AGENDA

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
November 5, 2026 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATIONS
   A. Introduction of New Firefighter

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
      (1) October 20, 2026 Regular Township Board Meeting
      (2) October 20, 2026 Township Board Closed Session
   C. Bills
   D. Veterans Day Resolution
   E. HB 5123 and SB 719 Opposition Resolution
   F. Resolution to Adopt Meridian Township Youth Commission Update
   G. PA Act 152 Annual Healthcare Exemption Option
   H. Placement of Delinquent Special Assessments, Delinquent Utilities, Delinquent False Alarms, Unpaid Lot Mowing/Code Violations and Misc. Fees on the Winter Tax Roll for 2026
   I. Permanent Dynamic Speed Display Sign Master Plan

10. HEARING
    A. PUD 26100-Capstone Hannah Boulevard Apartments

11. BOARD ACTION ITEMS
    A. 3rd Quarter Budget Amendments

12. BOARD DISCUSSION ITEMS
    A. PUD 26100-Capstone Hannah Boulevard Apartments
    B. Special Use Permit 26-28-New Hope Church-2170 E Saginaw-Addition to a Building over 25,000 Feet
    C. Township Manager Performance Review

13. COMMENTS FROM THE PUBLIC
14. OTHER MATTERS AND BOARD MEMBER COMMENTS
15. ADJOURNMENT

9.A

CONSENT AGENDA
BOARD
COMMUNICATIONS

Outlook

Meridian Township Clerk's Office to Begin Early Voting on October 24 Press Release

From Samantha Diehl <diehl@meridian.mi.us>
Date Wed 10/21/2026 1:31 PM
To Samantha Diehl <diehl@meridian.mi.us>

1 attachment (15 MB)
Meridian Township Early Voting (1).jpg;

FOR IMMEDIATE RELEASE
October 21, 2026

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

Meridian Township Clerk's Office to Begin Early Voting on October 24
Nine Consecutive Days of Early Voting Available for November 3 General Election

Meridian Township, Mich., – Before the November 3 General Election, registered voters in Meridian Township will have the opportunity to vote early at the designated early voting site.

Qualified voters have the option to vote early in person beginning on **Saturday, October 24, through Sunday, November 1**. The early voting site is located 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** each day.

The Clerk's Office will also be open from **9:00 am to 5:00 pm** on **Saturday, October 31,** and **Sunday, November 1**, to assist residents.

An early voting site operates similarly to a polling location that voters would use on Election Day. Eligible voters during early voting will be issued a ballot to cast their vote and insert it into the tabulator at the early voting site. Anyone voting by absentee ballot can also cast their ballot at the early voting site.

To check voter registration status, visit michigan.gov/vote. For questions about the general election, please contact the Meridian Township Clerk's Office at 517.853.4300 or clerksoffice@meridian.mi.us. Additional information can also be found online at meridian.mi.us/elections.

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Samantha Diehl
Communications Manager
diehl@meridian.mi.us
W 517.853.4378
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

FOR IMMEDIATE RELEASE
October 19, 2026

CONTACT: Emma Campbell, Land Stewardship Coordinator
517.853.4600 | ecampbell@meridian.mi.us

Meridian Township Earns 'Bird City Michigan' Designation
Township Joins 11 Other Bird City Communities in Michigan

Meridian Township, Mich., – By demonstrating its commitment to creating healthy bird habitats and advancing local conservation efforts, Meridian Township has officially been designated a Bird City Michigan community, joining 11 other communities across the state recognized for their bird-friendly practices.

Launched by Michigan Audubon in 2025, with founding partner Ford Motor Company, Bird City Michigan is a science-based program that recognizes communities for taking meaningful action to protect birds and their habitats. The program is part of the international Bird City Network and encourages municipalities, conservation organizations, and residents to work together to create healthier environments for both birds and people.

"We are beyond proud to earn this designation through our current stewardship efforts, which take place all year round with dedicated staff and volunteers. Reducing bird-window collisions at Township buildings and continuing to restore native plant populations is our main goal to help local birds thrive," said Land Stewardship Coordinator Emma Campbell.

Meridian Township earned the designation through its ongoing efforts to preserve natural areas, enhance wildlife habitat, promote environmental stewardship, and engage the community in conservation initiatives. The Township's application highlighted local programs and partnerships that support habitat protection, environmental education, and sustainable land management.

"Michigan Audubon is especially proud to welcome the Township as a Bird City Michigan community. While our reach is statewide, our headquarters are located right here in Meridian Township. The collaboration among the Township's staff and volunteers exemplifies a community creating spaces where both wildlife and people can thrive," said Linda Smith, Director of Partnerships for Michigan Audubon.

Michigan Audubon connects birds and people for the benefit of both through conservation, education, and research across Michigan. Incorporated in 1905, the organization stewards more than 4,000 acres of habitat at 20 bird sanctuaries throughout the state. For more information, contact Michigan Audubon at birdcity@michiganaudubon.org.

The Bird City Michigan-Meridian Township team included Township staff, the Meridian Green Team, the Meridian Township Environmental Commission, the Harris Nature Center, the Meridian Conservation Corps (MCC), and the Capital Area Audubon Society. Together, the team completed the application process and identified opportunities to further support bird conservation efforts within the community.

-more-

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.

A PRIME COMMUNITY
meridian.mi.us

FOR IMMEDIATE RELEASE
October 19, 2026

CONTACT: Emma Campbell, Land Stewardship Coordinator
517.853.4600 | ecampbell@meridian.mi.us

To view more information about the Township's Bird City Michigan designation, visit https://birdcity.org/michigan/meridian-township.

Photo Caption: (Left to right) Courtney Wisinski, Meridian Township Parks and Recreation Director; Linda Smith, Director of Partnerships for Michigan Audubon; Emma Campbell, Meridian Township Land Stewardship Coordinator; Richard Miksicek, Meridian Township Environmental Commissioner.

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CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Zoning Amendment #26039
Data Centers and Battery Storage

MONDAY, November 16, 2026

CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Zoning Amendment #26039 – Data Center and Battery Storage Updates
Public Hearing

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, November 16, 2026 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 to hear all persons interested in a proposed zoning amendment. The Meridian Township Planning Commission has proposed to amend several sections of the Zoning Ordinance to add definitions related to data centers and battery storage centers and add data centers and battery storage centers to uses permitted by special use permits to the C-3, Commercial and I, Industrial zoning 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. Written comments may be sent prior to the public hearing to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to shorkey@meridian.mi.us.

Publish: **City Pulse**
October 28, 2026

Angela Demas
Township Clerk

1 Affidavit, please

9.B

CONSENT AGENDA
PROPOSED BOARD MINUTES

PROPOSED MOTION:

(1) Move to approve and ratify the minutes of the Regular Meeting of October 20, 2026 and Closed Session Meeting of October 20, 2026 as submitted.(1)

ALTERNATE MOTION:

(1) Move to approve and ratify the minutes of the Regular Meeting of October 20, 2026 and Closed Session Meeting of October 20, 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 20, 2026, 6:00PM

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

ABSENT: Treasurer Burghardt

STAFF: Township Manager Dempsey, Parks and Recreation Director Wisinski, Community Planning and Development Director Schmitt, Neighborhoods and Economic Director Clark, Finance Director Blonde, and Deputy Manager Opsommer

1. CALL MEETING TO ORDER

   Supervisor Hendrickson called October 20, 2026, Regular Township Board meeting to order at 6:01 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.

   Treasurer Burghardt was absent.

4. PRESENTATIONS

   None.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

   Supervisor Hendrickson opened public comment at 6:02 pm.

   The opportunity to speak was provided to the public.

   Shannon Davis spoke about the Deer Management Program.

   Supervisor Hendrickson closed public comment at 6:06 pm.

6. TOWNSHIP MANAGER REPORT

   Township Manager Dempsey spoke about the following:
   - The last listening session of the year is on October 27, 2026, at 6:00 pm at St. Luke Lutheran Church.
   - Information on the Park Millage and Police and Fire Protection Millage is available online.
   - Upcoming Halloween events in the Township.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Sundland announced she attended the MML conference.

Clerk Demas provided Election updates including information on office hours, early voting, Election Day, absentee ballots and voter registration.

Trustee Lentz thanked Board Members and staff for attending the goat scaping demonstration.

Supervisor Hendrickson announced he attended the goat scaping demonstration. He also stated he will be hosting a stroll with the Supervisor on October 25th at 2:00 pm at the North Meridian Road Park, on October 31st at 1:00 pm at the Harris Nature Center, and on November 7th at 2:00 pm at Hartrick Park.

8. APPROVAL OF AGENDA

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

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

NAYS: NONE

Motion carried: 6-0

9. CONSENT AGENDA

Supervisor Hendrickson listed the consent agenda items.

Supervisor Hendrickson asked for Item 9F. Resolution to Introduce Meridian Township Youth Commission Ordinance 2026-11 to be pulled from the consent agenda and moved to action items as 10C.

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

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

NAYS: NONE

Motion carried: 6-0

10. BOARD ACTION ITEMS

A. Ordinance 2026-10 Mass Timber in MUPUD and CPUD Adoption

Director Schmitt gave an overview of this item.

The Board indicated support for adoption.

Trustee Trezise moved 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. Supported by Trustee Wilson

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

NAYS: NONE

Motion carried: 6-0

B. Refer Data Center and Battery Energy Storage Systems Ordinance to the Planning Commission.

Director Schmitt gave an overview of this item and stated that no proposal has been submitted to the Township. He explained the difference between accessory use and a large-scale Data Center and Battery Energy Storage System.

Board discussion occurred including a recommendation to refer this item to the Environmental Commission in addition, with a deadline for the end of the year [2026].

Trustee Lentz moved to refer the Data Center and Battery Energy Storage draft ordinance to the Planning Commission and Environmental Commission for public hearing, review, and recommendation with notes to be received by the end of the year 2026. Supported by Trustee Trezise.

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

NAYS: NONE

Motion carried: 6-0

Supervisor Hendrickson called for a 5-minute recess at 6:48 pm due to a meeting interruption. Supervisor Hendrickson called the meeting back to order at 6:53 pm.

C. Resolution to Introduce Meridian Township Youth Commission Ordinance 2026-11

Director Clark clarified the reasons for the changes that were made in the Ordinance.

Board discussion was held regarding the parliamentary structure and the monthly meeting requirement. Board members expressed support for the parliamentary structure and flexibility to remove the requirement for monthly meetings.

It was decided that this item will be brought back to the Board with changes that have been discussed.

11. BOARD DISCUSSION ITEMS

A. Township Manager Review

Supervisor Hendrickson explained that in 2024 the Board passed a new review process for the Township Manager. A survey went out to several employees to participate in the review. The

surveys were also given to the Board members and are due by November 1st. This item will come back for discussion at the next meeting.

B. Senior Center Update

Manager Dempsey provided an update regarding the Senior Center and locations being looked at for this purpose. A conceptual layout is being looked into for the site at Okemos Road and Gaylord C. Smith Court while taking into consideration the concerns expressed. He provided an update regarding the ongoing discussion with the Okemos Public School District, including with the Bond Steering Committee.

Board discussion occurred including a suggestion to partner with local communities that have a senior center.

12. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened public comment at 7:13 pm.

The opportunity to speak was provided to the public.

Supervisor Hendrickson closed public comment at 7: 13 pm.

13. OTHER MATTERS AND BOARD MEMBER COMMENTS

Supervisor Henderickson reminded everyone that because of the November 3rd election, the next Township Board meeting will be on Thursday, November 5th at 6:00 pm.

14. CLOSED SESSION

Trustee Trezise moved 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. Supported by Trustee Wilson.

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

NAYS: NONE

Motion carried: 6-0

The Board entered closed session at 7:14 pm.

The Board returned to open session at 7:56 pm.

15. ADJOURNMENT

Trustee Lentz moved to adjourn. Supported by Trustee Sundland.Sundland

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

NAYS: NONE

Motion carried: 6-0

The meeting adjourned at 7:56 pm.

_____ _____

Scott Hendrickson
Township Supervisor

Angela Demas
Township Clerk

To: **Board Members**

From: **Bernadette Blonde, Finance Director**

Date: **November 5, 2026**

Charter Township of Meridian
Board Meeting
11/5/2026

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

COMMON CASH		**$**	**1,306,548.26**
PUBLIC WORKS		**$**	**1,009,449.63**
TRUST & AGENCY		**$**	**307.14**
	TOTAL CHECKS:	**$**	**2,316,305.03**
CREDIT CARD TRANSACTIONS			
10/16/2026 to 10/28/2026		**$**	**11,809.75**
	TOTAL PURCHASES:	**$**	**2,328,114.78**
ACH PAYMENTS		**$**	**668,030.07**

Vendor Name	Description	Amount
1. 42 NORTH CONSTRUCTION LLC		
	HAND CHECK PLEASE CAHP FOR 6371 PORTER AVE	1,835.00
	HAND CHECK PLEASE CAHP FOR 6371 PORTER AVE	13,275.00
	TOTAL	15,110.00
2. A T & T		
	OCT 15 - NOV 14 2026 - INTERNET S1 327950862	207.14
3. AIS CONSTRUCTION EQUIPMENT		
	MP - WATER - 24	1,665.06
4. ANDERSON-FISCHER & ASSOC., INC		
	ELPS ADMIN, MSU TO LL PH III - LAND PRESERVE, AND T	90,509.85
5. ANGELA HELM		
	MILEAGE REIMBURSEMENT - MERS CONFERENCE	115.37
6. ANTHEM SPORTS		
	REPLACEMENT SOCCER GOALS FOR PARKS	8,288.47
7. APOLLO FIRE APPARATUS SALES		
	MP - FIRE - 737	1,237.72
8. AT & T		
	OCT 15 - NOV 14 2026 - ABV F2 8310016264197	79.62
	OCT 15 - NOV 14 2026 - ABV P1 8310016264190	158.51
	OCT 15 - NOV 14 2026 - ABV S1 F1 F3 8310016259779	317.75
	TOTAL	555.88
9. BARCO PRODUCTS COMPANY		
	REPLACEMENT PICNIC TABLES FOR PARKS	6,647.55
	REPLACEMENT PICNIC TABLES FOR PARKS	2,294.93
	TOTAL	8,942.48
10. BOUNDTREE MEDICAL		
	STANDING PO FOR MEDICAL SUPPLIES/AMBULANCE SUPPLIES	2,266.79
11. BRD PRINTING, INC		
	SENIOR FITNESS 55+ YARD SIGNS	86.39
12. CARLISLE WORTMAN ASSOC		
	PROFESSIONAL SERVICES	280.00
13. CAROL HASSE		
	MILEAGE REIMBURSEMENT - MERS CONFERENCE	115.37
14. CDW		
	TOM WESTERFIELD IPAD CASE	118.29
15. CINTAS CORPORATION #725		
	MECHANICS UNIFORM RENTAL	35.00
	MECHANICS UNIFORM RENTAL	35.00
	TOTAL	70.00
16. CITY PULSE		
	TWP NOTICES	128.76
	TWP NOTICES	157.25
	TWP NOTICES	506.90
	TWP NOTICES	415.14
	TOTAL	1,208.05
17. CLARENCE A. CLARK		
	UMPIRE FOR 4 ADULT SOFTBALL GAMES	136.00
18. CLEARY FENCE		
	REPAIR RESIDENT'S DAMAGED FENCE FROM TREE THAT FELL	2,986.00
19. COMCAST		
	OCT 29 - NOV 28 2026 - TV P1 8529114160257253	44.85
	OCT 19 - NOV 18 2026 - INTERNET SCADA 8529114160296	272.90
	TOTAL	317.75
20. CONSUMERS ENERGY		
	UTILITY ASSISTANCE 1030-3366-8072	141.89
21. CRYSTAL FLASH		
	MOTOR POOL - FLEET FUEL 2026 - 3RD PO	22,575.54

Vendor Name	Description	Amount
22. CUMMINS INC		
	BUILDINGS - SOUTH FIRE - GENERATOR REPAIRS	1,102.60
23. DANIEL PLYLER		
	UMPIRE FOR 4 ADULT SOFTBALL GAMES	136.00
24. DESIGN HEATING & A/C, INC.		
	BD OVERPAYMENT REFUND	140.00
25. DETROIT SALT CO		
	GROUNDS AND PARKS - BULK ROCK SALT OCTOBER 2026	3,916.91
26. ELECTION SOURCE		
	TRAINING	3,500.00
27. ELECTRICAL TERMINAL SERVICE		
	MP - STOCK SUPPLIES	151.19
28. ELLEN WHIPPLE		
	REIMBURSEMENT FOR MAILBOX HEIGHT ADJUSTMENT POST LR	110.00
29. FAHEY SCHULTZ BURZYCH RHODES PLC		
	LEGAL FEES	253.00
	LEGAL FEES	667.00
	LEGAL FEES	320.00
	LEGAL FEES	2,438.00
	LEGAL FEES	594.00
	LEGAL FEES	1,638.00
	LEGAL FEES	1,405.50
	LEGAL FEES	138.00
	LEGAL FEES	345.00
	LEGAL FEES	1,456.00
	LEGAL FEES	631.67
	LEGAL FEES	855.67
	LEGAL FEES	217.14
	LEGAL FEES	3,545.42
	LEGAL FEES	59.22
	LEGAL FEES	690.88
	LEGAL FEES	23.00
	LEGAL FEES	345.00
	LEGAL FEES	69.00
	LEGAL FEES	253.00
	LEGAL FEES	1,932.00
	LEGAL FEES	721.00
	TOTAL	18,597.50
30. FD HAYES ELECTRIC COMPANY		
	HAND CHECK PLEASE CAHP FOR 5978 MARTINUS ST	800.00
31. FIRST ADVANTAGE OCCUPATIONAL HEALTH		
	CDL RANDOM DRUG TESTING	299.14
32. FISHBECK, THOMPSON, CARR & HUBER		
	MSU TO LL - LEGG PARK WETLAND DELINEATION	682.50
33. FORESIGHT GROUP		
	REPLACEMENT SIGN FOR WONCH PARK FITNESS ZONE (STORM	261.01
	WATER BILLS AND POSTAGE FOR 2026	685.58
	NAME PLATES FOR ENVIRONMENTAL COMMISSIONER, ENGINEE	280.50
	TOTAL	1,227.09
34. GLASS MASTERS OF PORTLAND LLC		
	MP - POLICE - 750	910.00
35. GRANGER WASTE SERVICES		
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	80.15
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	35.45
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	49.00
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	33.97
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	154.93
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	392.73
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	121.36
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	147.30
	TOTAL	1,014.89
36. GREAT LAKES BREATHING AIR		
	CASCADE ANNUAL MAINTENANCE AND SERVICE	979.12

Vendor Name	Description		Amount
37. HASLETT-OKEMOS ROTARY			
	HAMEL ROTARY - 4TH QUARTER DUES		125.00
	GRILLO - 2026 MEMBER DUES 4TH QUARTER		125.00
		TOTAL	250.00
38. HAYHOE ASPHALT			
	PARKING LOT REPAIRS AT CENTRAL PARK SOUTH		24,000.00
39. HYDRO-CHEM SYSTEMS			
	MP - WASH BAY SOAP		666.05
40. INGHAM COUNTY DRAIN COMMISSIONER			
	COST SHARE FOR CORRECTED ASSESSMENTS FOR THE LAKE L		5,953.66
41. INGHAM COUNTY TREASURER			
	TRI-COUNTY REGIONAL PLANNING COMMISSION MEMBERSHIP		23,367.00
42. JACK DOHENY COMPANIES INC			
	MP - SEWER VACTOR REMOTE		355.79
43. JARRED MICHAEL FRICK			
	ROOF AND SIDING WORK ON TOLLGATE HOUSE IN HISTORICA		14,951.00
44. KCI			
	NOV ELECTION		49.15
			39.65
	POSTAGE NOV ELECTION		43.36
	NOTICE OF CANCELLATION CARDS		521.25
	AV OUTER & INNER ENVELOPES		3,095.51
	POSTAGE FOR BALLOTS		3,554.18
		TOTAL	7,303.10
45. KEIVEN COLBERT			
	REFUND FOR POLICE FOIA PD-2026-541		3.96
46. LAFONTAINE BUICK GMC INC			
	MP - FIRE - 701		129.72
47. LAFONTAINE FORD OF LANSING			
	MP - POLICE - 725		53.76
	MP - BUILDINGS - 28		430.00
		TOTAL	483.76
48. LANSING REAL GREEN LAWN CARE INC			
	2025-2026 GROUNDS MAINTENANCE CONTRACT - 12/7/2025-		4,520.00
49. LANSING SANITARY SUPPLY INC			
	2026 BLANET PO - JANITORIAL SUPPLIES FOR PARKS		304.02
	VACUUM REPAIR		181.87
	2026 BLANET PO - JANITORIAL SUPPLIES FOR PARKS		580.96
	FIRE - CUSTODIAL SUPPLIES - 2026		663.79
		TOTAL	1,730.64
50. LANSING UNIFORM COMPANY			
	FIRE UNIFORMS (SZYPULA)		558.65
51. LASER TECHNOLOGY INC			
	2 LIDAR		4,370.00
52. LOPEZ CONCRETE CONSTRUCTION			
	CONCRETE SPOT REPAIR 2026		70,822.60
	CONCRETE SPOT REPAIR 2026		18,209.70
		TOTAL	89,032.30
53. MADISON NATIONAL LIFE INS CO			
	HAND CHECK 2026 LIFE/DISABILITY INSURANCE		4,596.14
54. MANNIK AND SMITH GROUP INC			
	2023 LOCAL ROAD PROGRAM ENGINEERING AND INSPECTION		22,136.78
	2023 LOCAL ROAD PROGRAM ENGINEERING AND INSPECTION		2,865.00
		TOTAL	25,001.78
55. MAX-R			
	ENGRAVED SLATS FOR A MEMORIAL BENCH: TOM FRANKLIN		567.00

Vendor Name	Description	Amount
56. MERIDIAN TOWNSHIP RETAINAGE		
	ELPS ADMIN, MSU TO LL PH III - LAND PRESERVE, AND T	10,056.65
	2026 LOCAL STREET CRUSHING AND RESURFACING CONTRACT	36,794.36
	TOTAL	46,851.01
57. MICHAEL SMOKEVITCH		
	REIMBURSEMENT FOR MAILBOX HEIGHT ADJUSTMENT POST LR	115.00
58. MICHIGAN PLUMBING		
	CAMERA INSPECTION OF DRAINS AT CENTRAL PARK PAVILIO	387.00
59. MICHIGAN SEPTIC LLC		
	EMERGENCY INSPECTION FOR SEPTIC ISSUES AT TOWNER RO	487.50
60. MICHIGAN WILDFLOWER FARM		
	MSU TO LL PH. III LAND PRESERVE - NATIVE SEEDS	788.00
61. MID MICH ASSOC OF ASSESSING		
	*DO NOT MAIL*CON ED CLASS - JENNIFER FLOWER	50.00
62. MID MICHIGAN EMERGENCY EQUIPMENT		
	MP - POLICE - 750	600.00
63. MORRIES OKEMOS FORD		
	MP - SEWER - 680	104.98
64. NATIONAL WILDLIFE CONTROL		
	BUILDINGS - C FIRE - PEST CONTROL	75.00
65. NORTHSIDE SERVICE		
	MP - WATER - 30	290.00
66. ON DEMAND MOSQUITO MAN INC		
	2026 - ANNUAL WEED CONTROL AND FERTILIZER AROUND BU	5,510.00
67. OREILLY AUTO ENTERPRISES LLC		
	MP - BATTERY CORE	(22.00)
	MP - BATTERY CORE	(22.00)
	MP - BATTERY CORE	(22.00)
	MP - BATTERY CORE	(22.00)
	MP - BATTERY CORE	(22.00)
	MP - BATTERY CORE	(22.00)
	MP - BATTERY CORE	(22.00)
	MP - POLICE - 750	402.46
	TOTAL	248.46
68. PITNEY BOWES		
	HAND CHECK	955.47
69. PRO-COMM INC		
	RADIO MAINTENANCE ON PATROL VEHICLES	731.00
70. QUALITY TIRE INC		
	MP - SCRAP TIRES	76.00
71. RANDAZZO MECHANICAL HEATING & COOL		
	MECHANICAL PERMIT CANCELLED AFTER ISSUANCE-50% REFU	80.00
72. REDWOOD LANDSCAPING		
	BUILDINGS - ROCK ALONG BACKDOOR WALKS PD AND TH WHE	10,615.00
73. RIETH-RILEY CONSTRUCTION CO INC		
	2026 LOCAL STREET CRUSHING AND RESURFACING CONTRACT	669,567.82
	2026 LOCAL STREET CRUSHING AND RESURFACING CONTRACT	44,658.01
	TOTAL	714,225.83
74. RONALD RAU		
	HAND CK PLEASE..PARKING FEE FOR BUILDING INSPECTOR	17.40
75. SA SMITH PAVING & TRUCKING INC		
	HAND CHECK ASPHALT SPOT REPAIR 2026	471.60
76. SPALDING DEDECKER ASSOCIATES		
	LRP BIOSWALE PROJECT - PHASE I PRELIMINARY INVESTIG	602.00
	2027 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION CO	26,538.00
	2026 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION CO	71,909.38
	TOTAL	99,049.38
77. ST MARTHA CONFERENCE OF		
	EMERGENCY RENTAL ASSISTANCE	500.00

