contains ten categories of evaluation criteria. Each category contains a statement to describe a behavior standard in that category. For each statement, use the following scale to indicate your rating of the Manager's performance.

- 5 = Excellent** (almost always exceeds the performance standard)
- 4 = Above average** (generally exceeds the performance standard)
- 3 = Average** (generally meets the performance standard)
- 2 = Below average** (usually does not meet the performance standard)
- 1 = Poor** (rarely meets the performance standard)
- N = Not Applicable/Not Sure/Don't Know**

IMPORTANT NOTE: Any item left blank will be interpreted as a score of "3 = Average".

This evaluation form also contains a provision for entering narrative comments, including an opportunity to enter responses to specific questions and an opportunity to list any comments you believe appropriate and pertinent to the rating period.

- ✓ Leave all pages of this evaluation form attached.
- ✓ Initial each page unless you are choosing to complete the form anonymously.
- ✓ Sign and date this cover page in the space provided (above).

All evaluations presented prior to the deadline identified on this cover page will be summarized into a performance evaluation. The resulting information will be presented by the Township Board to the Township Manager as part of the agenda for the second meeting in November of 2026.

PERFORMANCE CATEGORIES

1. INDIVIDUAL CHARACTERISTICS

- 4 Diligent and thorough in the discharge of duties, "self-starter"
- 4 Exercises good judgment consistently
- 2 Displays enthusiasm, cooperation, and adaptability
- 5 Mental and physical stamina appropriate for the position
- 5 Exhibits composure, appearance and attitude appropriate for the position

2. PROFESSIONAL SKILLS AND STATUS

- 4 Maintains knowledge of current developments affecting the practice of local government management
- 3 Demonstrates a capacity for innovation and creativity
- 4 Anticipates and analyzes problems to develop effective approaches for solving them
- 3 Willing to try new ideas proposed by governing body members and/or staff
- 4 Sets a professional example by handling affairs of the public office in a fair and impartial manner

3. WORKING WITH ELECTED MEMBERS OF THE GOVERNING BODY

- 4 Carries out directives of the body as a whole as opposed to those of any one member or group
- 5 Sets meeting agendas that reflect the guidance of the governing body and avoids unnecessary involvement in administrative actions
- 2 Disseminates complete and accurate information equally to all members in a timely manner
- 5 Assists by facilitating decision making without usurping authority
- 3 Responds well to requests, advice, and constructive criticism

4. POLICY EXECUTION

- 5 Implements governing body actions in accordance with the intent of the Township Board
- 5 Supports the actions of the governing body after a decision has been reached, both inside and outside the organization
- 5 Understands, supports, and enforces local government's laws, policies, and ordinances
- 3 Reviews ordinance and policy procedures periodically to suggest improvements to their effectiveness
- 3 Offers workable alternatives to the governing body for changes in law or policy when an existing policy or ordinance is no longer practical

5. REPORTING

- 5 Provides regular information and reports to the governing body concerning matters of importance to the local government, using the Township Charter as guide
- 5 Responds in a timely manner to requests from the governing body for special reports
- 5 Takes the initiative to provide information, advice, and recommendations to the governing body on matters that are non-routine and not administrative in nature
- 5 Reports produced by the manager are accurate, comprehensive, concise and written to their intended audience
- 5 Produces and handles reports in a way to convey the message that affairs of the organization are open to public scrutiny

6. CITIZEN RELATIONS

- 5 Responsive to requests from citizens
- 5 Demonstrates a dedication to service to the community and its citizens
- 5 Maintains a nonpartisan approach in dealing with the news media
- 5 Meets with and listens to members of the community to discuss their concerns and strives to understand their interests
- 5 Gives an appropriate effort to maintain citizen satisfaction with Township services

7. STAFFING

- 3 Recruits and retains competent personnel for staff positions
- 3 Applies an appropriate level of supervision to improve any areas of substandard performance
- 3 Stays accurately informed and appropriately concerned about employee relations
- 5 Professionally manages the compensation and benefits plan
- 2 Promotes training and development opportunities for employees at all levels of the organization

8. SUPERVISION

- 3 Encourages department heads to make decisions within their jurisdictions with minimal Township manager involvement, yet maintains general control of operations by providing the right amount of communication to the staff
- 3 Instills confidence and promotes initiative in subordinates through supportive rather than restrictive controls for their programs while still monitoring operations at the department level
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- 3 Encourages teamwork, innovation, and effective problem-solving among the staff members