Vendor Name	Description	Amount
78. STATE OF MICHIGAN		
	HAND CHECK - DO NOT MAIL - PESTICIDE CERTIFICATION	75.00
	HAND CHECK - DO NOT MAIL - PESTICIDE CERTIFICATION	75.00
	TOTAL	150.00
79. STEPHEN GERHART JR		
	AVCB/EV SNACKS REIMB TO DEPUTY CLERK	243.48
80. STRYKER MEDICIAL		
	ELECTRODES (QTY: 7)	133.00
81. SUPREME SANITATION		
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	180.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILET RENTAL - TEMP UNITS FOR FALL SOCCER	150.00
	TOTAL	780.00
82. THE HARKNESS LAW FIRM PLLC		
	PROSECUTING SERVICES CONTRACT 2026	8,153.82
83. THOMAS CARY		
	REIMBURSEMENT FOR FARMER'S MARKET SUPPLIES - LAMINA	125.48
84. TOP NOTCH TREE CARE		
	EMERGENCY TREE REMOVAL IN ORLANDO PARK DUE TO STORM	2,070.00
85. TURN KEY HOME IMPROVEMENT LLC		
	HAND CHECK PLEASE CAHP FOR 6371 PORTER AVE	9,433.00
	HAND CHECK PLEASE CAHP FOR 6371 PORTER AVE	1,370.00
	TOTAL	10,803.00
86. ULINE		
	REPLACEMENT SAFETY BOLLARD FOR NANCY MOORE PARK	187.42
87. VEIT, LLC		
	COPIER USAGE	1,766.38
88. VICTORS HOME SOLUTIONS		
	BUILDING PERMIT-CANCELLED 50% REFUND OF $75	75.00
89. WASTE MANAGEMENT		
	2026 CARCASS REMOVAL DUMPSTER (DEAD DEER REMOVAL AN	838.92
90. WILDFLOWER MEADOWS, LLC		
	TOILET PAPER DISPENSERS FOR PARK BATHROOMS	651.60
TOTAL - ALL VENDORS		1,306,548.26

BANK TOTALS:

Bank GF53 FIFTH THIRD COMMON CASH	1,306,548.26

EXP CHECK RUN DATES 11/05/2026 - 11/05/2026
JOURNALIZED OPEN AND PAID
BANK CODE: PW53 - CHECK TYPE: PAPER CHECK

Vendor Name / Description		Amount
1. APEX EXCAVATING & UNDERGROUND LLC		
	2026 FORCE MAIN PROJECT - CHANGE ORDER #1 (MAIN CON	5,300.00
2. CITY OF EAST LANSING		
	CONTRACTS-SEWER-FY2026 RECONCILIATION OF SEWER CONT	210,493.89
	ELMWSA OPERATING, INTERCONNECT & DEBT SHARING JULY-	414,076.25
	TOTAL	624,570.14
3. CUMMINS INC		
	SEWER - WILDWOOD LS - GENERATOR REPAIRS	1,333.08
4. E T MACKENZIE CO		
	2026 FOREST HILLS LIFT STATION AND WHITEHILLS LIFT	14,400.00
5. EDWARD W. SPARROW HOSPITAL		
	REAMINING ESCROW DEPOSIT RETURN PER AGREEMENT	53,694.85
6. EJ USA INC		
	WATER - STORZ RETRO FIT NOZZLES	3,350.00
7. ETNA SUPPLY COMPANY		
	WATER - TOOLS	676.92
8. FERGUSON ENTERPRISES LLC #3325		
	WATER - CURB BOX KEYS	116.84
9. FERGUSON WATERWORKS #3386		
	WATER - WATER MAIN REPAIR CLAMPS	16,573.00
	WATER - HYDRANT METER GATE VALVES	834.78
	TOTAL	17,407.78
10. FORESIGHT GROUP		
	WATER - LOGO STICKERS FOR SAFETY CONES	583.49
11. HAMMOND FARMS		
	WATER - TOP SOIL - SITE RESTORATION	230.00
	WATER - HYDRANT STONE	350.00
	TOTAL	580.00
12. IDC CORPORATION		
	SEWER - LIFT STATION CONTROLS MAINTENANCE 2026 - 2N	411.83
13. KEBS INC		
	FOREST HILLS LIFT STATION - STAKING EASEMENT	250.00
14. LIBERTY TITLE AGENCY		
	5650 SCHOOL STREET FINAL BILL OVERPAYMENT	160.42
15. LOPEZ CONCRETE CONSTRUCTION		
	CONCRETE SPOT REPAIR 2026	8,885.00
16. MADISON NATIONAL LIFE INS CO		
	HAND CHECK 2026 LIFE/DISABILITY INSURANCE	679.08
17. MERIDIAN TOWNSHIP RETAINAGE		
	2026 HASLETT COMMERCE CENTER WATER MAIN REPLACEMENT	17,546.40
18. OLGER BROTHERS SAND & GRAVEL		
	WATER - SAND , GRAVEL & TOPSOIL 2026	606.00
	WATER - SAND , GRAVEL & TOPSOIL 2026	603.60
	TOTAL	1,209.60
19. RIETH-RILEY CONSTRUCTION CO INC		
	2026 HASLETT COMMERCE CENTER WATER MAIN REPLACEMENT	209,516.10
	2026 LOCAL STREET CRUSHING AND RESURFACING CONTRACT	8,586.95
	TOTAL	218,103.05
20. SA SMITH PAVING & TRUCKING INC		
	HAND CHECK ASPHALT SPOT REPAIR 2026	40,191.15
TOTAL - ALL VENDORS		1,009,449.63
BANK TOTALS:		
Bank PW53 PUBLIC WORKS		1,009,449.63

Vendor Name	Description	Amount
1. DART BANK		
	2026 Sum Tax Refund 33-02-02-27-126-019	46.67
2. WARD TERESA M		
	2026 Sum Tax Refund 33-02-02-25-201-002	260.47
TOTAL - ALL VENDORS		307.14

BANK TOTALS:

Bank TA53 TRUST & AGENCY	307.14

Transaction Date	Account Name	Transaction Amount	Transaction Merchant Name
2026/10/20	ROBERT STACY	$4.03	ALRO STEEL CORP
2026/10/20	ROBERT STACY	$3.78	HASLETT TRUE VALUE HARDWA
2026/10/20	ROBERT STACY	$227.71	HOMEDEPOT.COM
2026/10/21	ROBERT STACY	$284.98	THE HOME DEPOT 2723
2026/10/26	ROBERT STACY	$339.87	SONETICS CORPORATION
2026/10/26	ROBERT STACY	$26.40	THE HOME DEPOT #2723
2026/10/16	TYLER KENNELL	$64.02	(PC) 3986 ALL PHASE
2026/10/16	MICHAEL HAMEL	$140.00	OLIVE GARDEN 0021187
2026/10/23	MICHAEL HAMEL	$16.95	TST* ONE NORTH KITCHEN &
2026/10/25	MICHAEL HAMEL	$179.60	AMAZON MKTPL*G616C0JU3
2026/10/25	MICHAEL HAMEL	$38.66	AMAZON MKTPL*VU8IS1BA3
2026/10/27	MICHAEL HAMEL	$46.40	AMAZON MKTPL*XR77J6FC3
2026/10/20	KYLE FOGG	$11.78	THE HOME DEPOT #2723
2026/10/20	KYLE FOGG	$22.46	THE HOME DEPOT #2723
2026/10/26	KYLE FOGG	$19.58	THE HOME DEPOT #2723
2026/10/20	JACOB FLANNERY	$4.99	HARBOR FREIGHT TOOLS3459
2026/10/21	JACOB FLANNERY	$269.18	GRAINGER
2026/10/21	JACOB FLANNERY	$111.03	THE HOME DEPOT #2723
2026/10/27	JACOB FLANNERY	$50.92	COMPLETE BATTERY SOURCE
2026/10/27	JACOB FLANNERY	$70.70	DEER CREEK
2026/10/17	BRIAN PENNELL	($25.29)	AMAZON.COM
2026/10/16	BRIAN PENNELL	$232.35	AMAZON.COM*5E1NY0G32
2026/10/26	KATIE LOVE	$276.24	WAL-MART #2866
2026/10/21	ANGELA DEMAS	$364.90	OFFICEMAX/OFFICEDEPT#3379
2026/10/21	ANGELA DEMAS	$217.35	OFFICEMAX/OFFICEDEPT#3379
2026/10/21	ANGELA DEMAS	$302.40	OFFICEMAX/OFFICEDEPT#3379
2026/10/23	ANGELA DEMAS	$9.49	AMAZON MKTPL*JK8GI9YZ3
2026/10/21	ANGELA DEMAS	($217.35)	OFFICEMAX/OFFICEDEPT#3379
2026/10/26	ANGELA DEMAS	$130.89	AMAZON MARK* VI9J65HT3
2026/10/24	ANGELA DEMAS	$77.89	JIMMY JOHNS 9055
2026/10/21	DERRICK BOBB	$67.91	THE HOME DEPOT #2723
2026/10/22	DERRICK BOBB	$145.47	THE HOME DEPOT #2723
2026/10/26	DERRICK BOBB	$199.00	THE HOME DEPOT #2723
2026/10/23	SAMANTHA WEBER	$25.00	STATE OF MI EMS
2026/10/16	ALLISON TIMOCK	$349.99	SP USA ARCHERY
2026/10/16	ALLISON TIMOCK	$104.96	FEEDERS SUPPLY COMPANY #4
2026/10/16	ALLISON TIMOCK	$89.42	MEIJER STORE #025
2026/10/19	STEPHEN GEBES	$481.85	ZOOM.COM 888-799-9666
2026/10/26	STEPHEN GEBES	$55.08	AMAZON MKTPL*TG9N661M3
2026/10/21	RICHARD GRILLO	$63.24	WAL-MART #2866
2026/10/24	RICHARD GRILLO	$104.00	QUALITY DAIRY#31
2026/10/23	RICHARD GRILLO	$49.91	WAL-MART #2866
2026/10/23	RICHARD GRILLO	$82.99	GOOGLE YOUTUBETV
2026/10/24	RICHARD GRILLO	$682.04	DUNKIN #353288 Q35
2026/10/22	KEITH HEWITT	$76.47	MIDWEST POWER EQUIPMENT
2026/10/19	MICHELLE PRINZ	$19.99	USATODAY CO DIGITAL
2026/10/19	MICHELLE PRINZ	$24.99	USATODAY CO DIGITAL
2026/10/23	MICHELLE PRINZ	$17.05	AMAZON MKTPL*BK3KT2JJ3
2026/10/26	MICHELLE PRINZ	$624.95	AMAZON MKTPL*ZG0RV6CA3
2026/10/26	MICHELLE PRINZ	$4.49	GFS STORE #1901
2026/10/16	CATHERINE ADAMS	$108.66	AMAZON MKTPL*5E01R0VK2
2026/10/19	CATHERINE ADAMS	$42.99	AMAZON MKTPL*5E02S7WF2
2026/10/20	CATHERINE ADAMS	$223.18	AMAZON RETA* 5P2YV0O82
2026/10/21	CATHERINE ADAMS	$802.62	AMAZON RETA* QC80Z9WU3

2026/10/21	CATHERINE ADAMS	$393.36	THE WEBSTAURANT STORE INC
2026/10/16	BART CRANE	$589.00	SHATTUCK SPECIALTY ADVERT
2026/10/16	BART CRANE	$230.00	SHATTUCK SPECIALTY ADVERT
2026/10/17	BART CRANE	$32.99	COVERT SCOUTING
2026/10/21	BART CRANE	$467.00	SHATTUCK S* MERIDAN TO
2026/10/25	DANIEL OPSOMMER	$376.25	TITANHQ
2026/10/26	DAN PALACIOS	$20.97	THE HOME DEPOT #2723
2026/10/25	CURT SQUIRES	$929.84	SHOOTSTEEL
2026/10/23	CURT SQUIRES	$100.00	A1 DETAILING & CUSTOMS
2026/10/22	SAMANTHA DIEHL	$79.00	GOVT SOCIAL MEDIA LLC
2026/10/23	SAMANTHA DIEHL	$259.00	GOVT SOCIAL MEDIA LLC
2026/10/27	SAMANTHA DIEHL	$12.00	CITY OF GR PARKING DDA
2026/10/27	SAMANTHA DIEHL	$38.00	FACEBK *LPH6C9S824
2026/10/26	THOMAS BAKER	$72.50	HAMMOND FARMS E LANSING
2026/10/16	COURTNEY WISINSKI	$55.00	METRO INSTITUTE INC
2026/10/16	COURTNEY WISINSKI	$55.00	METRO INSTITUTE INC
2026/10/19	COURTNEY WISINSKI	$18.15	MEIJER STORE #025
2026/10/20	COURTNEY WISINSKI	$3.69	MEIJER STORE #025
2026/10/23	COURTNEY WISINSKI	$120.00	TACTACAM
2026/10/24	COURTNEY WISINSKI	$57.95	AMAZON MKTPL*FJ3246LD3
2026/10/25	COURTNEY WISINSKI	$71.89	AMAZON MKTPL*H369V24S3
2026/10/27	COURTNEY WISINSKI	$55.00	METRO INSTITUTE INC
2026/10/27	ASHLEY WINSTEAD	$25.00	MICHIGAN TOWNSHIPS
	TOTAL	$11,809.75	

ACH Transactions

10/16/2026 to 10/28/2026

Date	Payee		Amount	Purpose
10/16/2026	Blue Care Network	$	16,600.49	Employee Health Insurance
10/16/2026	Gallagher	$	3,250.00	Employee Health Insurance
10/19/2026	Elan	$	26,514.50	Credit Card Payment
10/19/2026	EmPower	$	62,757.71	Employee Retirement
10/21/2026	Blue Care Network	$	136,123.55	Employee Health Insurance
10/22/2026	MCT Utilities	$	898.86	Water/Sewer Utility Transactions
10/23/2026	Invoice Cloud	$	45.00	Online Transaction Fees
10/28/2026	Blue Care Network	$	13,660.69	Employee Health Insurance
10/28/2026	Various Financial Institutions	$	408,179.27	10/30 Direct Deposit
	Total ACH Payments	**$**	**668,030.07**	

9. D

To: **Board Members**

From: **Scott Hendrickson, Township Supervisor**

Date: **November 5, 2026**

Re: **Veterans Day Resolution**

Meridian Township wishes to recognize November 11, 2026 as Veterans Day.

A motion is prepared for Board consideration:

MOVE TO APPROVE THE RESOLUTION IN RECOGNITION OF VETERANS DAY.

Attachment:

1. Resolution in Recognition of Veterans Day

RESOLUTION RECOGNIZING VETERANS DAY

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held on the 5th day of November 2026, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

WHEREAS, Veterans make courageous and selfless sacrifice to protect our state and nation; and

WHEREAS, President Woodrow Wilson first proclaimed Armistice Day, commonly recognized as Veterans Day, on November 11, 1919; and

WHEREAS, this day, we honor brave military service members and their families and commemorate the signing of the Armistice agreement between the Allies and Germany, which formally ended the major hostilities of World War I on the 11th hour of the 11th day of the 11th month in 1918; and

WHEREAS, in 1954, President Dwight Eisenhower signed a law designating the 11th of each November as Veterans Day; and

WHEREAS, on this day and every day, we honor the contributions and sacrifices of our nation's approximately 19 million Veterans, including more than 486,000 in Michigan, and encourage citizens throughout the state to recognize the importance of this day as we show our utmost gratitude to our Veterans and their families; and

WHEREAS, it is our shared responsibility to honor and protect our Township's Veterans, just as they have made a brave choice to protect all of us;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, by the Board of the Charter Township of Meridian, to recognize November 11th as Veterans Day. All residents are strongly encouraged to join the efforts of the Michigan Veterans Affairs Agency and the Department of Military and Veterans Affairs in establishing outreach efforts to newly returning Veterans, individuals with mental health needs, and those experiencing homelessness.

ADOPTED:

YEAS: _____

NAYS: _____

Resolution declared
STATE OF MICHIGAN)
)SS:
COUTNY OF INGHAM)

I, the undersigned, the duly qualified and acting clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 5th day of November 2026.

_____

Angela Demas
Meridian Township Clerk

To: **Township Board**

From: **Samantha Diehl, Communications Manager**

Date: **October 30, 2026**

Re: **HB 5123 and SB 719 Opposition Resolution**

HB 5123 and SB 719 Background:

House Bill 5123 and Senate Bill 719 propose changes to how cable and video service providers collect and distribute revenues that could significantly reduce funding available to local governments throughout Michigan.

For Meridian Township, franchise fees and Public, Educational, and Government (PEG) revenues support HOMTV and related communication services that provide residents with access to Township meetings, public safety information, community programming, and other local government communications.

The Michigan Community Media Association (MICMA), which represents PEG organizations across the state, has encouraged member communities to adopt resolutions opposing the legislation due to concerns regarding the long-term impact on community media operations and government transparency. The legislation could allow cable companies to exempt themselves from franchise and PEG fees by classifying themselves as streaming providers, while also preventing streaming providers from ever being assessed those same fees.

Approval of the attached resolution would align Meridian Township with other local governments and community media organizations advocating for the preservation of these local revenue sources.

Financial Impact:

Meridian Township received approximately **$3.95 million** in combined franchise fee and PEG revenue between 2020 and 2025, including:

- **$3,253,956** in franchise fee revenue
- **$696,955** in PEG fee revenue

Both revenue sources have declined significantly during this period. Since 2020, franchise fee revenue has decreased by approximately **29%**, while PEG fee revenue has decreased by approximately **33%**. Any additional reductions resulting from HB 5123 and SB 719 could further impact the Township's ability to support services currently funded through these revenues.

A breakdown of franchise fee and PEG revenues is provided on the next page:

Franchise Fee Totals (2020-2025)

2020	$603,995.41
2021	$594,391.88
2022	$595,026.40
2023	$548,496.53
2024	$485,139.07
2025	$426,907.66

PEG Fee Totals (2020-2025)

2020	$133,298.92
2021	$128,800.72
2022	$127,228.52
2023	$116,065.41
2024	$102,154.71
2025	$89,407.08

Rationale for Opposition:

Franchise fees and PEG revenues help support HOMTV's coverage of Township meetings, public information programming, community events, emergency communications, and other services that promote transparency and civic engagement.

As these revenues have already declined substantially in recent years, further reductions could limit the Township's ability to maintain current service levels, invest in equipment and technology upgrades, and continue providing residents with accessible local government programming and information.

Adoption of the attached resolution formally communicates Meridian Township's opposition to legislation that could further reduce these revenues and demonstrates the Township's support for local control, government transparency, and the continued availability of community media services for residents.

The following motion is proposed to adopt the resolution in opposition to HB 5123 and SB 719:

MOVE TO ADOPT THE RESOLUTION IN OPPOSITION TO HB 5123 AND SB 719, THE STREAMING INDUSTRY VIDEO FRANCHISE EXEMPTION AMENDMENTS TO THE UNIFORM VIDEO SERVICES LOCAL FRANCHISE ACT 2006 PA 480.

Attachments:

1. HB 5123 and SB 719 Opposition Resolution

RESOLUTION IN OPPOSITION TO HB 5123 & SB 719

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held on the 5th day of November 2026, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

WHEREAS, the Uniform Video Services Local Franchise Act, 2006 PA 480, MCL 484.3301 *et seq*. ("PA 480"), was negotiated by and between certain communications businesses, including but not limited to AT&T, Comcast, Charter and Frontier, and Michigan municipalities as represented by the Coalition to Protect Public Rights-of-Way ("PROTEC"), the Michigan Chapter of the National Association of Telecommunications Officers and Advisors ("MI-NATOA"), the Michigan Municipal League and the Michigan Townships Association, throughout 2006; was enacted by the Michigan Legislature; and became effective on January 1, 2007; and

WHEREAS, PA 480 specifically provided for a level playing field among ALL video providers and, while reducing certain aspects of local regulatory control, kept local communities financially whole by providing for franchise of not more than five percent (5%) and Public, Educational, and Government (PEG) access channel fees of not more than two percent (2%) of locally collected gross revenue by EVERY video provider; and

WHEREAS, the specific language enforcing this agreement reads as follows:

> **"*Video service" means video programming, cable services, IPTV, or OVS provided through facilities located at least in part in the public rights-of-way without regard to delivery technology, including internet protocol technology.* [MCL 484.3301(2)(p).]**; and

WHEREAS, the streaming industry has steadfastly refused to honor the requirements of PA 480 by failing to pay franchise and PEG fees; and

WHEREAS, upon threat of a civil action to compel compliance with the PA 480, the streaming industry has repeatedly introduced legislation over the last several years seeking an exemption for its streaming video products provided **"*through facilities located at least in part in the public rights-of-way without regard to delivery technology, including internet protocol technology*"**; and

WHEREAS, each such exemption amendments have been routinely defeated; and

WHEREAS, such exemption amendments have again been introduced in this legislative session, being House Bill 5123 of 2025 ("HB 5123") and Senate Bill 719 of 2025 ("SB 719"); and

WHEREAS, such exemption amendments would destroy the essence of the agreement among all stakeholders that resulted in the passage of PA 480, which was to maintain a level playing field as between ALL video providers, ***"without regard to delivery technology, including internet protocol technology*,"** and to keep municipalities financially whole; and

WHEREAS, due to the migration of video subscribers from traditional cable to streaming video via internet protocol technology and the failure of the steaming industry to comply with PA 480, annual video franchise and PEG Fee revenues have fallen from **$737,294.33** in the year **2020**, to

$516,314.74 in **2025**, a **30% drop** that directly and adversely impacts the general fund and local community programming for this municipality.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, that it hereby expresses its opposition to HB 5123 and SB 719 in their entirety.

ADOPTED:

YEAS: _____

NAYS: _____

Resolution declared
STATE OF MICHIGAN)
)SS:
COUTNY OF INGHAM)

I, the undersigned, the duly qualified and acting clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 5th day of November 2026.

_____
Angela Demas
Meridian Township Clerk

9. F

To: **Township Board**

From: **Neighborhoods & Economic Development Director, Amber Clark**

Date: **November 5, 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 include 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

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 5th day of November, 2026 at 6 p.m., 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. 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.
3. 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.

WHEREAS the Township Board reviewed this matter at their October 20th, 2026 meeting and raised concerns, directing staff to create an introduction of the ordinance with parliamentary structure included for the Youth Commission;

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 5th of November, 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. Summer month meetings may still occur.
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.