9. FISCAL MANAGEMENT

- 5 Prepares a balanced budget to provide services at a level directed by the Township Board
- 5 Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively
- 5 Prepares a budget and budgetary recommendations in an intelligent and accessible format
- 5 Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability
- 5 Appropriately monitors and manages fiscal activities of the organization

10. COMMUNITY

- 5 Shares responsibility for addressing the difficult issues facing the Township
- 5 Avoids unnecessary controversy
- 5 Cooperates with neighboring communities and the county
- 5 Helps the ^{Board} council address future needs and develop adequate plans to address long term trends
- 5 Cooperates with other regional, state and federal government agencies

NARRATIVE EVALUATION

- a. What would you identify as the manager's strengths, expressed in terms of results achieved during the rating period?

- b. What performance areas would you identify as most critical for improvement?

- This concludes your evaluation of the Township Manager
Thank you for participating!**

	Pts	#/5
1	20	25
2	18	25
3	19	25
4	21	25
5	25	25
6	25	25
7	16	25
8	17	25
9	25	25
10	25	25
	211	250



2026 Township Manager Performance Evaluation Timothy Dempsey (rating period 10/01/25-10/01/26)

Hello! Your name was selected randomly as part of the Township Manager's evaluation process, and you are invited to complete this form and rate Manager Dempsey's performance for 2026. You have the option of participating anonymously and may leave the name and signature line blank if you wish. **Completed evaluations must be turned in to Angie Helm (HR) no later than Thursday, October 1st.** Evaluations received after that date will not be included in this process. Thank you for your participation.

Date Evaluation Completed: 28 September 2026

Evaluator Name & Signature (Optional): Rick Grillo 

INSTRUCTIONS

This evaluation form contains ten categories of evaluation criteria. Each category contains a statement to describe a behavior standard in that category. For each statement, use the following scale to indicate your rating of the Manager's performance.

- 5 = **Excellent** (almost always exceeds the performance standard)
- 4 = **Above average** (generally exceeds the performance standard)
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This evaluation form also contains a provision for entering narrative comments, including an opportunity to enter responses to specific questions and an opportunity to list any comments you believe appropriate and pertinent to the rating period.

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All evaluations presented prior to the deadline identified on this cover page will be summarized into a performance evaluation. The resulting information will be presented by the Township Board to the Township Manager as part of the agenda for the second meeting in November of 2026.

PERFORMANCE CATEGORIES

1. INDIVIDUAL CHARACTERISTICS

- 4 Diligent and thorough in the discharge of duties, "self-starter"
- 5 Exercises good judgment consistently
- 5 Displays enthusiasm, cooperation, and adaptability
- 5 Mental and physical stamina appropriate for the position
- 5 Exhibits composure, appearance and attitude appropriate for the position

2. PROFESSIONAL SKILLS AND STATUS

- 5 Maintains knowledge of current developments affecting the practice of local government management
- 5 Demonstrates a capacity for innovation and creativity
- 5 Anticipates and analyzes problems to develop effective approaches for solving them
- 5 Willing to try new ideas proposed by governing body members and/or staff
- 5 Sets a professional example by handling affairs of the public office in a fair and impartial manner

3. WORKING WITH ELECTED MEMBERS OF THE GOVERNING BODY

- N Carries out directives of the body as a whole as opposed to those of any one member or group
- N Sets meeting agendas that reflect the guidance of the governing body and avoids unnecessary involvement in administrative actions
- N Disseminates complete and accurate information equally to all members in a timely manner
- N Assists by facilitating decision making without usurping authority
- N Responds well to requests, advice, and constructive criticism

4. POLICY EXECUTION

- 5 Implements governing body actions in accordance with the intent of the Township Board
- 5 Supports the actions of the governing body after a decision has been reached, both inside and outside the organization
- 5 Understands, supports, and enforces local government's laws, policies, and ordinances
- 5 Reviews ordinance and policy procedures periodically to suggest improvements to their effectiveness
- 5 Offers workable alternatives to the governing body for changes in law or policy when an existing policy or ordinance is no longer practical

5. REPORTING

- N Provides regular information and reports to the governing body concerning matters of importance to the local government, using the Township Charter as guide
- N Responds in a timely manner to requests from the governing body for special reports
- N Takes the initiative to provide information, advice, and recommendations to the governing body on matters that are non-routine and not administrative in nature
- N Reports produced by the manager are accurate, comprehensive, concise and written to their intended audience
- N Produces and handles reports in a way to convey the message that affairs of the organization are open to public scrutiny