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 session, the Commission shall 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 be subject to the Open Meetings Act and Township staff shall assist in the proper posting of all public meetings.

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. The Youth Commission shall schedule regular meetings to be held at least once monthly. Meetings can be canceled by the Youth Commission if there is a lack of a quorum or discussion items

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

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. 2026-115 02

At a meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building on _____, 2025 6, 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 ~~c~~Commission shall~~is set to sunset~~ expire on ~~**December**~~ **June 30, 2029 6** 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. 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 ~~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. ~~Summer month meetings may still occur.~~
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.

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 session, and annually thereafter at its first meeting of each calendar year, the Commission shall shall 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.

2. 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.

1. , and Township staff shall assist in the proper posting of all public meetings.

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. The Youth Commission shall schedule regular meetings to be held at least once monthly. Meetings can be canceled by the Youth Commission if there is a lack of a quorum or discussion items 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 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~~.

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. 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 operationsPromote education and awareness of municipal government and public service;
2.3. Represent and engage the Township's Youth through schools, organizations, clubs, and community groups;
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;
Encourage equitable participation of both Haslett Public Schools and Okemos Public Schools in the local municipal operationsRaise funds for programs that support the overall health and betterment of Meridian Township youth aged 14-19;
4.
5. Address other issues affecting the youth of Meridian Charter Township while collaborating with community partners.

To: **Board Members**

From: **Angie Helms, Human Resources Director**

Date: **November 5, 2026**

Re: **PA Act 152 Annual Healthcare Exemption Option**

Following the Township budget discussion held by the Township Board on October 6, 2026, the Board must take action to waive the hard cap restrictions under Public Act 152. The Township has worked closely with Gallagher, its benefits administrator, to identify options that address rising healthcare costs while supporting the overall health and well-being of employees.

A future budget amendment will account for the additional costs associated with healthcare coverage in 2027.

To proceed with the plan renewal, the attached resolution should be adopted:

MOTION TO APPROVE THE RESOLUTION ADOPTING THE ANNUAL EXEMPTION OPTION (SECTION 8) AS SET FORTH IN 2011, PUBLIC ACT 152 THE PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT.

Attachment:

1. November 5, 2026, PA152 Exemption Resolution

RESOLUTION TO ADOPT THE ANNUAL EXEMPTION OPTION AS SET FORTH IN 2011 PUBLIC ACT 152, THE PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at 5151 Marsh Road, Okemos, MI 48864 on the 5th day of November 2026, at 6:00 p.m., Local Time.

PRESENT: _____

_____

ABSENT: _____

The following resolution was offered by _____and supported by_____.

WHEREAS, 2011 Public Act 152 (the "Act") was passed by the State Legislature and signed by the Governor on September 24, 2011;

WHEREAS, the Act contains three options for complying with the requirements of the Act;

WHEREAS, the three options are as follows:

1) Section 3 - "Hard Caps" Option - limits a public employer's total annual health care costs for employees based on coverage levels, as defined in the Act;
2) Section 4 - "80%/20%" Option - limits a public employer's share of total annual health care costs to not more than 80%. This option requires an annual majority vote of the governing body;
3) Section 8 - "Exemption" Option - a local unit of government, as defined in the Act, may exempt itself from the requirements of the Act by an annual 2/3 vote of the governing body;

WHEREAS, Meridian Charter Township has decided to adopt the annual Exemption option as its choice of compliance under the Act;

NOW, THEREFORE, BE IT RESOLVED that Meridian Charter Township elects to comply with the requirements of 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act, by adopting the annual Exemption option for the medical benefit plan coverage year January 1, 2027 through December 31, 2027.

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 5th of November, 2026.

_____
Angela Demas, Township Clerk

To: **Board Members**

From: **Treasurer's Office**

Date: **November 5, 2026**

Re: **Placement of Delinquent Special Assessments, Delinquent Utilities, Delinquent False Alarms, Unpaid Lot Mowing/Code Violations and Misc. Fees on the Winter Tax Roll for 2026**

Listed below are the totals of the delinquent special assessments, delinquent utilities, delinquent false alarms, unpaid lot mowing fees and code violation fees that the Board must authorize for placement on the 2026 Winter Tax Roll for collection. All supporting documents are on file with the Treasurer's Office.

Water:	Lake Lansing Watershed	$ 10,723.17
	Grand River Water Main	$ 6,253.11
Sewer:	Kansas Rd. Sanitary Sewer	$ 1,672.22
Sidewalks:	2021 Sidewalk	$ 699.25
	2022 Sidewalk	$ 1,087.89
	2025 Sidewalk	$ 678.15
Paving:	Powell Rd Public Improvement	$ 1,948.45
Drains:	Daniels Drain	$ 7,132.91
Delinquent Utilities:		$ 51,409.05
Delinquent False Alarms:		$ 1,150.00
Unpaid Lot Mowing/Snow removal:		$ 4,630.00
Miscellaneous Receivables:	Sidewalk repair, Mailbox, and Concrete repair	$ 1,853.03

"Move to assess the charges identified in the staff memorandum with parcel identification available in the Treasurer's Office dated October 30, 2026 for delinquent Special Assessments, Utility Bills, False Alarms, Nuisance, Lot Mowing/Code Violation, and Misc. Fees as a tax lien against the subject properties as authorized by Michigan Compiled Laws (MCL) 41.727, 41.728, and Meridian Township Ordinance Code Sections 58-32, 58-33, 78-98, 78-155, 46-5, 82-27, 18-1, and 18-15"

To: **Board Members**

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

Rick Grillo, Chief of Police

Date: **October 29, 2026**

Re: **Permanent Dynamic Speed Display Sign Master Plan**

At the September 15 Township Board meeting, the Board adopted the first Permanent Dynamic Speed Display Sign Master Plan, which identified the first six locations where signs would be installed.

At the September 16 Board meeting, we discussed identifying a location within the 48823 ZIP code in the Township. Township staff conducted a speed study on Lake Lansing Road near the Skyline Drive intersection that showed that the average speed was 47 mph in a 35-mph zone.

Based on this study, Township staff are recommending that we make Lake Lansing Road east of Hagadorn Road the seventh and final location.

The signs have been delivered. The Ingham County Road Department (ICRD) is working to install new signposts so our permanent speed display signs have good sight lines (i.e. they are not too low to the ground). Once the new signposts have been installed, one of the ICRD's signal contractors will install the permanent speed display signs for the Township. The Township will reimburse the ICRD for the costs per their policy for these signs. We hope to have the signs installed in the next 30-60 days.

We are happy to answer any questions the Board may have.

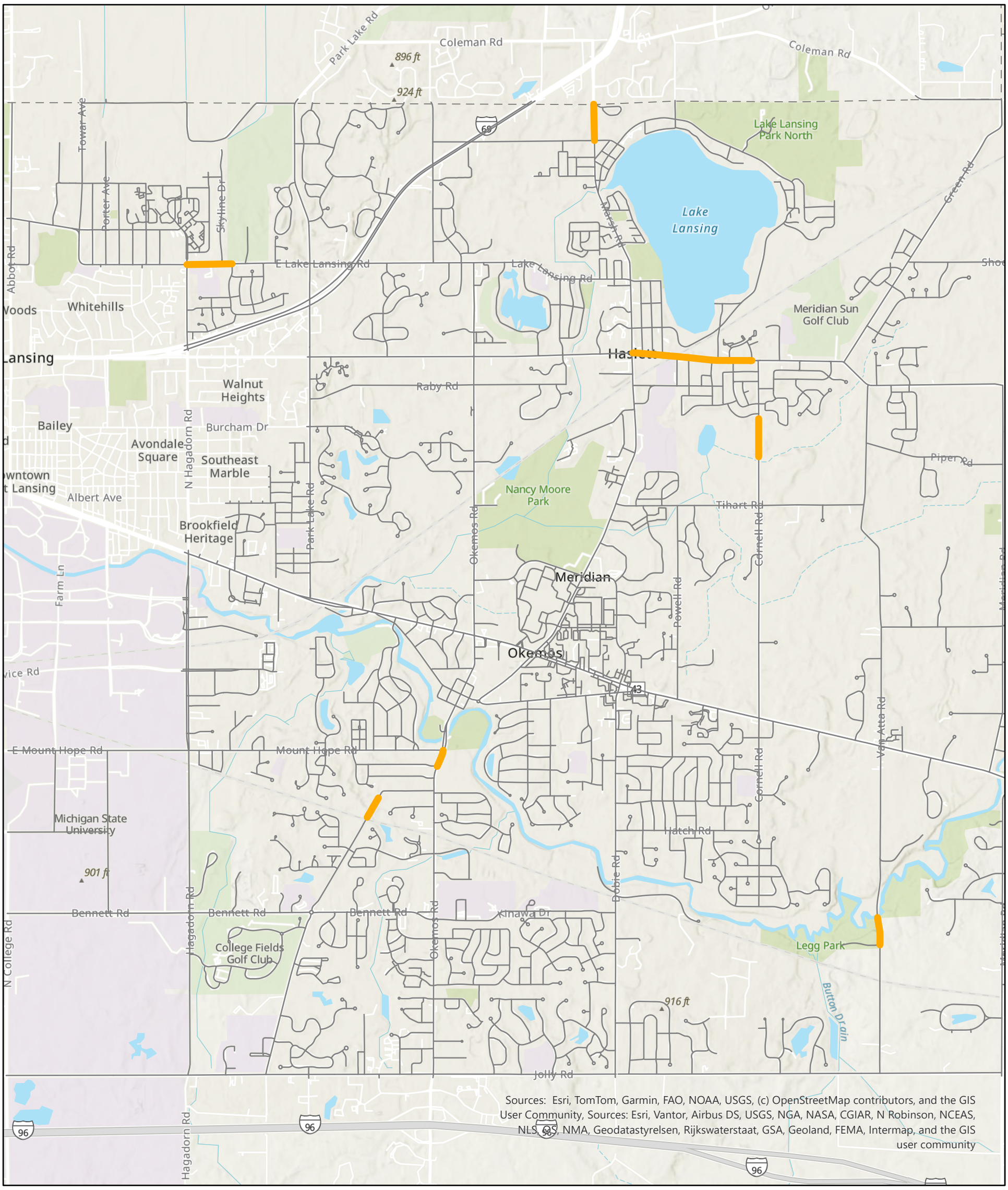
Motion that has been prepared for the Board's consideration:

MOVE TO ADOPT THE PERMANENT DYNAMIC SPEED DISPLAY SIGN MASTER PLAN

Attachments:

1. Township Permanent Dynamic Speed Display Sign Master Plan
2. Speed Study on Lake Lansing Road Conducted 8/18/26-8/26/26

MERIDIAN TOWNSHIP
Permanent Dynamic Speed Display Sign Master Plan



N

Legend

Roadways where permanent speed display signs are approved

Default Report Title
Use Preferences to Define Titles

SPEED DATA ANALYSIS

Location



Lake Lansing/Skyline
Latitude: 42.755310
Longitude: -84.457909

Analysis Time Period



Start	End
8/18/2026 8:01 AM	8/26/2026 12:18 AM

Vehicles Analyzed



83,609

Slowest Speed



5

Speed Limit



35

Average Speed



47

Total Enforceable Violations



14,968

85th Percentile Speed



48

% Enforceable Violations



18%

99th Percentile Speed



124

To: **Board Members**

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

Date: **October 30, 2026**

Re: **Planned Unit Development 26100 – Capstone Hannah Boulevard Apartments Public Hearing**

The Planning Commission and Staff have been reviewing the proposed development project on the vacant land at the end of Hannah Boulevard, between the Hannah Farms development and the Indian Lakes Estates subdivision. Capstone Collegiate Communities, the Applicant, has submitted a planned unit development (PUD) proposal, following the previously approved conditional rezoning of the property to RD, Multiple-Family Residential, which established the guidelines for the development. The PUD proposal includes the construction of 256 new multiple-family units on two parcels, totaling approximately 69 acres located at the east end of Hannah Boulevard. Access to the to the buildings would be from Hannah Boulevard or Eyde Parkway.

The Planning Commission has previously held a public hearing on this matter, but pursuant to the ordinance requirements in the PUD district, the Township Board is also required to hold a public hearing on the request. After that public hearing, the Township Board can take action at a future meeting. Additional information and attachments for the proposals can be found under agenda item 12.A.

To: **Township Board**

From: **Bernadette Blonde, Finance Director**

Date: **October 29, 2026**

Re: **Third Quarter Budget Amendments**

The third quarter 2026 budget amendments are detailed in the attached document. These amendments reflect revenue and expenditures that were unknown during the original budget process, as well as necessary line-item corrections.

GENERAL FUND

The proposed 2026 General Fund amendments include revenue adjustments for higher than anticipated property tax collections, tax administration fees, departmental registrations and charges, interest earnings, and reimbursements for services provided to other entities. Additional adjustments include grant reimbursements, public safety revenue sharing, and other miscellaneous revenue sources. Grant revenue is also being reduced to reflect actual expenditures associated with the CHILL grant. The CHILL grant is now completed

Expenditure amendments include a contribution toward the closed Meridian Township Employee Pension, as recommended by the actuarial report, along with adjustments for higher-than-anticipated software licensing, utilities, telecommunications, professional development, and election costs associated with the May and August elections. Additional adjustments reflect public safety grant and cost recovery expenditures, repairs to the deer management cooler, and other departmental operating costs. Budget reallocations are also included to reflect changes in employee health insurance coverage, pension allocations, and grant-related expenditures. Reductions are being made to certain information technology and capital outlay accounts where expenditures are no longer anticipated or alternative solutions have been implemented.

Overall, these amendments result in a net increase to fund balance of $5,796. The projected decrease in the year-end General Fund balance for 2026 is $308,188, compared with the originally budgeted decrease of $331,772.

The projected Fund Balance for the General Fund is as follows:

Unassigned Fund Balance on December 31, 2025	$16,368,077
Original budgeted subtraction to Fund Balance 2026	(331,772)
1ST quarter budget amendments	(61,482)
2nd quarter budget amendments	79,270
3rd quarter budget amendments	5,796
Projected decrease to Fund Balance	($308,188)
Projected Fund Balance on December 31, 2026	$16,059,889
Fund Balance/Average Monthly Expenditures	6.63

PENSION STABILIZATION FUND

The proposed amendments to the Pension Stabilization Fund reflect a $37,000 increase in interest revenue due to higher than anticipated earnings.

SPECIAL REVENUE FUNDS

Amendments to the Special Revenue Funds reflect higher than anticipated property tax collections, interest earnings, rental income, market vendor revenue, donations, and other departmental revenues. Additional revenue adjustments include state reimbursements related to personal property tax exemptions and increased funding for certain programs.

Expenditure amendments include adjustments for increased program participation and operating costs, including Celebrate Meridian, summer concerts, food assistance, and Meridian Cares programs. Additional amendments reflect expenses associated with the Hagadorn Road donation agreement, pathway engineering and permitting, replacement of damaged pathway signs, land acquisition, and legal fees related to land preservation. Adjustments also include police training expenditures supported by available funds, a transfer to the General Fund for a previously purchased drone, and community assistance programs supported by donations.

The Pedestrian Bike Path Fund also includes a significant reduction in anticipated intergovernmental revenue because Phase III of the MSU-to-Lake Lansing Trail has not yet been fully constructed.

ENTERPRISE FUNDS

Amendments to the Enterprise Funds reflect changes in anticipated water and sewer revenues, including connection fees, inspection charges, engineering fees, interest earnings, and reimbursements. The Sewer Fund includes additional expenditures for higher-than-anticipated sewer flows and the 2026 Comprehensive Water and Sewer Rate Study. Other adjustments include overtime related to staff vacancies, additional training, and corrections to the allocation of utility

billing personnel costs between the Water and Sewer Funds. The Water Fund also includes adjustments for seasonal staffing needs and higher-than-anticipated operating supply costs.

INTERNAL SERVICE FUND

The proposed amendments to the Motor Pool Fund reflect adjustments to vehicle sales, interest revenue, insurance reimbursements, and insurance recoveries related to vehicle accidents. Expenditure increases include rising fuel costs, higher-than-anticipated vehicle and engine repair costs, and additional replacement vehicle purchases due to accidents. Other adjustments reflect increased operating supply needs, along with reallocations and reductions in certain expenditure accounts.

The following motion is proposed to approve the budget amendments:

> **MOVE TO APPROVE THE THIRD QUARTER 2026 BUDGET AMENDMENTS WITH AN INCREASE IN BUDGETED FUND BALANCE FOR THE GENERAL FUND IN THE AMOUNT OF $5,796 WHICH PROJECTS AN DECREASE IN YEAR-END FUND BALANCE OF $308,188. BASED ON 2025 RESULTS, THE PROJECTED FUND BALANCE AT DECEMBER 31, 2026, WILL BE $16,059,889.**

Attachments:

1. Third Quarter 2026 Budget Amendments

Charter Township of Meridian -Third Quarter Budget Amendments
2026 Budget

Description	3rd Quarter Amendment	2nd Quarter Amendment	1st Quarter Amendment	Original Budget	Explanation	General Ledger #
General Fund						
Revenue						
Current Property Taxes	37,770			9,603,611	Higher than anticipated	101-000.000-402.000
Payment in Lieu of Taxes	1,260			9,500	Higher than anticipated	101-000.000-402.100
Police Millage	5,330			1,389,295	Higher than anticipated	101-000.000-404.030
Fire Millage	5,620			1,463,805	Higher than anticipated	101-000.000-405.050
Police/Fire Millage	7,155			3,411,575	Higher than anticipated	101-000.000-405.080
Community Services Millage	465			150,561	Higher than anticipated	101-000.000-409.000
Current Personal Property Taxes	440			-	Higher than anticipated	101-000.000-410.000
Tax Administration Fee	120,000			1,276,842	Higher than anticipated	101-000.000-447.000
Grant Revenue - Federal	(323,650)		480,000	-	Reducing to actual Chill grant expenditures	101-000.000-502.000
State Grant Revenue- Fire Gear	3,500			-	Remaining Grant reimbursement	101-000.000-540.100-FIREGEAR23
State Grant Revenue -MICOLES	20,000			-	MCOLES Public Safety Academy Assistant Grant	101-000.000-540.100-MCOLESPSAA
State Grants - Public Safety	81,351			-	Public Safety Revenue Sharing	101-000.000-543.000
Liquor Tax Refund	2,105			30,000	Higher than anticipated	101-000.000-568.000
State Grants - Other	41,225			10,000	QHERPP & SBTE Township Portion (Personal Property Exemption 2024 & 2025)	101-000.000-569.000
Fire Inspection Charges	5,100			6,000	Higher than anticipated	101-000.000-605.000
Planning Department	12,500			30,000	Higher than anticipated	101-000.000-616.000
Cemetery Revenue	10,000			22,500	Higher than anticipated	101-000.000-619.000
Rental Registration	4,000			30,000	Higher than anticipated	101-000.000-627.015
Rental Registration Renewal	1,500			2,500	Higher than anticipated	101-000.000-627.016
Vendor Fees	660			200	Higher than anticipated	101-000.000-628.000
FOIA Requests-Copies	5,125			3,500	Higher than anticipated	101-000.000-637.020
Surplus Property	1,820			-	Higher than anticipated	101-000.000-647.010
Sponsor Revenue - Pancake Breakfast	(1,000)			1,000	Event will not take place in 2026	101-000.000-647.120
Ordinance Fines	8,500			7,500	Higher than anticipated	101-000.000-657.000
Interest	125,000			450,000	Higher than anticipated	101-000.000-665.000
Miscellaneous	1,950			1,000	Higher than anticipated	101-000.000-675.000
Reimbursement	27,630			34,916	Ingham County Drain Commissioner Reimbursement for Site Restoration ($15,630); DDA & BRA Reimbursement for Administration Costs (12,000)	101-000.000-676.000
Reimbursement - Fire	21,000			50,000	Fire Department Cost Recovery Funds	101-000.000-676.030
Reimbursement - Alaiedon	2,000			8,000	Higher than anticipated	101-000.000-676.070
Reimbursement - School Security	4,250			50,000	Police Department Cost Recovery Funds	101-000.000-676.300
Operating Transfer In	15,000			-	Transfer in from Police Restricted Fund(232) for Drone Purchase in 2025	101-000.000-699.000
	247,606					
Expenditures						
Township Board						
Professional Services	(2,175)			3,000	Reallocation of Budgeted Funds	101-100.101-821.000
Communications	2,175			12,000	Reallocation of Budgeted Funds	101-100.101-851.000
Administrative Services						
Pension	26,318.00			39,408	Pension Employer Contribution - Recommendation from Actuarial	101-170.173-717.000
Unemployment Compensation	14,000.00			1,000	Higher than anticipated	101-170.173-724.000
Insurance	(77,345.00)			325,000	Lower than anticipated	101-170.173-812.000

Description	3rd Quarter Amendment	2nd Quarter Amendment	1st Quarter Amendment	Original Budget	Explanation	General Ledger #
Utilities - Electric/Gas/Water	36,345.00			200,000	Higher than anticipated	101-170.173-920.000
Utilities - Telephone & Data Services	15,000.00			165,000	Increased telecom contract costs AVB	101-170.173-921.000
Accounting						
Overtime	(966.72)			1,000	Reallocation of Budgeted Funds	101-170.191-706.000
				19,390	Reallocation of pension costs between departments due to current	
Pension	13,125.00				department assignments	101-170.191-717.000
Audit	(3,095.00)			3,000	Reallocation of Budgeted Funds	101-170.191-807.000
Professional Services	3,408.00		5,000	2,000	Reallocation of Budgeted Funds	101-170.191-821.000
Clerk						
				61,900	Reallocation of pension costs between departments due to current	
Pension	(13,125.00)				department assignments	101-170.215-717.000
Operating Supplies	2,000.00	2,000		1,500	Higher than anticipated	101-170.215-728.000
Publications	1,000.00	8,000		500	Higher than anticipated	101-170.215-750.000
Professional Conferences/Dues	5,080.00			5,000	Higher than anticipated	101-170.215-825.000
Information Technology						
Operating Supplies	(500.00)			1,000	Lower than anticipated	101-170.228-728.000
Training	(7,500.00)			15,000	Reduced training schedule	101-170.228-819.000
Contractual Services	(5,750.00)			21,900	Under budget for Brightline Contractual	101-170.228-820.000
Professional Services	(6,500.00)			30,000	Underbudget for Brightline Professional	101-170.228-821.000
Professional Conferences/Dues	(2,200.00)			6,600	Staff did not attend conferences	101-170.228-825.000
Computer Services/Supplies	(2,500.00)			14,000	Lower than anticipated	101-170.228-826.000
				415,000		
Existing Software License Agreements					Increases in Software costs across the board and software moved in from other line items (LexisNexis Services, ePlanSoft, CellHawk,Vector Solutions	
	114,000.00				PD FrontLine, CPD BS&A online building permit per permit fee, etc)	101-170.228-826.010
Existing Hardware Licenses	16,000.00			515,000	Physical DC, Increased Axon, Increased server support	101-170.228-826.020
Software	(400.00)			1,000	Lower than anticipated	101-170.228-978.000
Hardware	(1,000.00)			2,000	Conference Room under budget	101-170.228-980.020
Treasurer						
Pension	10,550.00			36,100	Error when calculating 2026 Budget	101-170.253-717.000
Elections						
Salaries - Temporary	19,500.00			59,905	Higher than anticipated	101-170.262-701.080
Salaries - August Primary	42,720.00			31,700	Higher than anticipated	101-170.262-701.130
After-Hours Response Stipend	2,000.00		6,800	-	Higher than anticipated	101-170.262-702.020
Overtime	13,800.00			10,000	Higher than anticipated	101-170.262-706.000
Operating Supplies	3,308.00	10,032		-	Higher than anticipated	101-170.262-728.000
Supplies - May Election	1,502.00	21,100		7,500	Higher than anticipated	101-170.262-728.001
Postage - August Election	1,110.00			5,000	Higher than anticipated	101-170.262-730.002