6. CITIZEN RELATIONS

- 4 Responsive to requests from citizens
- 5 Demonstrates a dedication to service to the community and its citizens
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- 5 Meets with and listens to members of the community to discuss their concerns and strives to understand their interests
- 5 Gives an appropriate effort to maintain citizen satisfaction with Township services

7. STAFFING

- 4 Recruits and retains competent personnel for staff positions
- 4 Applies an appropriate level of supervision to improve any areas of substandard performance
- 4 Stays accurately informed and appropriately concerned about employee relations
- 5 Professionally manages the compensation and benefits plan
- 4 Promotes training and development opportunities for employees at all levels of the organization

8. SUPERVISION

- 5 Encourages department heads to make decisions within their jurisdictions with minimal Township manager involvement, yet maintains general control of operations by providing the right amount of communication to the staff
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- 5 Sustains or improves staff performance by evaluating the performance of staff members at least annually, setting goals and objectives for them, periodically assessing their progress, and providing appropriate feedback
- 5 Encourages teamwork, innovation, and effective problem-solving among the staff members

9. FISCAL MANAGEMENT

- S Prepares a balanced budget to provide services at a level directed by the Township Board
- S Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively
- S Prepares a budget and budgetary recommendations in an intelligent and accessible format
- S Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability
- S Appropriately monitors and manages fiscal activities of the organization

10. COMMUNITY

- S Shares responsibility for addressing the difficult issues facing the Township
- S Avoids unnecessary controversy
- S Cooperates with neighboring communities and the county
- S Helps the council address future needs and develop adequate plans to address long term trends
- S Cooperates with other regional, state and federal government agencies

NARRATIVE EVALUATION

- a. What would you identify as the manager's strengths, expressed in terms of results achieved during the rating period?

T.M. is an outstanding communicator. I believe this is a direct result of his calm, fair, even-keeled demeanor. He speaks in a respectful manner and leaves subordinates feeling valued and heard, even if he doesn't agree with them. He is trustworthy and compassionate. It is difficult to measure "results achieved" when it comes to his demeanor, but he should know working with him is a breath of fresh air.

- b. What performance areas would you identify as most critical for improvement?

It would be beneficial to all employees if Manager Dempsey was more visible on a consistent basis. The Police Department has employees who work nights and weekends who rarely have an opportunity to see Manager Dempsey or hear him speak.

- c. What constructive suggestions or assistance can you offer the manager to enhance performance?

Utilizing technology such as HDMTV to record videos which can be sent to all employees ~~with~~ with quarterly updates would make Manager Dempsey more visible to employees who work outside of the Township Hall and odd hours.

- d. What other comments do you have for the manager, including priorities, expectations, goals or objectives for the new rating period?

Manager Dempsey is doing an outstanding job. His calm demeanor is refreshing. He is fair and honest and trustworthy. I appreciate the change he has brought to this organization and look forward to continuing working for him for years to come.

**This concludes your evaluation of the Township Manager
Thank you for participating!**

For Human Resources Use Only

	Pts	#/5
1	24	25
2	25	25
3	N/A	
4	25	25
5	N/A	
6	24	25
7	21	25
8	25	25
9	25	25
10	25	25
	194	250

26



2026 Township Manager Performance Evaluation Timothy Dempsey (rating period 10/22/25-10/20/26)

As a Township Board Member, you will take part in the Township Manager evaluation process, and you must complete this form and rate Manager Dempsey's performance since his last review in October of 2025. **Completed evaluations must be turned in to Township Supervisor Scott Hendrickson and Human Resources Director Angie Helm no later than Saturday, November 1st.** Evaluations received after that date will not be included in this process. Thank you for your participation.

Date Evaluation Completed: _____

Evaluator Name & Signature (Optional): _____

INSTRUCTIONS

This evaluation form contains ten categories of evaluation criteria. Each category contains a statement to describe a behavior standard in that category. For each statement, use the following scale to indicate your rating of the Manager's performance.

- 5 = Excellent** (almost always exceeds the performance standard)
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- ✓ Sign and date this cover page in the space provided (above).

All evaluations presented prior to the deadline identified on this cover page will be summarized into a performance evaluation. The resulting information will be presented by the Township Board to the Township Manager as part of the agenda for the meeting dated November 5, 2026.

PERFORMANCE CATEGORIES

1. INDIVIDUAL CHARACTERISTICS

- _____ Diligent and thorough in the discharge of duties, "self-starter"
- _____ Exercises good judgment consistently
- _____ Displays enthusiasm, cooperation, and adaptability
- _____ Mental and physical stamina appropriate for the position
- _____ Exhibits composure, appearance and attitude appropriate for the position

2. PROFESSIONAL SKILLS AND STATUS

- _____ Maintains knowledge of current developments affecting the practice of local government management
- _____ Demonstrates a capacity for innovation and creativity
- _____ Anticipates and analyzes problems to develop effective approaches for solving them
- _____ Willing to try new ideas proposed by governing body members and/or staff
- _____ Sets a professional example by handling affairs of the public office in a fair and impartial manner

3. WORKING WITH ELECTED MEMBERS OF THE GOVERNING BODY

- _____ Carries out directives of the body as a whole as opposed to those of any one member or group
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- _____ Implements governing body actions in accordance with the intent of the Township Board
- _____ Supports the actions of the governing body after a decision has been reached, both inside and outside the organization
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- _____ Reviews ordinance and policy procedures periodically to suggest improvements to their effectiveness
- _____ Offers workable alternatives to the governing body for changes in law or policy when an existing policy or ordinance is no longer practical

5. REPORTING

- _____ Provides regular information and reports to the governing body concerning matters of importance to the local government, using the Township Charter as guide
- _____ Responds in a timely manner to requests from the governing body for special reports
- _____ Takes the initiative to provide information, advice, and recommendations to the governing body on matters that are non-routine and not administrative in nature
- _____ Reports produced by the manager are accurate, comprehensive, concise and written to their intended audience
- _____ Produces and handles reports in a way to convey the message that affairs of the organization are open to public scrutiny

6. CITIZEN RELATIONS

- _____ Responsive to requests from citizens
- _____ Demonstrates a dedication to service to the community and its citizens
- _____ Maintains a nonpartisan approach in dealing with the news media
- _____ Meets with and listens to members of the community to discuss their concerns and strives to understand their interests
- _____ Gives an appropriate effort to maintain citizen satisfaction with Township services

7. STAFFING

- _____ Recruits and retains competent personnel for staff positions
- _____ Applies an appropriate level of supervision to improve any areas of substandard performance
- _____ Stays accurately informed and appropriately concerned about employee relations
- _____ Professionally manages the compensation and benefits plan
- _____ Promotes training and development opportunities for employees at all levels of the organization

8. SUPERVISION

- _____ Encourages department heads to make decisions within their jurisdictions with minimal Township manager involvement, yet maintains general control of operations by providing the right amount of communication to the staff
- _____ Instills confidence and promotes initiative in subordinates through supportive rather than restrictive controls for their programs while still monitoring operations at the department level
- _____ Develops and maintains a friendly and informal relationship with the staff and work force in general, yet maintains the professional dignity of the Township Manager's office
- _____ Sustains or improves staff performance by evaluating the performance of staff members at least annually, setting goals and objectives for them, periodically assessing their progress, and

- _____ providing appropriate feedback
- _____ Encourages teamwork, innovation, and effective problem-solving among the staff members

9. FISCAL MANAGEMENT

- _____ Prepares a balanced budget to provide services at a level directed by the Township Board
- _____ Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively
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- _____ Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability
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10. COMMUNITY

- _____ Shares responsibility for addressing the difficult issues facing the Township
- _____ Avoids unnecessary controversy
- _____ Cooperates with neighboring communities and the county
- _____ Helps the Board address future needs and develop adequate plans to address long term trends
- _____ Cooperates with other regional, state and federal government agencies

NARRATIVE EVALUATION

- a. What would you identify as the manager's strengths, expressed in terms of results achieved during the rating period?

- b. What performance areas would you identify as most critical for improvement?

- c. What constructive suggestions or assistance can you offer the manager to enhance performance?
- d. What other comments do you have for the manager, including priorities, expectations, goals or objectives for the new rating period?

This concludes your evaluation of the Township Manager
Thank you for participating in this important process



Township Manager Annual Performance Review Process

OVERVIEW

The goal of this process is to obtain the most accurate review possible of the Township Manager's performance over a year-long period. It is the Board's wish to do so in such a way that incorporates the reviews of the Board Members, and the feedback of the Township Manager's direct reports, other Township employees, and Board and Commission volunteers.