Description	3rd Quarter Amendment	2nd Quarter Amendment	1st Quarter Amendment	Original Budget	Explanation	General Ledger #
Building Maintenance						
After-Hours Response Stipend	80.00		21,000	80	Higher than anticipated	101-170.265-702.020
Administration & Human Resources						
Health Insurance	(1,875.00)			85,860	Reallocation of Budgeted Funds	101-170.270-715.000
Insurance Opt-Out	1,875.00			4,500	Reallocation of Budgeted Funds	101-170.270-715.010
Grounds Maintenance						
Salaries - Temporary	4,339.00			12,000	Higher than anticipated	101-170.271-701.080
Environmental Program						
Recycling-Special Projects	750.00			10,000	Higher than anticipated	101-170.272-888.500
Police						
Salaries - MCOLESPSAA	10,436.00			-	MCOLES PS Academy Grant	101-300.301-701.000-MCOLESPSAA
Overtime - MCOLESPSAA	1,500.00			-	MCOLES PS Academy Grant	101-300.301-706.000-MCOLESPSAA
FICA - MCOLESPSAA	1,000.00			-	MCOLES PS Academy Grant	101-300.301-714.000-MCOLESPSAA
Training - MCOLESPSAA	7,064.00			-	MCOLES PS Academy Grant	101-300.301-831.000-MCOLESPSAA
Machinery & Equipment - Traffic	4,250.00			11,000	Replacement Radars cost recovery	101-300.301-979.100
Fire						
Overtime	13,930.00			113,000	Cost Recovery	101-300.336-706.000
Overtime - Training	2,070.00			20,000	Cost Recovery	101-300.336-706.060
Health Insurance	(6,750.00)			695,670	Reallocation of Budgeted Funds	101-300.336-715.000
Insurance Opt-Out	6,750.00			31,500	Reallocation of Budgeted Funds	101-300.336-715.010
Special Equipment	5,000.00			40,000	Cost Recovery	101-300.336-726.000
Special Equipment - FIREGEAR23	3,500.00			17,500	Grant Reimbursed	101-300.336-726.000-FIREGEAR23
Operating Supplies	2,000.00			12,500	Cost Recovery	101-300.336-728.000
Operating Supplies - Ambulance	10,000.00			80,000	Cost Recovery	101-300.336-728.090
Contractual Services	(6,000.00)			30,400	Reallocation of Budgeted Funds	101-300.336-820.000
Emergency Medical Training	(3,000.00)			10,000	Reallocation of Budgeted Funds	101-300.336-823.000
Radio Maintenance	(2,000.00)			10,000	Reallocation of Budgeted Funds	101-300.336-827.000
Training	(1,000.00)			30,000	Reallocation of Budgeted Funds	101-300.336-831.000
Dev-Planning Division						
Health Insurance	(750.00)			63,805	Reallocation of Budgeted Funds	101-700.701-715.000
Insurance Opt-Out	750.00			2,250	Reallocation of Budgeted Funds	101-700.701-715.010
Dev-Building Division						
Contractual Services	(151,391.58)		480,000	-	Reallocation Chill Grant Expenses to appropriate Line item	101-700.703-820.000
Contractual Services - Chill 3100	32,930.38			-	Reallocation Chill Grant Expenses to appropriate Line item	101-700.703-820.000-CHILL_3100
Contractual Services - Chill 3246	33,375.00			-	Reallocation Chill Grant Expenses to appropriate Line item	101-700.703-820.000-CHILL_3246
Contractual Services - Chill 5978	38,390.20			-	Reallocation Chill Grant Expenses to appropriate Line item	101-700.703-820.000-CHILL_5978
Contractual Services - Chill 6206	10,683.00			-	Reallocation Chill Grant Expenses to appropriate Line item	101-700.703-820.000-CHILL_6206
Contractual Services - Chill 6371	36,013.00			-	Reallocation Chill Grant Expenses to appropriate Line item	101-700.703-820.000-CHILL_6371
COMPUTER SERVICES/SUPPLIES	2,200.00			-	Training & Implementation of Eplan Software	101-700.703-826.000
Parks and Recreation Administration						
Salaries - Temporary	3,520.00			-	Deer Management Temporary Position Filled	101-750.753-701.080
Overtime	260.00		300	9,000	Higher than anticipated	101-750.753-706.000
FICA	270.00		556	4,710	Deer Management Temporary Position Filled	101-750.753-714.000

Description	3rd Quarter Amendment	2nd Quarter Amendment	1st Quarter Amendment	Original Budget	Explanation	General Ledger #
Community Promotion	1,000.00			4,000	Higher than anticipated	101-750.753-880.000
Deer Management	18,780.00			15,000	Repairs to the Deer Management Cooler	101-750.753-882.500
Parks Maintenance						
Overtime	2,100.00			6,000	Higher than anticipated	101-750.758-706.000
Associations and Authorities						
Michigan Municipal League	527.00			10,000	Increased rate compared to previous year	101-750.800-825.080
Communications/Cable TV						
Health Insurance	(4,500.00)			29,125	Reallocation of Budgeted Funds	101-750.806-715.000
Insurance Opt Out	4,500.00			4,500	Reallocation of Budgeted Funds	101-750.806-715.010
Capital Outlay						
New Computer Workstations	(6,000.00)			12,000	Staff resources won't support expenditure	101-900.901-980.015
Hardware	(14,000.00)			84,700	Staff resources won't support expenditure	101-900.901-980.020
Computer Upgrades	(12,000.00)			15,000	Alternate upgrade path chosen	101-900.901-980.030
Server Upgrades	(13,900.00)			16,400	Server Upgrades not required	101-900.901-980.050
Mobile Data Units	(8,500.00)			20,000	Staff resources won't support expenditure	101-900.901-980.070
Phone System	(6,250.00)			7,000	Work done under existing software support	101-900.901-980.080
Total general government	**302,460**					
Total capital outlay	(60,650)					
Total expenditures for General Fund	241,810					
Net to (from) fund balance	**5,796**					
Pension Stabilization Fund						
				Revenue		
Interest	37,000	-	-	-	Higher than anticipated	103-000.000-665.000
Net to (from) fund balance	37,000					

Description	3rd Quarter Amendment	2nd Quarter Amendment	1st Quarter Amendment	Original Budget	Explanation	General Ledger #
Special Revenue Funds						
Park Millage						
Revenue						
Park Millage	4,440			1,523,366	Higher than anticipated	208-000.000-405.030
State Grants - Other	4,875			-	QHERPP & SBTE Township Portion (Personal Property Exemption 2024 & 2025)	208-000.000-569.000
Interest	35,000			60,000	Higher than anticipated	208-000.000-665.000
Rentals	3,520			15,000	Higher than anticipated	208-000.000-667.000
	47,835					
Expenditures						
Parks & Recreation Administration						
Health Insurance	*2,062*			2,700	Reallocation of Budgeted Funds	208-750.753-715.010
Insurance Opt Out	*(2,062)*			736	Reallocation of Budgeted Funds	208-750.753-716.000
	-					
Net to (from) fund balance	47,835					
Park Restricted/Designated						
Revenue						
Interest	9,000			3,000	Higher than anticipated	211-000.000-665.000
Farmers Market	20,000			20,000	Received higher than expected, SNAP, Double up Food Bucks, Fair Food Network Reimbursement	211-000.000-667.030
Market Vendor Revenue	20,000			50,000	More vendor revenue than anticipated	211-000.000-667.035
Donations	1,000			-	Higher than anticipated	211-000.000-674.150
Donations - Nancy Moore	750			-	Higher than anticipated	211-000.000-674.220
	50,750					
Expenditures						
Operating Supplies - Celebrate Meridian	14,500			50,000	Higher than anticipated	211-000.000-728.011
Operating Supplies - Summer Concert	12,800			10,000	Higher than anticipated	211-000.000-728.012
Food Assistance Reimbursements	15,000			25,000	Higher than anticipated	211-000.000-956.081
	42,300					
Net to (from) fund balance	8,450					
Pedestrian Bike Path						
Revenue						
Bike Path Collections	*2,700*			763,785	Higher than anticipated	216-000.000-403.000
State Grant - Other	*2,400*			-	QHERPP & SBTE Township Portion (Personal Property Exemption 2024 & 2025)	216-000.000-569.000
Other Intergovernmental Revenue	*(1,381,858)*			2,000,000	Phase III of the MSU to Lake Lansing Trail not fully constructed yet	216-000.000-581.000
Interest	*39,000*			75,000	Higher than anticipated	216-000.000-665.000
Reimbursements	*1,000*			75,000	Higher than anticipated	216-000.000-676.000
	(1,336,758)					

Description	3rd Quarter Amendment	2nd Quarter Amendment	1st Quarter Amendment	Original Budget	Explanation	General Ledger #
				Expenditures		
Operating Supplies	4,500			7,500	Replacement of in-street signs for Hulett Rd, Haslett Rd, Kinawa Dr caused by vehicle damage	216-440.450-728.000
Professional Services	10,000	7,502		-	Engineering services for designing and permitting pathway projects	216-440.450-821.000
Land Acquisition	7,850			-	Costs associated with the Hagadorn Road donation agreement	216-440.450-971.000
	22,350					
Net to (from) fund balance	(1,359,108)					
Land Preservation Millage						
				Revenue		
Land Preservation Millage	3,375			230,537	Higher than anticipated	217-000.000-408.000
State Grant - Other	750			-	QHERPP & SBTE Township Portion (Personal Property Exemption 2024 & 2025)	217-000.000-569.000
Interest	50,000			100,000	Higher than anticipated	217-000.000-665.000
	54,125					
				Expenditures		
Legal Fees	1,000			2,500	Higher than anticipated	217-000.000-808.000
Land Acquisition	1,000			-	Higher than anticipated	217-000.000-971.000
	2,000					
Net to (from) fund balance	52,125					
Land Preservation Reserve Fund						
				Revenue		
				Expenditures		
Senior Center Millage						
				Revenue		
Community Services Millage	613			191,600	Higher than anticipated	223-000.000-409.000
State Grants - Other	613			-	QHERPP & SBTE Township Portion (Personal Property Exemption 2024 & 2025)	223-000.000-569.000
Interest	12,000			15,000	Higher than anticipated	223-000.000-665.000
Net to (from) fund balance	13,226					

Description	3rd Quarter Amendment	2nd Quarter Amendment	1st Quarter Amendment	Original Budget	Explanation	General Ledger #
Police Restricted/Designated						
				Revenue		
Interest	1,400			1,000	Higher than anticipated	232-000.000-665.000
Donations - Police Designated	500			1,000	Higher than anticipated	232-000.000-674.040
Police Training PA 302	9,865			7,000	Higher than anticipated	232-000.000-674.050
	11,765					
				Expenditures		
Operating Supplies - Police Restricted	100			-	Spending donated funds	232-000.000-728.083
Police Training Fund PA 302	7,000			7,000	To match funds received and available to spend	232-000.000-956.040
Transfer Out	15,000			-	Donation for Drone that was purchased from General Fund	232-000.000-995.000
	22,100					
Community Needs Fund						
				Revenue		
Interest	15,000	1,200	-	1,000	Higher than anticipated	272-000.000-655.000
Donations - Emergency Services	15,000	25,000	-	15,000	Higher than anticipated	272-000.000-674.060
Donations - Redi-Ride	1,200	600	-	1,800	Match potential purchases	272-000.000-674.065
Donations - Holiday Baskets	10,000	-	-	2,000	Higher than anticipated	272-000.000-674.076
Emergency Food Donations	3,000	6,800	-	-	Higher than anticipated	272-000.000-674.091
	44,200					
				Expenditures		
Holiday Baskets	10,000	-	-	2,000	Holiday food assistance program based on donations	272-000.000-956.072
Redi - Ride	100	1,200	-	2,300	Higher need than anticipated	272-000.000-956.075
Emergency Food Gift Cards	2,922	6,800	-	-	Food only gift cards-Emergency	272-000.000-956.091
	13,022					
Net to (from) fund balance	31,178					
Opioid Settlement Fund						
				Revenue		
Interest	650			1,000	Higher than anticipated	284-000.000-665.000
	650					
				Expenditures		
Education	430			3,600	Dare Supplies	284-000.000-831.000
Net to (from) fund balance	220					
Road Debt Retirement Fund						
				Revenue		
Road Debt Millage Collection	134,000			4,492,719	Higher than anticipated	310-000.000-405.090
Delinquent Property Taxes	320			1,200	Higher than anticipated	310-000.000-412.000
State Grants - Other	14,500			-	QHERPP & SBTE Township Portion (Personal Property Exemption 2024 & 2025)	310-000.000-569.000
Local Community Stabilization Share	4,700			12,500	Higher than anticipated	310-000.000-573.000
Interest	70,000			*60,000*	Higher than anticipated	310-000.000-665.000

Description	3rd Quarter Amendment	2nd Quarter Amendment	1st Quarter Amendment	Original Budget	Explanation	General Ledger #
Net to (from) fund balance	223,520					
Fire Station Debt Service						
				Revenue		
State Grants - Other	250			-	QHERPP & SBTE Township Portion (Personal Property Exemption 2024 & 2025)	372-000.000-569.000
Local Community Stabilization Share	390			-	Higher than anticipated	372-000.000-573.000
	640					
				Expenditures		
Machinery & Equipment	1,885			-	Central Fire Station Replacement Locks	372-000.000-979.000
Net to (from) fund balance	(1,245)					
				Enterprise Funds		
Sewer Fund						
				Revenue		
Sewer Benefits	*3,000*			4,000	Higher than anticipated	590-000.000-634.010
Sewer Inspections	*300*			7,500	Higher than anticipated	590-000.000-635.000
Connection Fees	*83,000*			150,000	Higher than anticipated	590-000.000-644.000
Engineering Fees	*2,000*			10,000	Higher than anticipated	590-000.000-645.000
Inspection Charges	*20,000*			30,000	Higher than anticipated	590-000.000-645.010
Interest	*70,000*			230,000	Higher than anticipated	590-000.000-665.000
Reimbursement	*(5,000)*			10,000	Lower than anticipated	590-000.000-676.000
Reimbursement - Utility Damage	*2,000*			-	Higher than anticipated	590-000.000-676.080
	175,300					
				Expenditures		
Water/Sewer Administration						
Overtime	1,000			1,000	Overtime due to staff vacancy	590-440.441-706.000
Utility Billing						
FICA	1,000			1,510	Correcting the reallocation cost of the Utility Billing Position	590-440.444-714.000
Health Care Savings Plan	250			395	Correcting the reallocation cost of the Utility Billing Position	590-440.444-717.500
	1,250					
Engineering						
Professional Services	15,000			20,000	2026 Comprehensive Water & Sewer Rate Study	590-440.447-821.000
Professional Conferences/Dues	500			750	More training opportunities than anticipated	590-440.447-825.000
	15,500					
Sewage Treatment						
Contractual Services	195,500			2,500,000	Higher than anticipated sewer flow	590-440.527-820.000
Net to (from) fund balance	(37,950)					
Water Fund						
				Revenue		
Water Benefits	(15,000)			30,000	Lower than anticipated	591-000.000-634.000

Description	3rd Quarter Amendment	2nd Quarter Amendment	1st Quarter Amendment	Original Budget	Explanation	General Ledger #
Connections Fees	***80,000***			75,000	Higher than anticipated	591-000.000-644.000
Engineering Fees	***(7,500)***			25,000	Lower than anticipated	591-000.000-645.000
Inspection Charges	***8,000***			45,000	Higher than anticipated	591-000.000-645.010
Interest	***50,000***			110,000	Higher than anticipated	591-000.000-665.000
Misc - Construction Meters	***8,000***			15,000	Higher than anticipated	591-000.000-675.002
Reimbursements	***40,000***			100,000		591-000.000-676.000
	163,500					
				Expenditures		
Water/Sewer Administration						
Overtime	*1,000*			1,000	Overtime due to staff vacancy	591-440.441-701.000
Utility Billing						
FICA	1,000			1,510	Correcting the reallocation cost of the Utility Billing Position	591-440.444-714.000
Health Care Savings Plan	250			395	Correcting the reallocation cost of the Utility Billing Position	591-440.444-717.500
	1,250					
Engineering						
Professional Conferences/Dues	250			1,000	More training opportunities than anticipated	591-440.447-825.000
Water Maintenance						
Salaries - Temporary	760			8,075	Seasonal worker needed for more than anticipated hours	591-440.537-701.080
Health Insurance	(1,125)		(4,500)	218,680	Reallocation of Budgeted Funds	591-440.537-715.000
Insurance Opt Out	1,125		4,500	-	Reallocation of Budgeted Funds	591-440.537-715.010
Operating Supplies	15,000			75,000	Higher than anticipated	591-440.537-728.000
	15,760					
Net to (from) fund balance	145,240					
				Internal Service Fund		
Motor Pool Fund						
				Revenue		
Interest	(9,900)	-	-	15,000	Lower than anticipated	661-000.000-665.000
Vehicle Sales	8,300	25,000		45,000	Higher than anticipated	661-000.000-673.000
Reimbursements - Insurance	1,000		42,000	-	Higher than anticipated	661-000.000-676.040
Insurance Recoveries	16,076		5,175	-	Insurance claims due to accidents	661-000.000-698.000
	15,476					
				Expenditures		
Overtime	(1,000)				Reallocation of Budgeted Funds	661-000.000-706.000
Vehicle Supplies - Outside Services	50,000				Rising Costs & Higher than anticipated repairs	661-000.000-728.103
Batteries/Electrical	2,000				Purchasing higher quality batteries for longer life cycles	661-000.000-728.105
Fasteners	(1,500)				Reallocation of Budgeted Funds	661-000.000-728.107
Solvents	1,500				Higher than anticipated needs	661-000.000-728.108
Uniforms	(1,500)				Reallocation of Budgeted Funds	661-000.000-760.000
Contractual Services	20,000				Higher need for vehicle and engine repair	661-000.000-820.000
Gasoline	65,000				Rising Costs for Gasoline	661-000.000-865.000
Vehicles	82,200	261,958	-	1,001,277	Increased need to purchase replacement vehicles due to accidents	661-000.000-981.000
	216,700					
Net to (from) fund balance	(201,224)					

To: **Board Members**

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

Date: **October 30, 2026**

Re: **Planned Unit Development 26100 – Capstone Hannah Boulevard Apartments**

The Planning Commission and Staff have been reviewing the proposed development project on the vacant land at the end of Hannah Boulevard, between the Hannah Farms development and the Indian Lakes Estates subdivision. Capstone Collegiate Communities, the Applicant, has submitted a planned unit development (PUD) proposal, following the previously approved conditional rezoning of the property to RD, Multiple-Family Residential, which established the guidelines for the development. The PUD proposal includes the construction of 256 new multiple-family units on two parcels, totaling approximately 69 acres located at the east end of Hannah Boulevard. Access to the to the buildings would be from Hannah Boulevard or Eyde Parkway.

The Planning Commission held a public hearing on the proposal at its meeting on September 21, 2026 (PACKET, MINUTES, VIDEO) and received no comment from the general public and raised no major concerns with the proposal. The Planning Commission further discussed the matter on October 26, 2026 (PACKET, MINUTES [not yet available], VIDEO [audio only]) and voted unanimously to approve the Planned Unit Development for the construction of a new student apartment complex at the end of Hannah Boulevard.

Township Board Options
The Township Board may approve or deny the proposed planned unit development. If there are major changes to the proposal discussed, the request may be referred back to the Planning Commission for a new review and recommendation. A resolution will be provided at a future meeting.

Attachment:
1. Application Information

KEBS, INC.

July 27, 2026

Charter Township of Meridian
P.U.D. Application
5151 Marsh Road
Okemos, MI 48864

Re: Site Analysis for Capstone Development Planned Unit Development (P.U.D.)

On behalf of the applicant, please accept the enclosed P.U.D. application materials for the subject property within the Hannah Farms area. Included below is an analysis of the site, including the principal factors which influenced the design.

The proposed P.U.D. plan supports a logical transition between the higher-density residential development to the west and established single-family neighborhoods to the east. The P.U.D. request is intended to facilitate orderly development that is compatible with surrounding uses, utilize existing infrastructure, minimizes environmental impacts, and addresses a community need for student housing.

The property was re-zoned earlier in the year and the following conditions were discussed as a part of the re-zoning approval. These items were accommodated in the current P.U.D. plans.

- PUD to be submitted in a specific timeframe
- Limits number of units to a maximum of 270 units
- Approximately 40 acres of open space (wetlands/floodplain included)
- Natural Buffer Zone of 248' (no development zone) to the Indian Hills Neighborhood

The property can be serviced by public water main. The existing water main is currently stubbed into the property at the East end of Hannah Boulevard. The water main would be extended throughout the property and ultimately looped back at the far NW corner to the existing water main that extends through Lodges Phase I. The property can also be serviced by public sanitary sewer. The South property would be extended from Eyde Parkway, while the North property would be extended by an existing sewer main in the NW corner of the property.

Storm water management has been proposed throughout the site and will be ultimately reviewed by the Ingham County Drain office. An application to them will be forthcoming. There is a large stormwater management area proposed at the North end that would provide pre-treatment and detention prior to discharging to the existing drain that runs S-N to the Red Cedar river. The south end will have (2) stormwater areas, one to the North of the building

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and one at the far South end. These will also provide pre-treatment and detention prior to discharging to existing drains.

The plan also took into consideration the large amounts of wetland and floodplain. There are over 39 acres that will remain untouched. In addition, a large buffer zone has been kept in place along the entire East side of the property where it neighbors Indian Lakes estate. The current buffer distance is 248' from the nearest parking area. The developer also took building types/height into consideration in the development. The buildings furthest East will be 2-story cottages and then will go up to 3-story buildings as you head West toward the existing student housing.

The plan has also taken Fire access into consideration and provided access throughout the development, with large turning radius. At the North end of the development the plan would be to connect to the existing Lodges I to provide a secondary access point. At the South end of the development there is currently only 1 access point shown. Secondary access is being evaluated.

We respectfully request the Township's review and look forward to continued coordination through the PUD processes. Please contact us if additional information is required.

Sincerely,

Greg Petru P.E. - Vice President
KEBS Inc.

CCC - EAST LANSING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

APPLICANT:	ENGINEER/SURVEYOR:	ARCHITECT:
CAPSTONE COLLEGIATE COMMUNITIES, LLC 431 OFFICE PARK DR. BIRMINGHAM, AL 35223 PH: (205) 414-6475	KEBS, Inc. 2116 HASLETT RD. HASLETT, MI. 48840 PH: (517) 339-1014	NEQUETTE ARCHITECTURE 2227 2ND AVENUE NORTH, 4TH FLOOR BIRMINGHAM, AL 35203 PH: (205) 329-7001

STANDARD CONSTRUCTION NOTES

1. The Contractor shall notify the Charter Township of Meridian, Department of Public Works, Office of Engineering , ph# 517-853-4440, a minimum of 72 hours prior to the start of construction of public utilities or of construction within the public right-of-way. In addition, any work within the public right-of-way, including signage will require a permit from the Ingham County Road Department.
2. All construction shall conform to the current standards and specifications of the Charter Township of Meridian which are included as part of these plans in effect at the time of construction.
3. After the completion of construction of public utilities or construction within public right-of-way, the contractor must request a final inspection. Any punchlist items resulting from the final inspection must be resolved prior to final release and acceptance.
4. The existing utilities indicated on the plans are in accordance with available information. It shall be the contractor's obligation to verify the exact location of all existing utilities, which might affect this job.
5. The contractor shall notify "MISS DIG" 1-800-482-7171 at least 72 hours prior to the start of construction.
6. The contractor shall at all times be aware of inconvenience caused to the abutting property owners and the general public. Where the contractor does not remedy undue inconveniences, the Meridian Charter Township, upon four hours notice, reserves the right to perform the work and deduct the cost therefore from the money due the contractor.
7. A Registered Land Surveyor provided by the contractor at the contractor's expense shall replace all property irons and monuments disturbed or destroyed by the contractor's operations.
8. Contractor shall provide Owner and Township Engineer a copy of written permission to use private property for storage of equipment and materials or for his construction operations.
9. Trench backfill under existing or proposed roadways, driveways, and parking areas, shall be sand or gravel, placed in 12" layers (maximum) and consolidated to 95% of maximum density as measured by modified proctor unless otherwise noted.
10. Trees and shrubs are to be protected during construction and bored where necessary.
11. Existing fences shall be removed and restored to their original condition or better where in conflict with construction.
12. Driveways, culverts, ditches, drain tile, tile fields, drainage structures, etc., that are disturbed by the contractor's operations shall be immediately restored.
13. All established lawn areas disturbed by the contractor's operations shall be resodded with matching sod. All other areas shall be seeded and mulched. Seeding and mulching shall be done in accordance with the General Specifications.
14. All ditch slopes shall have established vegetation and be protected from erosion.
15. All utility poles in close proximity to construction shall be supported in a manner satisfactory to the utility owner.
16. Prior to acceptance of the public utility, one complete set of acceptable sealed as-built mylars, minimum 3 mills thick, and one diskette (AutoCAD format) of the site plans shall be submitted to the Office of Engineering.
17. Onsite parking and sanitary facilities shall be provided for construction workers. The facilities shall be constructed and operated (with minimal impact to the surrounding area) to the satisfaction of the Township.