The deadline to complete the process of reviewing the Township Manager's performance should be on or before November 20th each year so that the current Board can review the managers performance in each of the years reviewed. Doing so will also give Boards time to consume the final report and consider its findings during years in which the Manager's contract must be negotiated or renegotiated.

Parties involved in the execution of this process will include the HR director, the Township Supervisor, members of the Township Board, and any union employees, non-union employees, and Boards and Commission volunteers selected to provide feedback on the performance of the Manager.

PROCEDURAL OUTLINE

1. One week prior to the second Township Board Meeting in September, the Director of Human Resources shall furnish to the Township Supervisor lists of employees and/or Boards and Commissions Volunteers that have been anonymized and assigned numbers.
 - a. *NOTE: If possible, if an employee/volunteer has reviewed the Township Manager in the last 4 years, they are to be excluded from the list of possible reviewers.*
 - b. The lists shall be subdivided as follows:
 - i. Boards and Commission Members
 1. *NOTE: This is to exclude the members of the Township Board*
 - ii. Permanent Non-Union Employees (e.g. MTEAM Members)
 1. *NOTE: This is to exclude the Township Manager*
 - iii. Administrative Professionals Bargaining Unit Members (TPOAM)
 - iv. Non-Supervisory Professionals Bargaining Unit Members (TPOAM) & Supervisory Professionals Bargaining Unit Members (TPOAM)
 - v. Public Works and Parks and Recreation Bargaining Unit Members (TPOAM)
 - vi. Police Officers Bargaining Unit Members (POAM)
 - vii. Police Command Bargaining Unit Members (CCLP)
 - viii. Firefighters Bargaining Unit Members (IAFF)
2. From these lists, the following number of anonymized respondents will be selected by the Township Supervisor:
 - a. Boards and Commissions: 2
 - b. Non-Union Directors: 2
 - c. Administrative Professionals: 1
 - d. Non-Supervisory Professionals: 2
 - e. Professional Supervisors: 1
 - f. Public Works and Parks and Recreation: 2
 - g. Police Officers: 2
 - h. Police Command: 1
 - i. Firefighters: 2

3. The Director of Human Resources will notify the selected employees of their selection as those who will offer feedback and will provide the Township Manager/Employee Review Form, as approved by the Township Board.
 - a. NOTE: If an employee is unavailable due to leave of absence or other compelling reason, another employee will be selected by the Township Supervisor from the anonymized list of the same group.
4. The selected employees shall complete their Township Manager/Employee Review Form and return it to the Director of Human Resources by the first meeting of the Township Board in October.
5. The Director of Human Resources will provide the raw responses to the Township Supervisor and retain a copy.
6. The Township Supervisor shall collate the responses and provide them to the Township Board and copy the Director of Human Resources prior to the Board's second meeting in October.
 - a. NOTE: The Township Supervisor may format the results and responses but may not alter or omit them.
7. The Director of Human Resources shall place on the agenda of the Township Board's second meeting in October a discussion to review the Manager Review Process and shall provide the Township Board/Manager Review Form, as approved by the Township Board, and the employee responses, as received from the Supervisor.
8. By November 1st, the Township Board shall complete their Township Board/Manager Review Forms and return them to the Township Supervisor and the Director of Human Resources.
9. The Township Supervisor shall collate the responses and may format the results and responses but may not alter or omit them.
10. The Township Supervisor shall write an Executive Summary of the Township Manager Review that incorporates the reviews of the employees, Boards and Commissions members, and Township Board Members.
11. The Township Supervisor shall place on the agenda of the Township Board's first meeting in November an item for discussion and shall present the compiled Township Manager Review.
 - a. This agenda item will include a packet containing the following:
 - i. The Supervisor's Executive Summary
 - ii. The Township Board/Manager Review Forms from each Board Member
 - iii. The Township Manager/Employee Review Forms from each reviewer
12. The Township Supervisor shall place on the agenda of the Township Board's second meeting in November an item for action, and the Board shall decide on whether to accept the Township Manager's Annual Review.



11.B

To: Township Board
From: Tim Dempsey, Township Manager
Date: October 16, 2026
Re: Senior Center Update

Staff plans to provide the Board with the next Senior Center quarterly update at the October 20 meeting. Staff last updated the Board at the [July 21 meeting](#).