PATHWAY / SIDEWALK NOTES

1. Sidewalk - 5' (minimum) wide concrete 4" thick, 6" thick through single family residential driveways, 7" thick through multi- family residential and commercial driveways on 3" compacted sand backfill. To maintain continuity, all 4' wide concrete sidewalks shall be replaced with new 4' wide concrete sidewalk when appropriate.
2. Pathways - (adjacent to roadways) - 7' (minimum) (8' when next to a wall or other object) wide concrete, 4" thick, 6" thick through residential driveways, 7" thick through commercial driveways on 3" compacted sand backfill.
3. Pathways - (off-road) - 8' (minimum) wide concrete, 6" thick concrete on 3" compacted sand backfill or 8' (minimum) wide asphalt 3" thick (Bituminous Mixture 1500T/L) on 6" of 21AA crushed limestone (minimum 9' wide).
4. Sidewalks and pathways shall generally be placed 1 (one) foot from the ultimate right-of-way as identified on the "Street and Highway Plan". Contact the Department of Planning and Community Development for a current copy of the plan.
5. A boardwalk may be required to be installed instead of a standard concrete sidewalk/pathway if regulations do not allow their installation.
6. Pathways and sidewalks shall be constructed so as to promote proper positive surface drainage. Where ever possible the sidewalk/pathway shall be constructed 0.5' higher than the curb.
7. Retaining walls shall only be installed where all other efforts (offsite grading easements, tree relocation, etc.) to mitigate the need for such wall have been evaluated for cost effectiveness and dismissed.
8. Guardrails and handrails shall be installed where the slopes adjacent to the pathway/sidewalk cannot be constructed to 1' vertical for every 3' horizontal. The depth to the toe of the slope area will be considered when implementing this requirement.
9. Pathways or sidewalks that do not connect to an existing pathway/sidewalk shall provide a gradual transition to existing ground. A "path ends" sign shall be posted at all pathway/sidewalk termini.
10. Maximum slope of sidewalk is 5%. Cross slope is 2%.
11. All existing bituminous and concrete to be removed shall be sawcut.
12. Expansion joint to be placed at 100' intervals.
13. All lumber to be pressure treated (Osmose 33 or equal) to 0.4 retention.

NOTE:

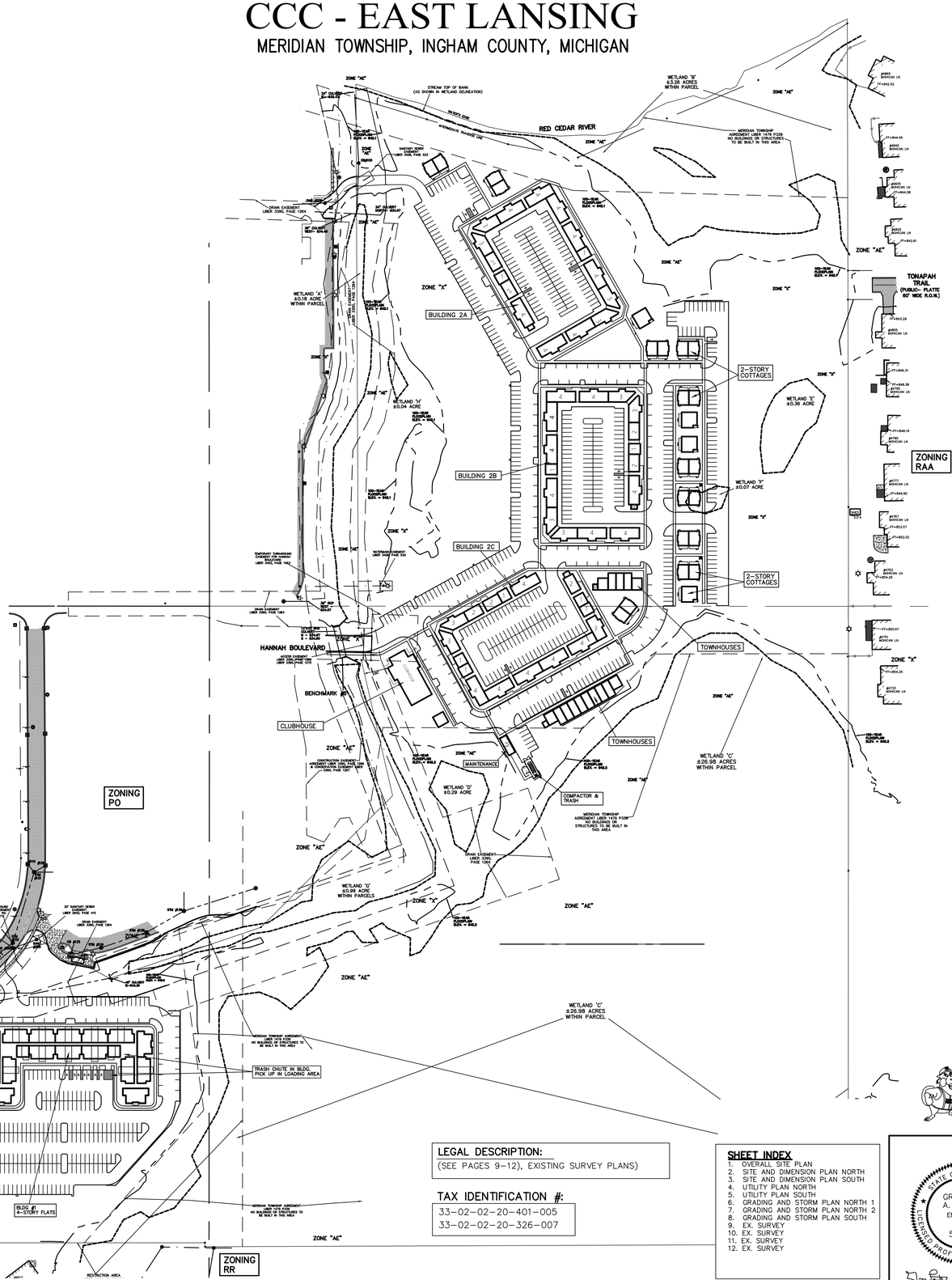
1. **FLOOR DRAIN LOCATIONS IN PROPOSED BUILDINGS (SEE ARCHITECTURAL PLANS)**
2. **NO EXISTING OR PROPOSED STORAGE FACILITIES**
3. **NO PROPOSED BUILDINGS SHALL STORE, USE OR GENERATE HAZARDOUS WASTE**
4. **INVENTORY OF HAZARDOUS SUBSTANCE NOT PROVIDED SINCE NONE IS PROPOSED**

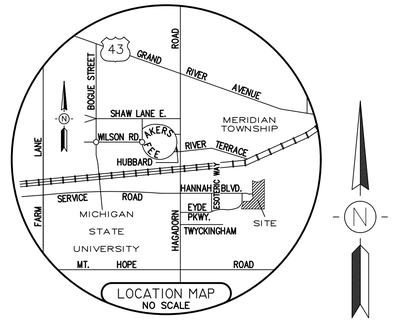
LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 — PROPOSED TOP OF CURB ELEV.

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
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- PROPOSED GATE VALVE
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- PROPOSED STORM M.H.
- PROPOSED C.B.
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- ▲T/P 800.00 — PROPOSED TOP OF PAVT ELEV.
- ▲T/W 800.00 — PROPOSED TOP OF WALK ELEV.
- S — DENOTES S.E.S.C. KEYING SYSTEM





SCALE 1" = 120'

0' 120' 240' 360'

SITE DATA

PROPOSED: STUDENT HOUSING DEVELOPMENT
TOTAL SITE AREA = 3,009,319 SF = 69.08 ACRES
TOTAL WETLAND/FLOODPLAIN AREA = 39.21 ACRES
EXISTING ZONING: RD (UP TO 8 UNITS/ACRE)
DENSITY ALLOWED: N = A X D X C
(N = TOTAL UNITS)
(A = AREA OF SITE OUTSIDE FLOODPLAIN/WETLAND)
(D = ALLOWABLE DENSITY (8 UNITS/ACRE)
(C = 1+ PERCENT OF SITE IN FLOODPLAIN/WETLAND)
DENSITY ALLOWED: N = 29.87 X 8 X 1.568 = 374 UNITS
DENSITY PROPOSED: 256 UNITS

ADJACENT ZONING: SEE PLAN

BUILDING SETBACKS

FRONT – 25' + 1' PER/BLDG. HT. OVER TWO-STORY BUILDINGS
SIDES – 25' +1' PER/BLDG. HT. OVER TWO-STORY BUILDINGS
REAR – 40' +1' PER/BLDG. HT. OVER TWO-STORY BUILDINGS

BUILDING/UNIT DATA

BUILDING '1' = 116,484 G.S.F. = 70 UNITS / 256 BEDS
BUILDING '2A' = 59,475 G.S.F. = 48 UNITS / 150 BEDS
BUILDING '2B' = 59,475 G.S.F. = 48 UNITS / 150 BEDS
BUILDING '2C' = 55,449 G.S.F. = 51 UNITS / 132 BEDS
TOWNHOUSE = 25,200 G.S.F. = 15 UNITS / 60 BEDS
COTTAGES = 33,136 G.S.F. = 24 UNITS / 76 BEDS
CLUBHOUSE = 5,110 G.S.F.
MAINTENANCE = 600 G.S.F.

TOTAL UNITS = 256 (6.53 UNITS/ACRE) < 8
TOTAL BEDS = 824
TOTAL G.S.F. = 354,929 S.F.

LOT COVERAGE = 35% MAXIMUM
BUILDING SF = 354,929 SF/3,009,319 SF = 11.79%

PARKING

RESIDENTIAL (1-BED UNITS/STUDIO) = 35 UNITS @ REQUIRED 2 SPACES/UNIT PLUS EXPANSION CAPACITY OF 25% = 70 SPACES + 17 = 87 SPACES

RESIDENTIAL (2+ BED UNITS) = 221 UNITS @ REQUIRED 2 SPACES/UNIT PLUS EXPANSION CAPACITY OF 25% = 442 SPACES + 110 = 552 SPACES
REQUIRED = 552 + 87 = 639 SPACES

PROVIDED @ NORTH: 9'X20' SPACES = 511
9'X22' SPACES = 120
TOTAL PROVIDED @ NORTH = 631 SPACES
(PROVIDE 12 B/F SPACES)

PROVIDED @ SOUTH: 9'X20' SPACES = 245
9'X22' SPACES = 28
TOTAL PROVIDED @ SOUTH = 276 SPACES
(PROVIDE 7 B/F SPACES)

OVERALL = 904 SPACES. WITH 824 BEDS, PROVIDES 1.1 SPACES PER BED.

BIKE PARKING

FOR BIKES, 1 BIKE PARKING IS REQUIRED FOR EACH 10 REQUIRED SPACES. FOR 639 SPACES, BIKE PARKING REQUIRED IS 64. PROVIDED: (BIKE RACKS TO BE PROVIDED, LOCATIONS STILL TO BE DETERMINED)

OPEN SPACE (TOTAL AREA: 3,009,319 SF)

PROP. IMPERVIOUS AREA: 562,535 SF
WETLAND/FLOODPLAIN AREA: 1,707,987 SF

REQ. OPEN SPACE: TOTAL AREA-WETLANDS & FLOODPLAINS X 0.50% = 3,009,319 – 1,707,987 X 0.5 = 650,666 SF (REQUIRED)
PROP. PERVIOUS AREA (NON-WETLAND/FLOODPLAIN) = 738,797 SF (GREATER THAN 650,666 SF, OK)

PROP. OPEN SPACE (WITH WETLAND/FLOODPLAIN REMOVED): 738,797 / 1,301,322 =56.77% > 50%

UTILITIES

WATER:
CITY PUBLIC WATER MAIN (TO BE EXTENDED)
SANITARY:
CITY PUBLIC SANITARY (TO BE EXTENDED)
STORM:
ON-SITE SEWER, WATER TREATMENT AND DETENTION

LEGAL DESCRIPTION:
(SEE PAGES 9-12), EXISTING SURVEY PLANS)

TAX IDENTIFICATION #:
33-02-02-20-401-005
33-02-02-20-326-007

SHEET INDEX

1. OVERALL SITE PLAN
2. SITE AND DIMENSION PLAN NORTH
3. SITE AND DIMENSION PLAN SOUTH
4. UTILITY PLAN NORTH
5. UTILITY PLAN SOUTH
6. GRADING AND STORM PLAN NORTH 1
7. GRADING AND STORM PLAN NORTH 2
8. GRADING AND STORM PLAN SOUTH
9. EX. SURVEY
10. EX. SURVEY
11. EX. SURVEY
12. EX. SURVEY



STATE OF MICHIGAN
GREGORY A. PETRU
ENGINEER
NO. 50958
LICENSED PROFESSIONAL ENGINEER
7-27-26

SURVEY#

REVISIONS
6-18-26 PRELIMINARY PUD SUBMITTAL
7-27-26 PUD SUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

CCC - EAST LANSING
OVERALL SITE PLAN

SCALE: 1"= 120'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 5-26-26	PROJECT MGR. GAP	SHEET 1 OF 12
AUTHORIZED BY: CAPSTONE		JOB #: E-105574

CCC - EAST LANSING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

PROP. 20' ACCESS
SAN #209
DRAIN EASEMENT LIBER 3390, PAGE 1264
36" CULVERT WEST- 834.49
24" CULVERT NORTH- 834.07
ZONE "AE"
CB#100
SANITARY SEWER EASEMENT LIBER 3426, PAGE 533
129.98'
WETLAND 'A' ±0.18 ACRE WITHIN PARCEL
100-YEAR FLOODPLAIN ELEV. = 842.1
ZONE "X"
BUILDING 2A
BUILDING 2B
BUILDING 2C
WETLAND 'H' ±0.04 ACRE
WETLAND 'D' ±0.29 ACRE
WETLAND 'E' ±0.36 ACRE
WETLAND 'F' ±0.07 ACRE
2-STORY COTTAGES
TOWNHOUSES
CLUBHOUSE
MAINTENANCE
COMPACTOR & TRASH
SHED 3.0'±
TEMPORARY TURNAROUND EASEMENT FOR HANNAH BOULEVARD LIBER 3403, PAGE 1063
WATERMAIN EASEMENT LIBER 3426, PAGE 532
36" RCP WEST 834.07
12'X10' BOX CULVERT N - 834.67 S - 834.60
HANNAH BOULEVARD
ACCESS EASEMENT LIBER 3390, PAGE 1269 LIBER 3390, PAGE 1270
BENCHMARK #6
CONSTRUCTION EASEMENT AGREEMENT LIBER 3390, PAGE 1266 & CONSERVATION EASEMENT LIBER 3390, PAGE 1267
248.06'
306.69'
TONAPAH TRAIL (PUBLIC- PLATTED 60' WIDE R.O.W.)
#4835 MOHICAN LN FF=844.08
#4825 MOHICAN LN FF=842.61
#4805 MOHICAN LN FF=843.29
FF=846.31
FF=848.38
#4795 MOHICAN LN
FF=848.16
#4785 MOHICAN LN
#4777 MOHICAN LN FF=849.90
#4767 MOHICAN LN FF=853.57
FF=852.02
#4763 MOHICAN LN FF=854.26
FF=855.67
#4751 MOHICAN LN

LOCATION MAP
NO SCALE
SCALE 1" = 60'
0' 60' 120' 180'

NOTE:
1. FLOOR DRAIN LOCATIONS IN PROPOSED BUILDINGS (SEE ARCHITECTURAL PLANS)
2. NO EXISTING OR PROPOSED STORAGE FACILITIES
3. NO PROPOSED BUILDINGS SHALL STORE, USE OR GENERATE HAZARDOUS WASTE
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LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
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- PROPOSED GRADES
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- ▲T/P 800.00 PROPOSED TOP OF PAV'T ELEV.
- ▲T/W 800.00 PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

[0] DENOTES PROPOSED NUMBER OF 9' x 22' PARKING SPACES
(0) DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES

SURVEY#

STATE OF MICHIGAN — GREGORY A. PETRU — ENGINEER NO. 50958 — LICENSED PROFESSIONAL ENGINEER

REVISIONS
7-27-26 PUD SUBMITTAL

KEBS, INC.
KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
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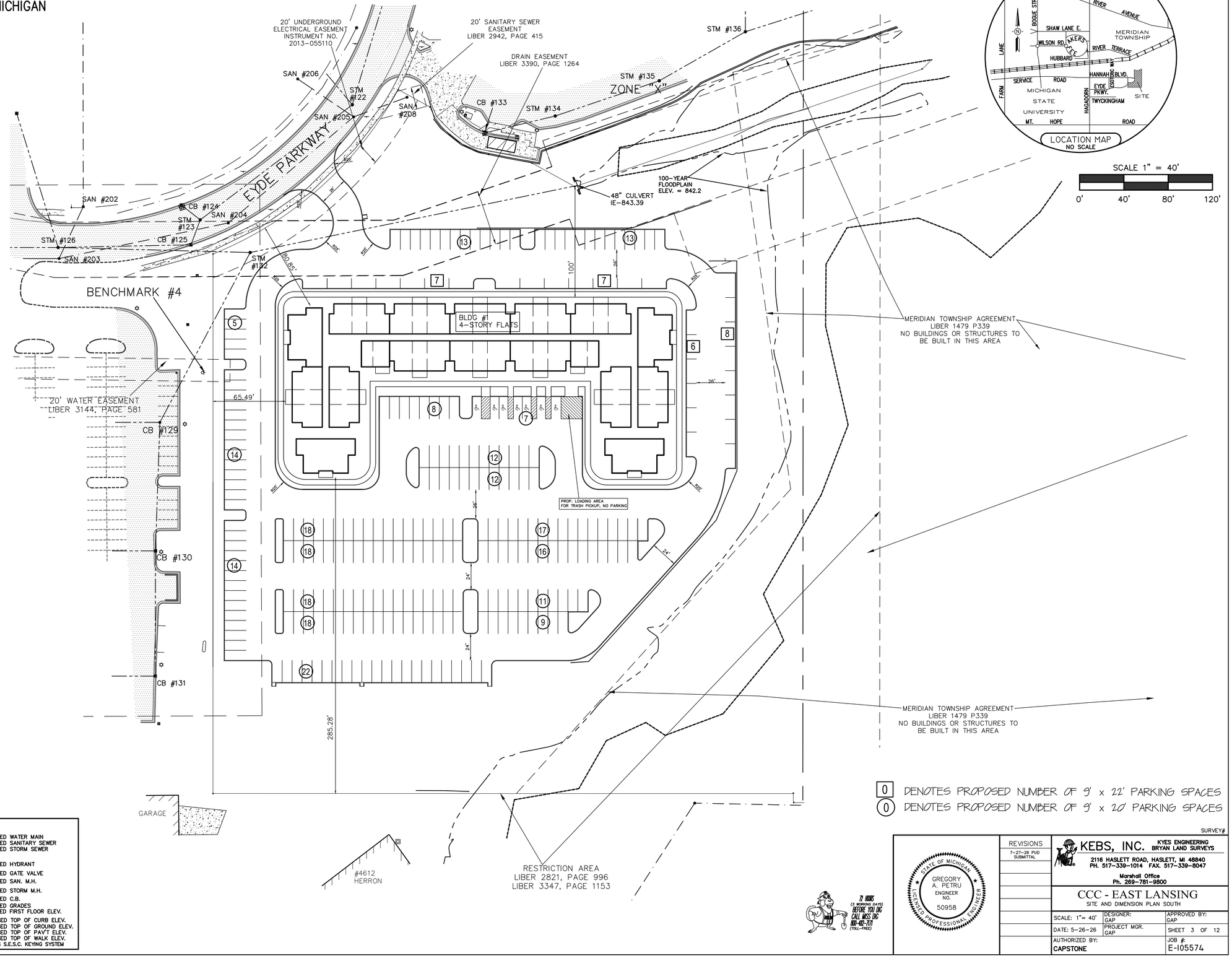
CCC - EAST LANSING
SITE AND DIMENSION PLAN NORTH

SCALE: 1"= 60'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 5-26-26	PROJECT MGR. GAP	SHEET 2 OF 12
AUTHORIZED BY: CAPSTONE		JOB #: E-105574

IT WORKS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL-FREE)

CCC - EAST LANSING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



NOTE:
1. FLOOR DRAIN LOCATIONS IN PROPOSED BUILDINGS (SEE ARCHITECTURAL PLANS)
2. NO EXISTING OR PROPOSED STORAGE FACILITIES
3. NO PROPOSED BUILDINGS SHALL STORE, USE OR GENERATE HAZARDOUS WASTE.
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LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
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- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
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LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
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- DENOTES S.E.S.C. KEYING SYSTEM

[0] DENOTES PROPOSED NUMBER OF 9' x 22' PARKING SPACES

(0) DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES

SURVEY#

72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL-FREE)

STATE OF MICHIGAN — GREGORY A. PETRU — ENGINEER NO. 50958 — LICENSED PROFESSIONAL ENGINEER

REVISIONS
7-27-26 PUD SUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

CCC - EAST LANSING

SITE AND DIMENSION PLAN SOUTH

SCALE: 1"= 40'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 5-26-26	PROJECT MGR. GAP	SHEET 3 OF 12
AUTHORIZED BY: CAPSTONE		JOB #: E-105574

CCC - EAST LANSING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

SANITARY SEWER NOTES

1. All sewers to be placed in Class "B" bedding or better.
2. Wyes, risers, and house leads are to be placed at location shown on the plans or as directed by the Engineer. All wyes are incidental.
3. Each wye or house lead shall have a plug of the same type of joint as the house lead.
4. House leads shall be a minimum of 9 ft. deep at the property line. Individual site topography may require a deviation of this minimum.
5. Downspouts or other conduits carrying storm or ground water shall not be connected to the sanitary sewer.
6. Whenever existing manholes or sewer pipe are to be tapped, holes are to be drilled at 4–inch center to center spacing around the periphery of the proposed opening to create a plane of weakness joint (or core saw the diameter) – a 12 inch thick collar is to encase the new pipe and opening.
7. All sanitary sewer manholes shall be provided with watertight covers.
8. All manhole covers shall bear the legend "Meridian Sanitary Sewer" with tree logo.
9. All public sanitary sewer main lines shall be SDR 26, or ABS Truss Pipe. Clay pipe may be installed in locations approved by the Township Engineer.
10. The PVC (SDR–26) pipe material shall conform to ASTM D2241, with bell and spigot joints in accordance with ASTM F 477.
11. Pipe installation shall be in accordance with ASTM D 2321. All pipe shall be marked to provide ASTM designation, SDR number, manufacturer's name, and pipe diameter.
12. The contractor shall test the flexible pipe main for deflection by pulling a mandrel through the sewer after all backfill has been placed and compacted over the pipe. The maximum allowable deflection shall not exceed 5% of the pipe's inside diameter. The outside diameter of the test mandrel shall be equal to the inside diameter of the pipe less 5%. The initial test shall be performed at least 30 days after pipe installation. A second test shall be performed after 10 months of pipe installation or just before line's intended use.
13. Inspection and testing of the sanitary system shall also include video inspection by CCTV method of sanitary main, air testing of sanitary main, and vacuum testing of sanitary manholes. All inspections and testing shall be performed in the presence of Township inspectors.

WATER MAIN NOTES

1. Hydrant elevations and gate well tap elevations shall be set to existing ground elevations unless otherwise directed by the Township Engineer.
2. All water mains shall be constructed with 5 feet of cover below finish grade, unless otherwise indicated on the plans.
3. Connection to the existing water main shall not be made until after the successful completion of pressure and bacteriological tests. Pressure testing shall be performed in accordance with AWWA standard C–600. Disinfection and bacteriological testing shall be in accordance with the AWWA Standard C–651. Before the mains are chlorinated, they shall be thoroughly flushed. All mains shall be chlorinated for a period of twenty–four (24) hours. Chlorine shall be added in sufficient quantity to give a 50–ppm residual of free chlorine after a twenty–four (24) hour period. After completion of the chlorine procedure, the main shall be flushed. Then water samples shall be taken from the main for bacteriological tests. If the tests should result in unsafe conditions, the chlorinating shall be repeated by the contractor. Two consecutive passing samples at least 24 hours apart must be obtained before the main can be connected to the existing water system.
4. All valves shall be counter–clock wise open.
5. All fire hydrants shall be EJIW 5–BR (code 54915) Traffic Type with breakaway flange or approved equal.
6. Hydrants shall be painted OSHA red.
7. Two brass wedges shall be installed at each joint on ductile iron pipe.
8. Polyethylene encasement of pipes will be required in all areas. The encasement shall be V–Bio®Enhanced Polyethylene Encasement, in accordance with ANSI/AWWA C105/A21.5, installed per the manufacturer's instructions.
9. For existing lines: service taps, shut off valves, and service line extensions to the property shall be made by Township Department of Public Works personnel for connections 2" and smaller.
10. Where water mains must dip to pass under a storm sewer or sanitary sewer, the sections which are deeper than normal shall be kept to a minimum length by the use of 45, 22½ or 11¼ degree bends properly restrained.
11. All manhole covers shall bear the legend "Meridian Water" with tree logo, where available.
12. Lead content requirements for all pipes, piping fittings, plumbing fittings, and fixtures that are used for potable water shall comply with NSF/ANSI 372 Standard.
13. All mechanical joints and fittings shall be restrained using MEGALUG®style restraints, or approved equal. All exposed metal components of the restrained–joint system shall be treated with a corrosion resistant coating, including: the collar, breakaway bolts, wedges, and connecting nuts and bolts.

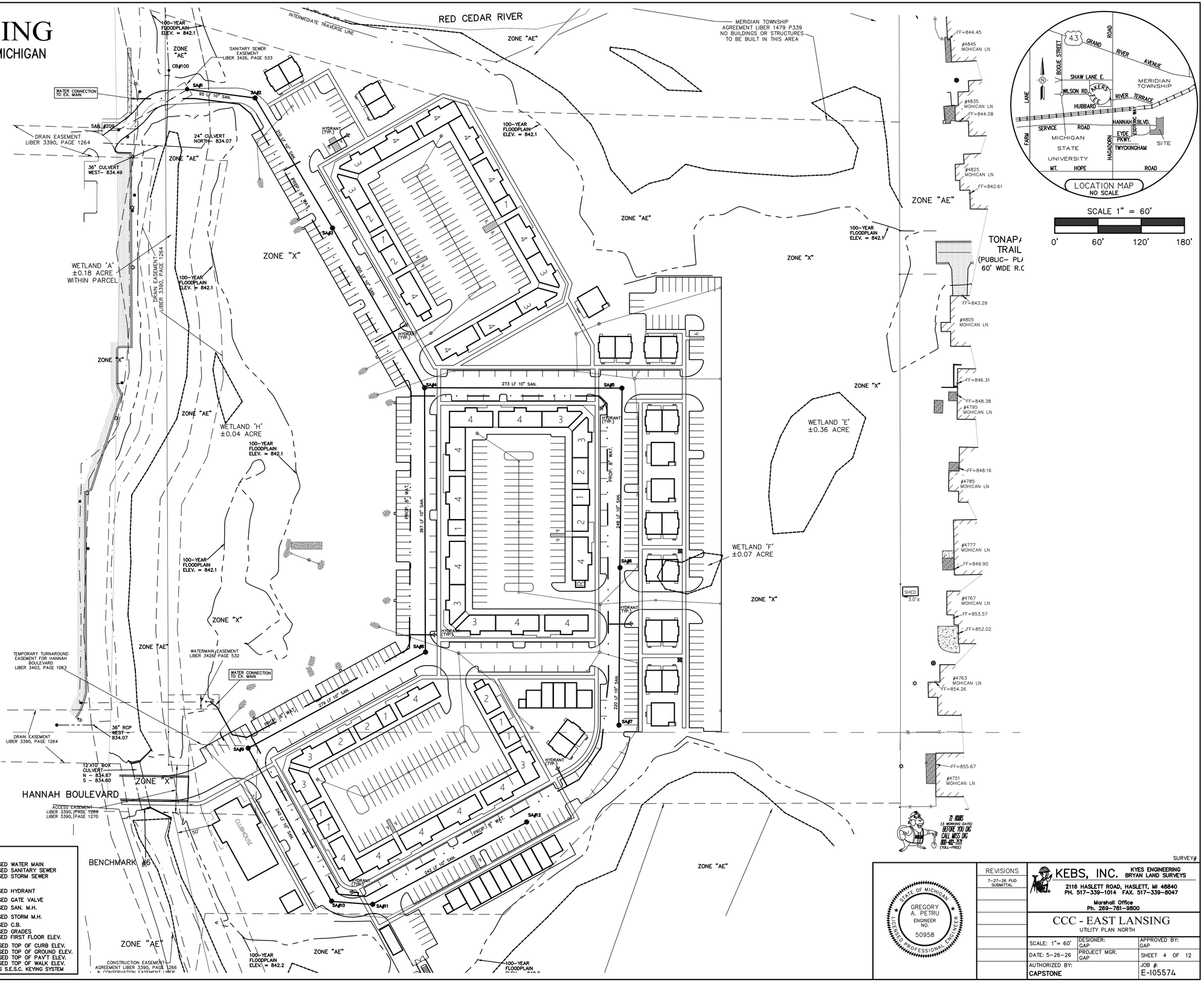
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- DENOTES S.E.S.C. KEYING SYSTEM



SURVEY#

STATE OF MICHIGAN — GREGORY A. PETRU — ENGINEER NO. 50958 — LICENSED PROFESSIONAL ENGINEER

REVISIONS
7–27–26 PUD SUBMITTAL

KEBS, INC. — KYES ENGINEERING, BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517–339–1014 FAX. 517–339–8047
Marshall Office
Ph. 269–781–9800

CCC - EAST LANSING
UTILITY PLAN NORTH

SCALE: 1"= 60'	DESIGNER: GAP	APPROVED BY: GAP	
DATE: 5–26–26	PROJECT MGR. GAP	SHEET 4 OF 12	
AUTHORIZED BY: CAPSTONE		JOB #: E-105574	

CCC - EAST LANSING

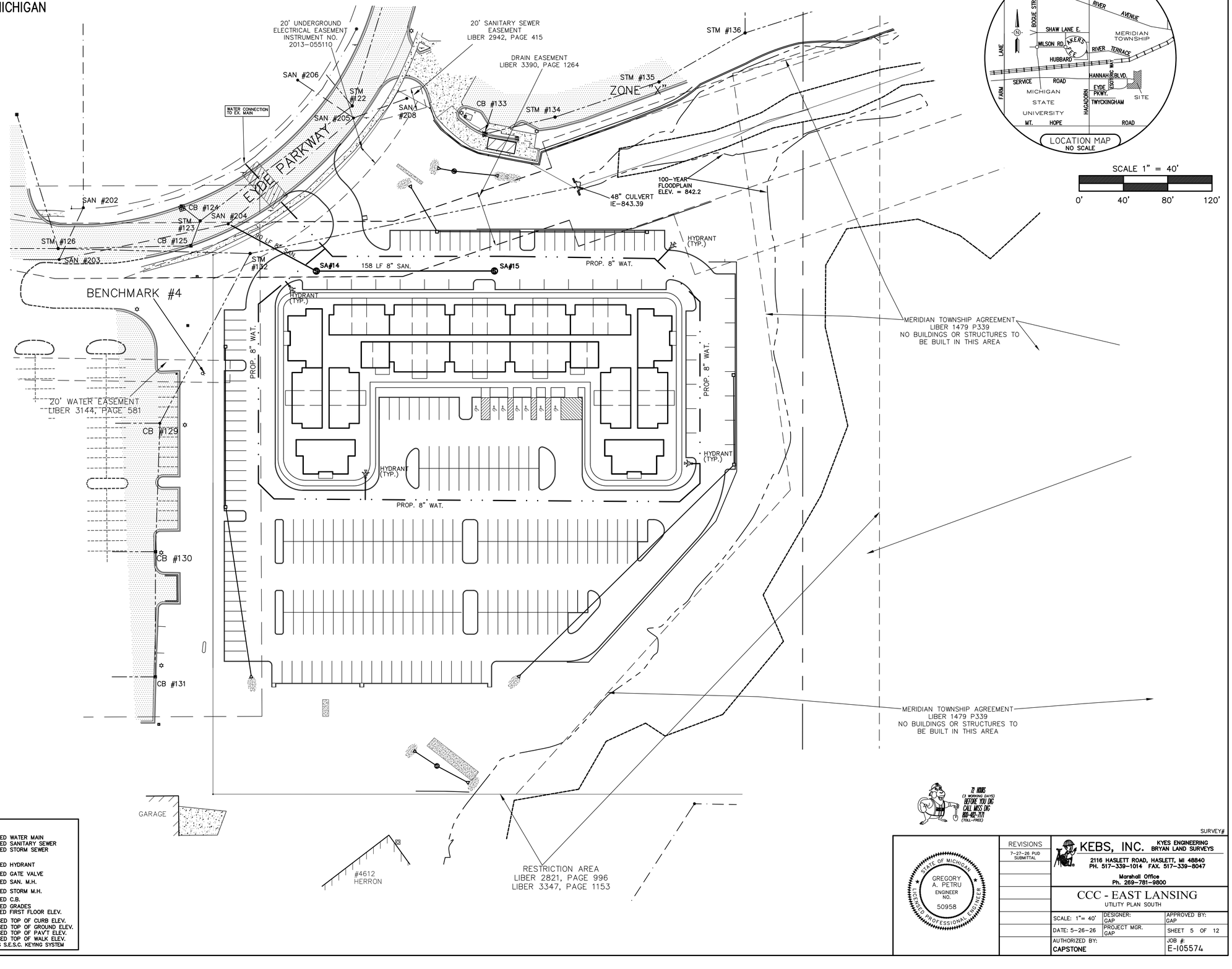
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

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1. All sewers to be placed in Class "B" bedding or better.
2. Wyes, risers, and house leads are to be placed at location shown on the plans or as directed by the Engineer. All wyes are incidental.
3. Each wye or house lead shall have a plug of the same type of joint as the house lead.
4. House leads shall be a minimum of 9 ft. deep at the property line. Individual site topography may require a deviation of this minimum.
5. Downspouts or other conduits carrying storm or ground water shall not be connected to the sanitary sewer.
6. Whenever existing manholes or sewer pipe are to be tapped, holes are to be drilled at 4-inch center to center spacing around the periphery of the proposed opening to create a plane of weakness joint (or core saw the diameter) – a 12 inch thick collar is to encase the new pipe and opening.
7. All sanitary sewer manholes shall be provided with watertight covers.
8. All manhole covers shall bear the legend "Meridian Sanitary Sewer" with tree logo.
9. All public sanitary sewer main lines shall be SDR 26, or ABS Truss Pipe. Clay pipe may be installed in locations approved by the Township Engineer.
10. The PVC (SDR-26) pipe material shall conform to ASTM D2241, with bell and spigot joints in accordance with ASTM F 477.
11. Pipe installation shall be in accordance with ASTM D 2321. All pipe shall be marked to provide ASTM designation, SDR number, manufacturer's name, and pipe diameter.
12. The contractor shall test the flexible pipe main for deflection by pulling a mandrel through the sewer after all backfill has been placed and compacted over the pipe. The maximum allowable deflection shall not exceed 5% of the pipe's inside diameter. The outside diameter of the test mandrel shall be equal to the inside diameter of the pipe less 5%. The initial test shall be performed at least 30 days after pipe installation. A second test shall be performed after 10 months of pipe installation or just before line's intended use.
13. Inspection and testing of the sanitary system shall also include video inspection by CCTV method of sanitary main, air testing of sanitary main, and vacuum testing of sanitary manholes. All inspections and testing shall be performed in the presence of Township inspectors.

WATER MAIN NOTES

1. Hydrant elevations and gate well top elevations shall be set to existing ground elevations unless otherwise directed by the Township Engineer.
2. All water mains shall be constructed with 5 feet of cover below finish grade, unless otherwise indicated on the plans.
3. Connection to the existing water main shall not be made until after the successful completion of pressure and bacteriological tests. Pressure testing shall be performed in accordance with AWWA standard C-600. Disinfection and bacteriological testing shall be in accordance with the AWWA Standard C-651. Before the mains are chlorinated, they shall be thoroughly flushed. All mains shall be chlorinated for a period of twenty-four (24) hours. Chlorine shall be added in sufficient quantity to give a 50-ppm residual of free chlorine after a twenty-four (24) hour period. After completion of the chlorine procedure, the main shall be flushed. Then water samples shall be taken from the main for bacteriological tests. If the tests should result in unsafe conditions, the chlorinating shall be repeated by the contractor. Two consecutive passing samples at least 24 hours apart must be obtained before the main can be connected to the existing water system.
4. All valves shall be counter-clock wise open.
5. All fire hydrants shall be EJIW 5-BR (code 54915) Traffic Type with breakaway flange or approved equal.
6. Hydrants shall be painted OSHA red.
7. Two brass wedges shall be installed at each joint on ductile iron pipe.
8. Polyethylene encasement of pipes will be required in all areas. The encasement shall be V-Bio®Enhanced Polyethylene Encasement, in accordance with ANSI/AWWA C105/A21.5, installed per the manufacturer's instructions.
9. For existing lines: service taps, shut off valves, and service line extensions to the property shall be made by Township Department of Public Works personnel for connections 2" and smaller.
10. Where water mains must dip to pass under a storm sewer or sanitary sewer, the sections which are deeper than normal shall be kept to a minimum length by the use of 45, 22½ or 11¼ degree bends properly restrained.
11. All manhole covers shall bear the legend "Meridian Water" with tree logo, where available.
12. Lead content requirements for all pipes, piping fittings, plumbing fittings, and fixtures that are used for potable water shall comply with NSF/ANSI 372 Standard.
13. All mechanical joints and fittings shall be restrained using MEGALUG®style restraints, or approved equal. All exposed metal components of the restrained-joint system shall be treated with a corrosion resistant coating, including: the collar, breakaway bolts, wedges, and connecting nuts and bolts.



SCALE 1" = 40'

0' 40' 80' 120'

NOTE:
1. **FLOOR DRAIN LOCATIONS IN PROPOSED BUILDINGS (SEE ARCHITECTURAL PLANS)**
2. **NO EXISTING OR PROPOSED STORAGE FACILITIES**
3. **NO PROPOSED BUILDINGS SHALL STORE, USE OR GENERATE HAZARDOUS WASTE**
4. **INVENTORY OF HAZARDOUS SUBSTANCE NOT PROVIDED SINCE NONE IS PROPOSED**

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- 800. PROPOSED GRADES
- F-F 800.00 PROPOSED FIRST FLOOR ELEV.
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- ▲T/G 800.00 PROPOSED TOP OF GROUND ELEV.
- ▲T/P 800.00 PROPOSED TOP OF PAVT ELEV.
- ▲T/W 800.00 PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

SURVEY#

REVISIONS
7-27-26 PUD SUBMITTAL

STATE OF MICHIGAN
GREGORY A. PETRU
ENGINEER NO. 50958
LICENSED PROFESSIONAL ENGINEER

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

CCC - EAST LANSING
UTILITY PLAN SOUTH

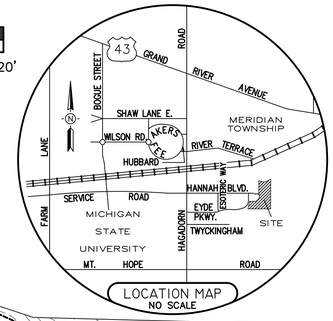
SCALE: 1"= 40'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 5-26-26	PROJECT MGR. GAP	SHEET 5 OF 12
AUTHORIZED BY: CAPSTONE		JOB #: E-105574

CCC - EAST LANSING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

SCALE 1" = 40'

0' 40' 80' 120'



RED CEDAR RIVER

WATER'S EDGE

INTERMEDIATE TRAVERSE LINE

IE- 832.43

100-YEAR FLOODPLAIN ELEV. = 842.1

ZONE "AE"

ZONE "X"

SANITARY SEWER EASEMENT LIBER 3426, PAGE 533

CB#100

849.20

CB#1

850.70

851.00

CB#2

PROP. 12" STORM

24" CULVERT NORTH- 834.07

36" CULVERT WEST- 834.49

SAN #209

RAIN EASEMENT LIBER 3390, PAGE 1264

FOREBAY (TYP)

CB#3

LB#3

CB#4

PROP. 12" STORM

CB#5

CB#6

DETENTION BASIN

FOREBAY (TYP)

WETLAND 'A' ±0.18 ACRE WITHIN PARCEL

DRAIN EASEMENT LIBER 3390, PAGE 1264

ZONE "X"

ZONE "AE"

WETLAND 'H' ±0.04 ACRE

100-YEAR FLOODPLAIN ELEV. = 842.1

EMERGENCY RIP RAP OVERFLOW

DETENTION BASIN

STORM OUTLET (RESTRICTED FLOW)

ST#7

PROP. STORM 18"

CB#12

PROP. 24" STORM

CB#13

ST#14

CB#14A

CB#15

CB#16

CB#18

LB#17

852.50

LB#11

LB#10

850.50

CB#9

PROP. STORM 15"

CB#8

851.80

852.10

852.30

852.10

851.00

WETLAND 'E' ±0.36 ACRE

WETLAND 'F' ±0.07 ACRE

#4835 MOHICAN LN FF=844.08

#4825 MOHICAN LN FF=842.61

#4805 MOHICAN LN FF=843.29

#4795 MOHICAN LN FF=846.31

#4785 MOHICAN LN FF=848.38

FF=848.16

TONAP TRAI (PUBLIC- P 60' WIDE R

SURVEY#

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- 800 — PROPOSED GRADES
- 7-F 800.00 — PROPOSED FIRST FLOOR ELEV.
- ▲T/C 800.00 — PROPOSED TOP OF CURB ELEV.
- ▲T/G 800.00 — PROPOSED TOP OF GROUND ELEV.
- ▲T/P 800.00 — PROPOSED TOP OF PAVT ELEV.
- ▲T/W 800.00 — PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- 800.00 — EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 — PROPOSED TOP OF CURB ELEV.

STATE OF MICHIGAN
GREGORY A. PETRU
ENGINEER
NO. 50958
LICENSED PROFESSIONAL ENGINEER

REVISIONS
7-27-26 PUD SUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
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PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

CCC - EAST LANSING

GRADING & STORM PLAN NORTH 1

SCALE: 1"= 40'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 5-26-26	PROJECT MGR. GAP	SHEET 6 OF 12
AUTHORIZED BY: CAPSTONE		JOB #: E-105574

CCC - EAST LANSING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

SCALE 1" = 40'

0' 40' 80' 120'

EMERGENCY RIP RAP OVERFLOW
DETENTION BASIN
100-YEAR FLOODPLAIN ELEV. = 842.1
STORM OUTLET (RESTRICTED FLOW)
FOREBAY (TYP)
ZONE "X"
ZONE "AE"
TEMPORARY TURNAROUND EASEMENT FOR HANNAH BOULEVARD LIBER 3403, PAGE 1063
WATERMAIN EASEMENT LIBER 3426, PAGE 532
DRAIN EASEMENT LIBER 3390, PAGE 1264
36" RCP WEST = 834.07
12'X10' BOX CULVERT N = 834.67 S = 834.60
HANNAH BOULEVARD
ACCESS EASEMENT LIBER 3390, PAGE 1269 LIBER 3390, PAGE 1270
BENCHMARK #6
CONSTRUCTION EASEMENT AGREEMENT LIBER 3390, PAGE 1266 & CONSERVATION EASEMENT LIBER 3390, PAGE 1267
CLUBHOUSE
WETLAND 'D' ±0.29 ACRE
WETLAND 'F' ±0.07 ACRE
WETLAND 'C' ±26.98 ACRES WITHIN PARCEL
MERIDIAN TOWNSHIP AGREEMENT LIBER 1479 P339 NO BUILDINGS OR
PROP. 15" STORM
PROP. 18" STORM
SHED 3.0'±
CB#19 CB#20 CB#22 CB#23 CB#24 CB#25 CB#26 CB#27 CB#28 CB#29 CB#30 CB#31 CB#32 CB#33 CB#34 CB#35 CB#36 CB#37 CB#38 CB#39 CB#40 CB#41 CB#42 CB#43 CB#44 CB#45
ST#21 ST#26 ST#29
852.00 851.50 851.00 852.50 851.20 850.20 850.25 849.80

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- 800 PROPOSED GRADES
- F=F 800.00 PROPOSED FIRST FLOOR ELEV.
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- ▲T/G 800.00 PROPOSED TOP OF GROUND ELEV.
- ▲T/P 800.00 PROPOSED TOP OF PAVT ELEV.
- ▲T/W 800.00 PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
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- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.

SURVEY#

REVISIONS
7-27-26 PUD SUBMITTAL

STATE OF MICHIGAN — GREGORY A. PETRU — ENGINEER NO. 50958 — LICENSED PROFESSIONAL ENGINEER

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
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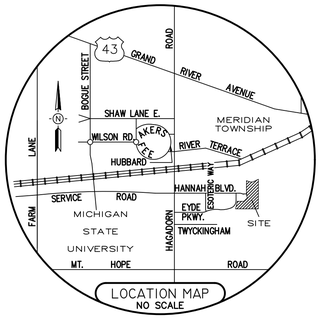
CCC - EAST LANSING

GRADING AND STORM PLAN NORTH 2

SCALE: 1"= 40'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 5-26-26	PROJECT MGR. GAP	SHEET 7 OF 12
AUTHORIZED BY: CAPSTONE		JOB #: E-105574

CCC - EAST LANSING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SCALE 1" = 30'

0' 30' 60' 90'

FOREBAY (TYP)

STORM OUTLET (RESTRICTED FLOW)

DRAIN EASEMENT LIBER 3390, PAGE 1264

EYDE PARKWAY

100-YEAR FLOODPLAIN ELEV. = 842.2

48" CULVERT IE=843.39

CB #124

SAN #204

STM #123

CB #125

STM #132

15"

CB#51

PROP. 12" STORM

CB#50

HMARK #4

866.00

CB#46

CB#48

CB#49

CB #129

CB#47

PROP. 15" STORM

PROP. STORM

CB #130

CB #131

FOREBAY (TYP)

FOREBAY (TYP)

DETENTION BASIN

STORM OUTLET (RESTRICTED FLOW)

EMERGENCY RIP RAP OVERFLOW

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- PROPOSED GRADES
- PROPOSED FIRST FLOOR ELEV.
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.
- ▲T/G 800.00 PROPOSED TOP OF GROUND ELEV.
- ▲T/P 800.00 PROPOSED TOP OF PAVT ELEV.
- ▲T/W 800.00 PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
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- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.

SURVEY#

STATE OF MICHIGAN
GREGORY A. PETRU
ENGINEER NO. 50958
LICENSED PROFESSIONAL ENGINEER

REVISIONS
7-27-26 PUD SUBMITTAL

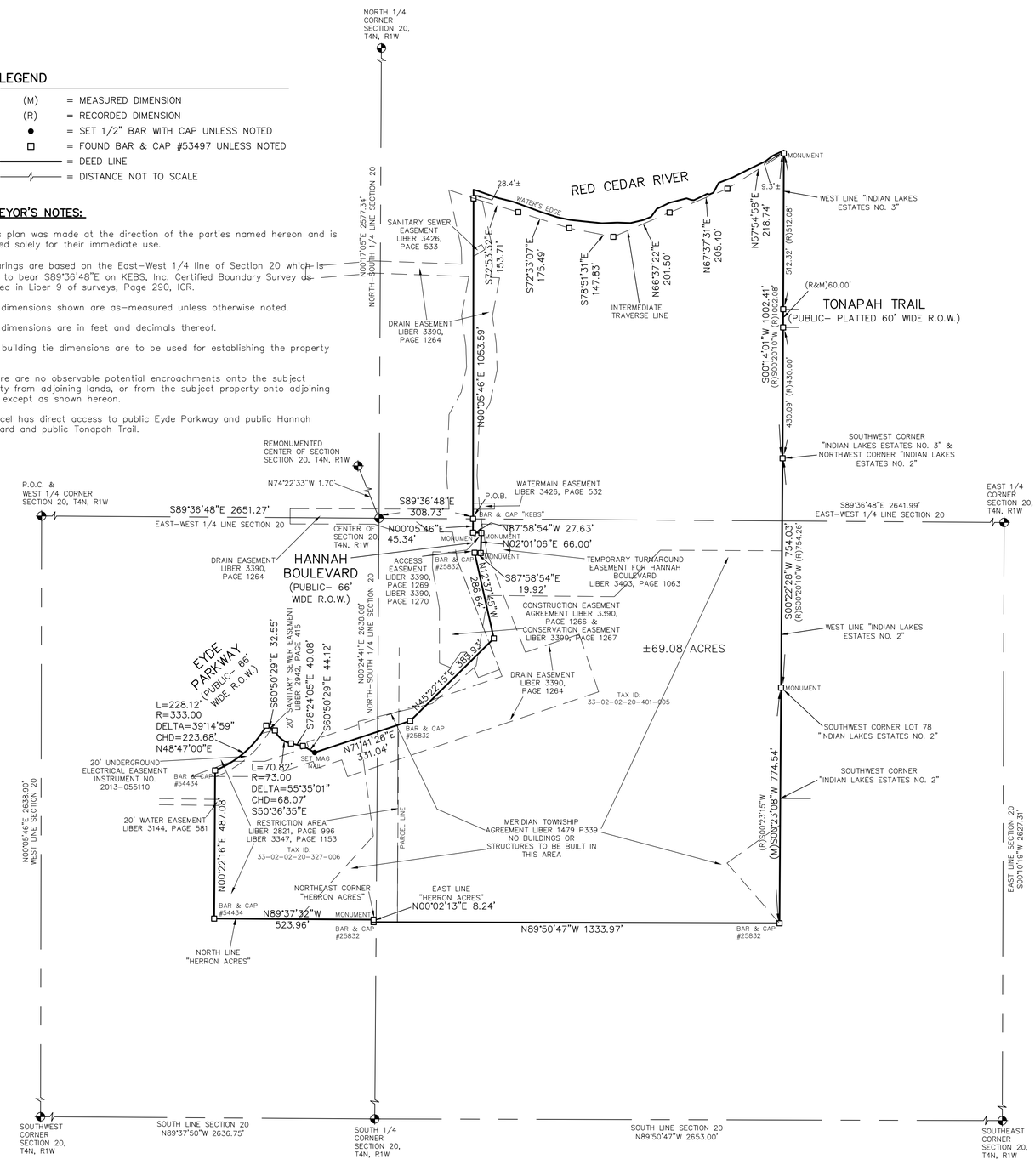
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CCC - EAST LANSING
GRADING AND STORM PLAN SOUTH

SCALE: 1"= 30'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 5-26-26	PROJECT MGR. GAP	SHEET 8 OF 12
AUTHORIZED BY: CAPSTONE		JOB #: E-105574

ALTA/NSPS LAND TITLE SURVEY

"VACANT- EYDE PARKWAY & HANNAH BOULEVARD, EAST LANSING, MI 48823"



SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use.

2. Bearings are based on the East–West 1/4 line of Section 20 which is shown to bear S89°36'48"E on KEBS, Inc. Certified Boundary Survey as recorded in Liber 9 of surveys, Page 290, ICR.

3. All dimensions shown are as–measured unless otherwise noted.

4. All dimensions are in feet and decimals thereof.

5. No building tie dimensions are to be used for establishing the property lines.

6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.

7. Parcel has direct access to public Eyde Parkway and public Hannah Boulevard and public Tonapah Trail.

LEGAL DESCRIPTION:

(As provided by Transnation Title Agency of Michigan Central Division LLC, agents for Fidelity National Title Insurance Company, Commitment No. 450999LANS, dated January 7, 2025)

A parcel of land in the Northeast 1/4 and the Southeast 1/4 of Section 20, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 20; thence South 89 degrees 36 minutes 48 seconds East along the East–West 1/4 line of said Section 20 a distance of 2651.27 feet to the Center of said Section 20; thence continuing South 89 degrees 36 minutes 48 seconds East along said East–West 1/4 line 308.73 feet to the point of beginning of this description; thence North 00 degrees 05 minutes 46 seconds East 1053.59 feet to a point on an intermediate traverse line along the Red Cedar River, said point being South 00 degrees 05 minutes 46 seconds West 28.4 feet, more or less, from the waters' edge; thence along said traverse line the following 6 courses: South 72 degrees 53 minutes 32 seconds East 153.71 feet, South 72 degrees 33 minutes 07 seconds East 175.49 feet, South 78 degrees 51 minutes 31 seconds East 147.83 feet, North 66 degrees 37 minutes 22 seconds East 201.50 feet, North 67 degrees 37 minutes 31 seconds East 205.40 feet, and North 57 degrees 54 minutes 58 seconds East 218.74 feet to a point on the West line of Indian Lakes Estates No. 3 Subdivision, as recorded in Liber 29 of Plats, Pages 37 and 38, Ingham County Records, at the intersection with the intermediate traverse line of said plat, said point being South 00 degrees 14 minutes 01 seconds West 9.3 feet, more or less, from the water's edge; thence South 00 degrees 14 minutes 01 seconds West (Recorded South 00 degrees 20 minutes 10 seconds West) along said West line 1002.41 feet (Recorded 1002.08 feet) to the Southwest corner of said Indian Lakes Estates No. 3 Subdivision; thence South 00 degrees 22 minutes 28 seconds West (Recorded South 00 degrees 20 minutes 10 seconds West) along the West line of Indian Lakes Estates No. 2 Subdivision, as recorded in Liber 28 of Plats, Pages 30 and 31, Ingham County Records, a distance of 754.03 feet (Recorded 754.26 feet) to the Northwest corner of Outlet "D" of said plat; thence South 00 degrees 23 minutes 08 seconds West (Recorded South 00 degrees 23 minutes 15 seconds West) along the West line of said Outlet "D" and along the West line of the plat of Indian Lakes Estates, as recorded in Liber 25 of Plats, Pages 48 and 49, Ingham County Records, a distance of 774.54 feet; thence North 89 degrees 50 minutes 47 seconds West 1333.97 feet; thence North 00 degrees 02 minutes 13 seconds East 8.24 feet; thence North 89 degrees 37 minutes 32 seconds West 523.96 feet; thence North 00 degrees 22 minutes 16 seconds East 487.08 feet to the Easterly right–of–way line of Eyde Parkway; thence Northeasterly along said Easterly line 288.12 feet along a curve to the left, said curve having a radius of 333.00 feet, a delta angle of 39 degrees 14 minutes 59 seconds and chord of 223.68 feet bearing North 48 degrees 47 minutes 00 seconds East; thence South 60 degrees 50 minutes 28 seconds East 32.55 feet; thence Southeasterly 70.82 feet along a curve to the left, said curve having a radius of 73.00 feet, a delta angle of 55 degrees 35 minutes 01 seconds and a chord of 68.07 feet bearing South 50 degrees 36 minutes 34 seconds East; thence South 78 degrees 24 minutes 05 seconds East 40.08 feet; thence South 60 degrees 50 minutes 28 seconds East 44.12 feet; thence North 71 degrees 41 minutes 26 seconds East 331.04 feet; thence North 45 degrees 22 minutes 15 seconds East 388.93 feet; thence North 12 degrees 37 minutes 45 seconds West 288.64 feet to the South right–of–way line of Hannah Boulevard; thence South 87 degrees 58 minutes 54 seconds East along said South line 19.92 feet; thence North 02 degrees 01 minutes 06 seconds East along the East line of said Hannah Boulevard 66.00 feet; thence North 87 degrees 58 minutes 54 seconds West along the North right–of–way line of said Hannah Boulevard 27.63 feet; thence North 00 degrees 05 minutes 46 seconds East 45.34 feet to the point of beginning.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by Transnation Title Agency of Michigan Central Division LLC, agents for Fidelity National Title Insurance Company, Commitment No. 450999LANS, dated January 7, 2025)

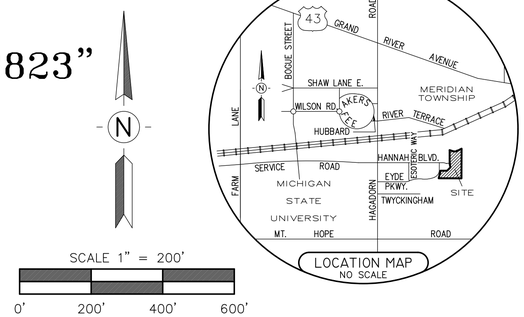
Item 12: Release of Right of Way recorded in Liber 1866, Page 161, does not cross parcel, has been released by agreement recorded in Liber 3390, Page 1264.
Item 13: Easement for Hannah Farm Drain recorded in Liber 3390, Page 1264, crosses parcel, is plottable and shown hereon.
Item 14: Construction Easement Agreement recorded in Liber 3390, Page 1266, crosses parcel, is plottable and shown hereon.
Item 15: Agreement for Conservation Easement recorded in Liber 3390, Page 1267, crosses parcel, is plottable and shown hereon.
Item 16: Temporary Turnaround Easement for Hannah Boulevard recorded in Liber 3403, Page 1063, crosses parcel, is plottable and shown hereon.
Item 17: Grant of Easement recorded in Liber 3426, Page 530, does not cross parcel, therefore not shown hereon.
Item 18: Area described in Declaration of Covenants, Conditions and Restrictions recorded in Liber 2821, Page 996 and modified in Liber 3347, Page 1153, crosses parcel, is plottable and shown hereon
Item 19: Easement granted to Charter Township of Meridian disclosed by instrument recorded in Liber 2942, Page 415, crosses parcel, is plottable and shown hereon.
Item 20: Easement granted to Charter Township of Meridian disclosed by instrument recorded in Liber 3144, Page 581, crosses parcel, is plottable and shown hereon.
Item 21: Easement for Electrical Underground Distribution recorded in Instrument No. 2013–055110, crosses parcel, is plottable and shown hereon.
Item 22: Grant of Easement recorded in Instrument No. 2016–031946, does not cross parcel, therefore not shown hereon.
Item 23: Area described in Agreement recorded in Liber 1479, Page 339, crosses parcel, is plottable and shown hereon.
Item 24: Area described in Memorandum of Agreement recorded in Liber 3390, Page 1269, abuts parcel, is plottable and shown hereon.
Item 25: Area described in Access Easement Agreement recorded in Liber 3390, Page 1270, abuts parcel, is plottable and shown hereon.
Item 26: Area described in Agreement for work in Road Right of Way recorded in Liber 3410, Page 193, does not cross parcel, therefore not shown hereon.
Item 27: Grant of Easement recorded in Liber 3426, Page 532, crosses parcel, is plottable and shown hereon.
Item 28: Grant of Easement recorded in Liber 3426, Page 533, crosses parcel, is plottable and shown hereon.
Item 29: Easement recorded in Liber 2100, Page 576, does not cross parcel, therefore not shown hereon.
Item 30: Release of Right of Way for Herron Creek Drain as recorded in Liber 66 Misc., Page 419, may cross parcel, right–of–way is described in Liber 66, Page 438, which was not provided, therefore not shown hereon. Said drain is shown not to cross subject property (is South of site) per online drain mapping.

CERTIFICATION:

To Capstone Collegiate Communities, LLC, an Alabama limited liability company; Transnation Title Agency of Michigan Central Division LLC; and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9, 11a, 20a, and 20b of Table A thereof. The fieldwork was completed on August 27, 2025.

Erick R. Friestrom Date of Plat or Map:
Professional Surveyor No. 53497
efriestrom@kebs.com



ALTA/NSPS LAND TITLE SURVEY – TABLE "A" REQUIREMENTS:

Item 1: Shown on the survey map.

Item 2: Addresses of the surveyed property: Vacant– Eyde Parkway and Hannah Boulevard, East Lansing, Michigan, 48823.

Item 3: By scaled map location and graphic plotting only, this property lies within Flood Zone "X", areas outside the 1.0% annual chance floodplain, and Flood Zone "AE" areas within the 100–year floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of East lansing, Ingham County, Michigan, Community Panel No. 260093 0152 D, dated August 16, 2011.

Item 4: ±69.08 Acres (3,009,319 square feet)

Item 5: Shown on the survey map. All elevations are North American Vertical Datum of 1988 (NAVD88).

Item 7a: No buildings observed.

Item 8: Shown on the survey map.

Item 9: Parking:
Regular Parking Spaces: 0
Disabled Parking Spaces: 0
Total on–site Parking Spaces: 0

Item 11a: Utility information as shown was obtained from all plans and/or reports as provided by client along with visible field evidence of utilities per Section 5.E.iv of the minimum standards for ALTA/NSPS standards. Said information is subject to verification in the field by the appropriate authorities prior to use for construction.

Item 20a: Trees were tagged by Marx Wetlands, LLC in August 2025. Tree tag numbers from said project are shown hereon, and tree table is to be provided by said Marx Wetlands, LLC with the accompanying required tree information per Meridian Township standards.

Item 20b: Wetland delineation was completed by Marx Wetlands, LLC, on May 15, 2025, and flagging locations from said delineation were located and are shown hereon.

WITNESSES TO SECTION CORNERS:

West 1/4 corner Section 20, T4N, R1W, Liber 1, Page 317
Found 3/4" pipe in mon box, centerline of Hagadorn & Hannah Roads
Found nail & tag in East side of utility pole, N45°W, 47.51'
Center of electric manhole, N31°E, 51.56'
Found nail & tag in West side of utility pole, S20°W, 90.56'
Center of storm manhole, S47°W, 57.20'

Property Controlling Center of Section 20, T4N, R1W
Found bar & cap #53497
Found concrete monument, N86°W, 92.03'
Found concrete monument, S41°E, 42.28'
Found concrete monument, S58°E, 77.97'
Found bar & cap, South, 24.54'
Remon. center of section (Book 17, Page 271), N74°22'33"W 1.70'

Remonumented Center of Section 20, T4N, R1W, Book 17, Page 271
Found remon bar & cap in bottom of retention area
Southeast corner of concrete end section for 36" RCP pipe, S90°W, 14.85'
Southeast corner of concrete retaining wall, N31°W, 33.38'
Southwest corner of concrete retaining wall, N15°E, 29.92'
Southeast corner of concrete retaining wall, N38°E, 37.21'

South 1/4 corner Section 20, T4N, R1W, Liber 8, Page 453
Found remon bar & cap in mon box, centerline of Mt. Hope Road
Found dimple mark in East side of 2" steel anchor post, N05°E, 33.56'
Found nail & tag #18994 in East side of 28" Oak, S02°W, 28.00'
Found nail & tag #25832 in Southeast side of power pole, S82°W, 105.16'
Found nail & tag #25832 in Southwest side of power pole, S75°E, 125.40'

Southwest corner Section 20, T4N, R1W, Liber 8, Page 447
Found remon bar & cap in mon box, centerline of Hagadorn Road & Mt. Hope Road
Found nail & tag #18994 in Northwest side of power pole, N42°E, 70.08'
Found nail & tag #25832 in Northwest side of power pole, N65°E, 69.26'
Centerline of fire hydrant, S57°E, 75.86'
Centerline of gas valve, S55°W, 56.45'

North 1/4 Corner Section 20, T4N, R1W, Book 14, Page 290 (Doc #2011–015790)
Found 1" iron pipe in monument box
North–South chainlink fence, East, 3.70'
Found nail & tag in North side utility pole, S75°E, 1.00'
Center of utility pole, S08°W, 85.50'
Northwest corner of building, N79°E, 50.52'
Southwest corner of building, S41°E, 75.03'

East 1/4 corner Section 20, T4N, R1W
Calculated only – Falls in water
Calculated midpoint of line between Northeast corner and Southeast corner of Section 20

REVISIONS	COMMENTS
10/09/2025	ORIGINAL

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DRAWN BY AN	SECTION 20, T4N, R1W
FIELD WORK BY AE	JOB NUMBER: 104448.ALT
SHEET 9 OF 12	

ALTA/NSPS LAND TITLE SURVEY

"VACANT- EYDE PARKWAY & HANNAH BOULEVARD, EAST LANSING, MI 48823"

BENCHMARKS:

BENCHMARK #3 (OFFSITE) ELEV. = 864.41 (N.A.V.D. 88)
BIG ARM OF FIRE HYDRANT ON THE WEST SIDE OF EYDE PARKWAY, FIRST HYDRANT SOUTH OF THE INTERSECTION OF EYDE PARKWAY AND HANNAH BOULEVARD.

BENCHMARK #4 ELEV. = 863.87 (N.A.V.D. 88)
BIG ARM OF FIRE HYDRANT AT THE NORTHEAST CORNER OF THE LANSING COMMUNITY COLLEGE PARKING LOT ON THE WEST SIDE OF THE SOUTHWEST PARCEL

BENCHMARK #5 (OFFSITE) ELEV. = 853.12 (N.A.V.D. 88)
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT ON THE SOUTH SIDE OF HANNAH BOULEVARD, FIRST HYDRANT EAST OF THE INTERSECTION OF EYDE PARKWAY AND HANNAH BOULEVARD

BENCHMARK #6 ELEV. = 846.60 (N.A.V.D. 88)
CHISELED "X" ON SOUTHWEST CORNER OF THE HEADWALL ON THE SOUTH SIDE OF HANNAH BOULEVARD ON THE WEST SIDE OF THE EASTERN PARCEL

SEWER INVENTORIES

CATCH BASIN #100
RIM – 839.11
24" RCP N – 832.91
24" RCP S – 832.41
FLOWS NORTH EVEN WITH LOWER SOUTH INVERT

STORM MANHOLE #121
RIM – 862.95
12" RCP NE – 858.21
24" RCP E – 857.03
36" RCP SW – 857.14
12" RCP NW – 858.00

STORM MANHOLE #122
RIM – 864.83
36" RCP NNE – 856.12
36" RCP SW – 855.98
UNKNOWN SIZE & MATERIAL NW– 856.31

STORM MANHOLE #123
RIM – 866.27
36" RCP NE – 855.07
36" RCP SW – 855.07
12" RCP NW – 860.78

CATCH BASIN #124
RIM – 865.62
12" RCP SE – 860.63

CATCH BASIN #125
RIM – 865.83
12" RCP NE – 861.84

STORM MANHOLE #126
RIM – 866.84
36" RCP E – 854.45
48" RCP E – 846.84
48" RCP W – 846.84
12" RCP NW – 855.59

CATCH BASIN #129
RIM– 860.43
24" RCP NE– 851.93
18" CPP SOUTH– 852.26
15" RCP WEST– 855.08

CATCH BASIN #130
RIM – 860.23
18" RCP N – 852.85
12" RCP S – 853.02
12" RCP W – 856.00

CATCH BASIN #131
RIM – 858.64
12" RCP N – 853.41
12" RCP W – 853.89

STORM MANHOLE #132
RIM – 864.39
48" RCP NE– 845.72
24" RCP SW – 850.26
48" RCP W – 845.73

CATCH BASIN #133
RIM – 860.83
12" HDPE E – 855.93

STORM MANHOLE #134
RIM – 859.85
12" HDPE NE – 855.25
12" HDPE SW – 855.20

STORM MAHOLE #135
RIM – 857.65
12" HDPE NE – 851.70
12" HDPE SW – 851.66
8" HDPE NW – 852.67

STORM MANHOLE #136
RIM – 855.40
24" HDPE N – 846.10
24" HDPE E – 846.03
12" HDPE SW – 848.42

SANITARY MANHOLE #202
RIM – 867.08
8" PVC N – 859.78
8" PVC SW – 859.73

SANITARY MANHOLE #203
RIM – 866.68
8" PVC NE – 859.72
8" PVC ENE – 859.27
8" PVC W – 859.07

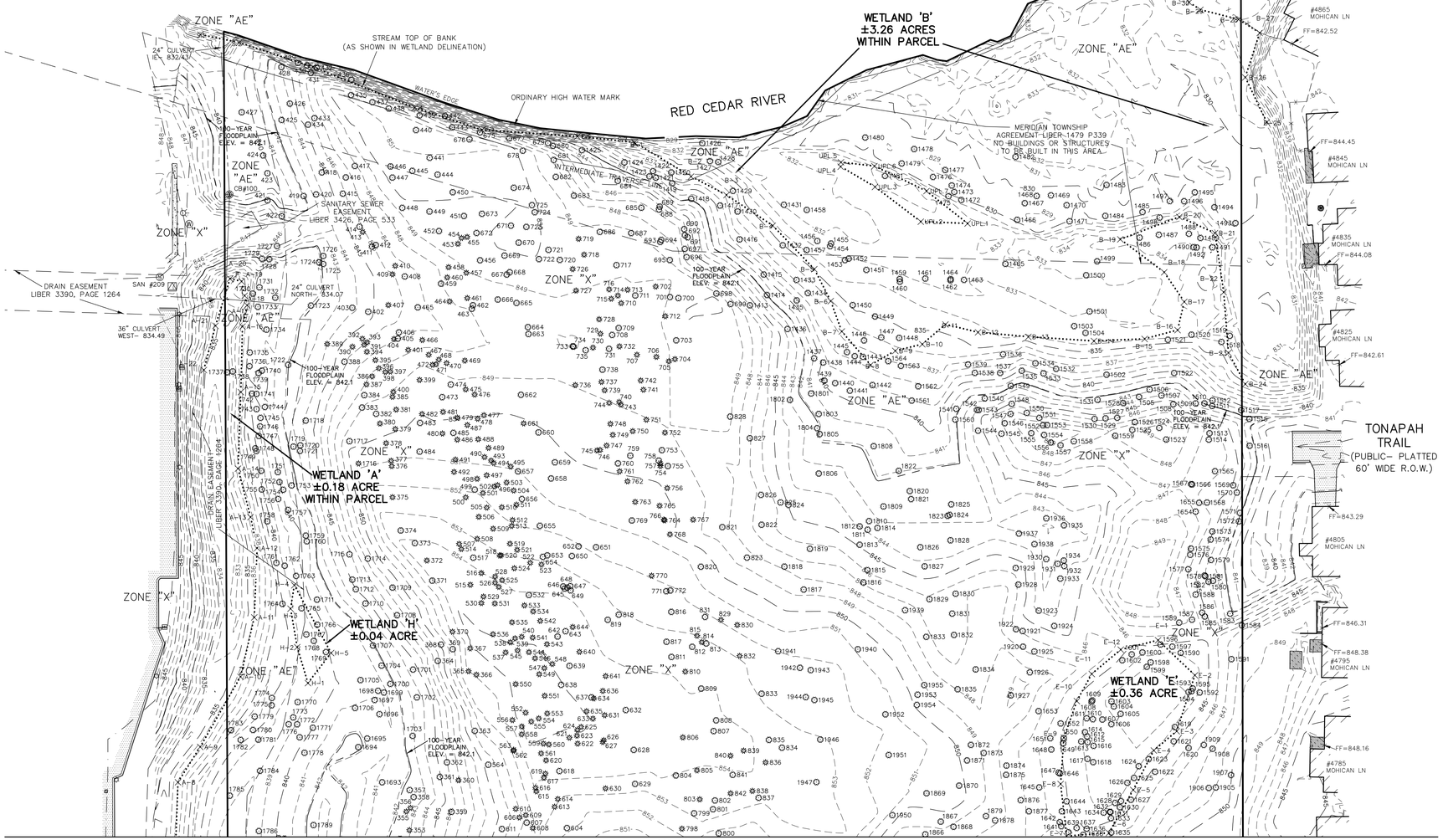
SANITARY MANHOLE #204
RIM – 865.96
8" PVC NE – 860.14
8" PVC SW – 860.09

SANITARY MANHOLE #205
RIM – 864.85
UNKNOWN SIZE PVC NE – 860.90
UNKNOWN SIZE PVC SW – 860.72
UNKNOWN SIZE PVC NW – 861.01

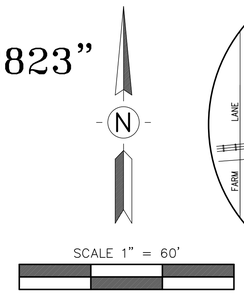
SANITARY MANHOLE #206
RIM – 865.25
UNKNOWN SIZE PVC SE – 861.04

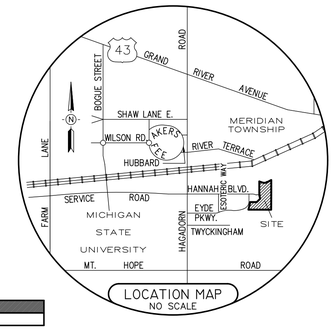
SANITARY MANHOLE #208
RIM – 865.01
8" PVC SW – 860.74

SANITARY MANHOLE #209
RIM – 847.53
10" RCP NE – 838.77
10" RCP W – 838.62



MATCH LINE SHEET 3





LEGEND

(M) = MEASURED DIMENSION	Ⓢ = SANITARY MANHOLE
(R) = RECORDED DIMENSION	Ⓓ = DRAINAGE MANHOLE
● = SET 1/2" BAR WITH CAP UNLESS NOTED	Ⓔ = ELECTRIC MANHOLE
□ = FOUND IRON AS NOTED	Ⓣ = TELEPHONE MANHOLE
= DEED LINE	⊞ = CATCH BASIN
= DISTANCE NOT TO SCALE	⊗ = LAWN BASIN
= FENCE	Ⓖ = GAS MANHOLE
= A.D.A RAMP	ST = STEAM MANHOLE
= ASPHALT	UH = UNKNOWN MANHOLE
= BRICK	Ⓦ = WATER MANHOLE
= CONCRETE	G = GAS METER
= DECK	GV = GAS VALVE
= GRAVEL	CO = CLEANOUT
= LANDSCAPING	DS = DOWN SPOUT
860 = EXISTING SPOT ELEVATION	= FIRE HYDRANT
860 = EXISTING CONTOUR ELEVATION	FP = FIRE PROTECTION
= BUILDING OVERHANG	= VALVE
= SANITARY SEWER	= WATER SPRINKLER
= STORM SEWER	= WATER PIV
= WATER LINE	= WALK MANIFOLD
—G— = GAS LINE	= WATER METER
—TU— = UNDERGROUND TELEPHONE	= WELL
—C— = UNDERGROUND TELEVISION	= SOIL BORING
—EU— = UNDERGROUND ELECTRIC	= SIGN
—EO— = OVERHEAD WIRES	= POST
—FO— = UNDERGROUND FIBER OPTIC	= AIR CONDITIONING UNIT
= EDGE OF WOODS	= FLAG POLE
= DECIDUOUS TREE	PM = PARKING METER
= CONIFEROUS TREE	= UTILITY POLE
= BUSH	= LIGHT POLE
= TREE STUMP	= GUY POLE
	= GUY WIRE
	= UTILITY PEDESTAL
	= TRANSFORMER
	= HANDHOLE
	= ELECTRIC METER
	= GROUND LIGHT

ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

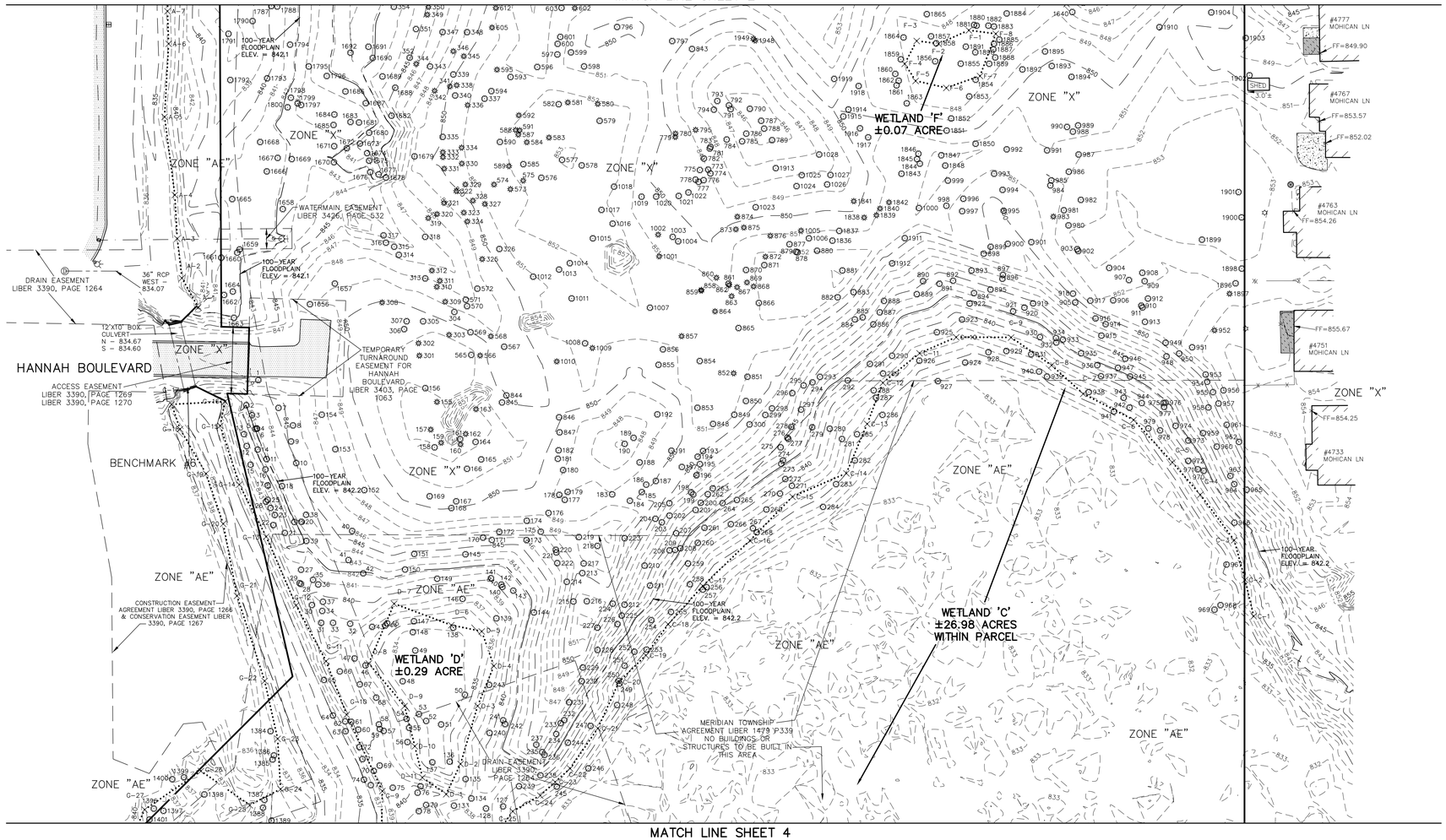
REVISIONS	COMMENTS
10/09/2025	ORIGINAL

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DRAWN BY AN	SECTION 20, T4N, R1W
FIELD WORK BY AE	JOB NUMBER: 104448.ALT
SHEET 10 OF 12	

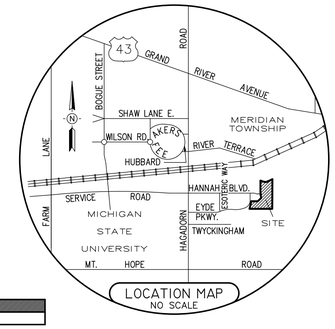
ALTA/NSPS LAND TITLE SURVEY

"VACANT– EYDE PARKWAY & HANNAH BOULEVARD, EAST LANSING, MI 48823"



SCALE 1" = 60'

0' 60' 120' 180'



LOCATION MAP
NO SCALE

LEGEND

(M) = MEASURED DIMENSION	Ⓢ = SANITARY MANHOLE
(R) = RECORDED DIMENSION	Ⓓ = DRAINAGE MANHOLE
● = SET 1/2" BAR WITH CAP UNLESS NOTED	Ⓔ = ELECTRIC MANHOLE
□ = FOUND IRON AS NOTED	Ⓣ = TELEPHONE MANHOLE
= DEED LINE	= CATCH BASIN
= DISTANCE NOT TO SCALE	= LAWN BASIN
= FENCE	Ⓖ = GAS MANHOLE
= A.D.A RAMP	ST = STEAM MANHOLE
= ASPHALT	MH = UNKNOWN MANHOLE
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860 = EXISTING SPOT ELEVATION	= FIRE HYDRANT
860 = EXISTING CONTOUR ELEVATION	FP = FIRE PROTECTION
= BUILDING OVERHANG	= VALVE
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= STORM SEWER	= WATER PIV
= WATER LINE	= WALK MANIFOLD
= GAS LINE	= WATER METER
= UNDERGROUND TELEPHONE	= WELL
= UNDERGROUND TELEVISION	= SOIL BORING
= UNDERGROUND ELECTRIC	= SIGN
= OVERHEAD WIRES	= POST
= UNDERGROUND FIBER OPTIC	= AIR CONDITIONING UNIT
= EDGE OF WOODS	= FLAG POLE
= DECIDUOUS TREE	P/M = PARKING METER
= CONIFEROUS TREE	= UTILITY POLE
= BUSH	= LIGHT POLE
= TREE STUMP	= GUY POLE
	= GUY WIRE
	= UTILITY PEDESTAL
	= TRANSFORMER
	= HANDHOLE
	= ELECTRIC METER
	= GROUND LIGHT

BENCHMARKS:

BENCHMARK #3 (OFFSITE) ELEV. = 864.41 (N.A.V.D. 88)
BIG ARM OF FIRE HYDRANT ON THE WEST SIDE OF EYDE PARKWAY, FIRST HYDRANT SOUTH OF THE INTERSECTION OF EYDE PARKWAY AND HANNAH BOULEVARD.

BENCHMARK #4 ELEV. = 863.87 (N.A.V.D. 88)
BIG ARM OF FIRE HYDRANT AT THE NORTHEAST CORNER OF THE LANSING COMMUNITY COLLEGE PARKING LOT ON THE WEST SIDE OF THE SOUTHWEST PARCEL

BENCHMARK #5 (OFFSITE) ELEV. = 853.12 (N.A.V.D. 88)
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT ON THE SOUTH SIDE OF HANNAH BOULEVARD, FIRST HYDRANT EAST OF THE INTERSECTION OF EYDE PARKWAY AND HANNAH BOULEVARD

BENCHMARK #6 ELEV. = 846.60 (N.A.V.D. 88)
CHISELED "X" ON SOUTHWEST CORNER OF THE HEADWALL ON THE SOUTH SIDE OF HANNAH BOULEVARD ON THE WEST SIDE OF THE EASTERN PARCEL

ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

REVISIONS	COMMENTS
10/09/2025	ORIGINAL

KEBS, INC. ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
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DRAWN BY AN	SECTION 20, T4N, R1W
FIELD WORK BY AE	JOB NUMBER: 104448.ALT
SHEET 11 OF 12	

ALTA/NSPS LAND TITLE SURVEY

"VACANT– EYDE PARKWAY & HANNAH BOULEVARD, EAST LANSING, MI 48823"

LEGEND

- (M) = MEASURED DIMENSION
- (R) = RECORDED DIMENSION
- = SET 1/2" BAR WITH CAP UNLESS NOTED
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = A.D.A RAMP
- = ASPHALT
- = BRICK
- = CONCRETE
- = DECK
- = GRAVEL
- = LANDSCAPING
- +860 = EXISTING SPOT ELEVATION
- 860 = EXISTING CONTOUR ELEVATION
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = HANDHOLE
- = ELECTRIC METER
- = GROUND LIGHT
- = BUILDING OVERHANG
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = UNDERGROUND FIBER OPTIC
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH
- = TREE STUMP
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCH BASIN
- = LAWN BASIN
- = GAS MANHOLE
- = STEAM MANHOLE
- = UNKNOWN MANHOLE
- = WATER MANHOLE
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- = WALK MANIFOLD
- = WATER METER
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- = SIGN
- = POST
- = AIR CONDITIONING UNIT
- = FLAG POLE
- = PARKING METER
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BENCHMARKS:

BENCHMARK #3 (OFFSITE) ELEV. = 864.41 (N.A.V.D. 88)
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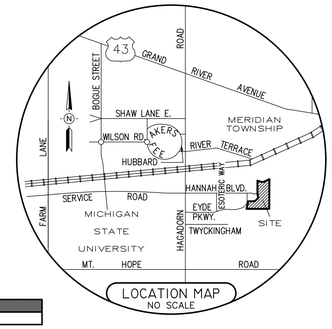
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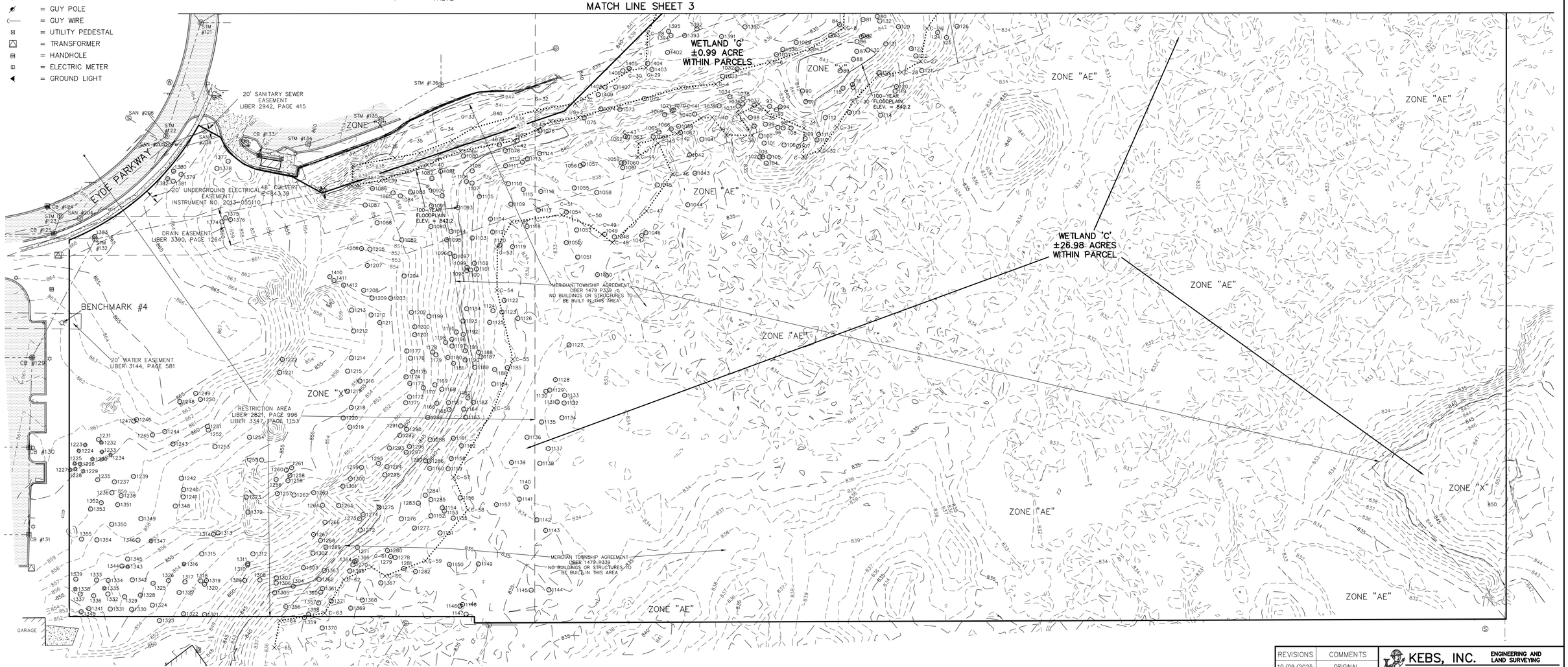
N

SCALE 1" = 60'

0' 60' 120' 180'



MATCH LINE SHEET 3



ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

REVISIONS	COMMENTS
10/09/2025	ORIGINAL

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DRAWN BY AN	SECTION 20, T4N, R1W
FIELD WORK BY AE	JOB NUMBER: 104448.ALT
SHEET 12 OF 12	



CAPSTONE AT HANNAH FARMS EAST
EAST LANSING, MICHIGAN
SITE LEGEND

Building	Use/Product Type	Quantity	Building Height (levels above grade)	1 Bed Unit Flat	2 Bed Unit Flat	3 Bed Unit Flat	3 Bed Unit Cottage	4 Bed Unit Flat	4 Bed Unit Cottage	4 Bed Unit Townhouse	Total Unit Count	Total Bed Count
1	4-Story Multi-Family Flats w/ Clubhouse	1	4	8				62			70	256
2	3-Story Multi-Family Lodge	3	3	27	21	33		66			147	432
3	Townhouse	15	3							15	15	60
4	Cottages	24	1 or 2				20		4		24	76
TOTALS				**35**	**21**	**33**	**20**	**128**	**4**	**15**	**256**	**824**

Parking Ratio Required at 1.1 Spaces per Bed	824 Beds	907 Required
Parking Provided		914 Provided

JUNE 23, 2026

N W E S

1"=150'

CAPSTONE COLLEGIATE COMMUNITIES, LLC

NEQUETTE ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI

NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

ARCHITECTURAL SITE PLAN

A100

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2 REAR ELEVATION



3 SIDE ELEVATION



1 FRONT ELEVATION



4 SIDE ELEVATION



KEY

1/8"=1'-0"

CAPSTONE COLLEGIATE COMMUNITIES, LLC

NEQUETTE ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI

NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

MAIN CLUNHOUSE

A200

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NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

BRICK ONLY OCCURS AT TWO CERTAIN TERMINAL VIEWS



SIDE ELEVATION

1/8"=1'-0"

COTTAGE
3 BEDROOM
DUPLEX

A201

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CAPSTONE COLLEGIATE COMMUNITIES, LLC

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

1/8"=1'-0"

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

COTTAGE
3 BEDROOM
DUPLEX ALT

A202

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ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

1/8"=1'-0"

COTTAGE
4 BEDROOM

A203

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2 REAR ELEVATION



4 SIDE ELEVATION



1 FRONT ELEVATION



3 SIDE ELEVATION

1/8"=1'-0"

CAPSTONE COLLEGIATE COMMUNITIES, LLC

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

TOWNHOUSE
10 PACK

A204

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REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

1/8"=1'-0"

CAPSTONE COLLEGIATE COMMUNITIES, LLC

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

TOWNHOUSE
5 PACK

A204

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5 SIDE ELEVATION



6 SIDE ELEVATION



3 SIDE ELEVATION



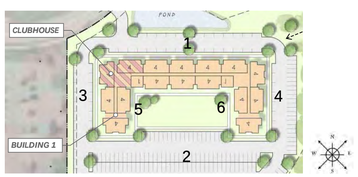
4 SIDE ELEVATION



2 REAR ELEVATION



1 FRONT ELEVATION



KEY

1/16"=1'-0"

CAPSTONE COLLEGIATE COMMUNITIES, LLC

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

BUILDING 1-
4 STORY
FLATS

A205

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NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032



4 SIDE ELEVATION



3 SIDE ELEVATION



2 REAR ELEVATION



1 FRONT ELEVATION



KEY

1/16"=1'-0"

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

3 STORY LODGE
2C

A206

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8 PARKING COURT ELEVATION



7 PARKING COURT ELEVATION



6 PARKING COURT ELEVATION



5 PARKING COURT ELEVATION



KEY

1/16"=1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

3 STORY LODGE
2C

A207

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4 SIDE ELEVATION



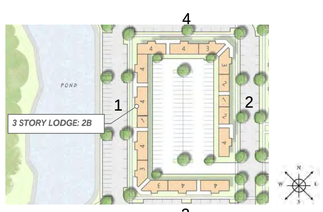
3 SIDE ELEVATION



2 REAR ELEVATION



1 FRONT ELEVATION



KEY

1/16"=1'-0"

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CAPSTONE COLLEGIATE COMMUNITIES, LLC

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

3 STORY LODGE
2B

A208



8 PARKING COURT ELEVATION



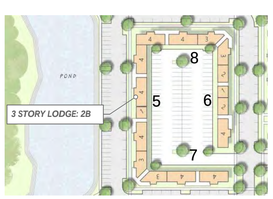
7 PARKING COURT ELEVATION



6 PARKING COURT ELEVATION



5 PARKING COURT ELEVATION



KEY

1/16"=1'-0"

CAPSTONE COLLEGIATE COMMUNITIES, LLC

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

3 STORY LODGE
2B

A209

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4 SIDE ELEVATION



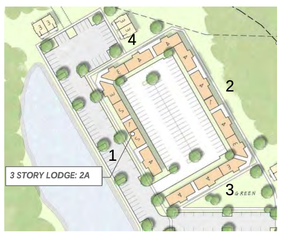
3 SIDE ELEVATION



2 REAR ELEVATION



1 FRONT ELEVATION



KEY

1/16"=1'-0"

CAPSTONE COLLEGIATE COMMUNITIES, LLC

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

3 STORY LODGE
2A

A210

THIS DRAWING IS THE PROPERTY OF NEQUETTE ARCHITECTS, INC. ALL PERMISSIONS ARE CANCELED UNLESS, HOWEVER, OUR AUTHORIZATION IS GRANTED IN WRITING FOR A SPECIFIC PURPOSE.



8 PARKING COURT ELEVATION



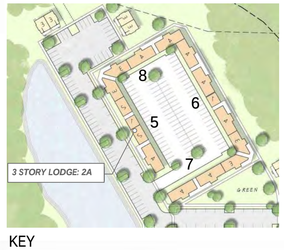
7 PARKING COURT ELEVATION



6 PARKING COURT ELEVATION



5 PARKING COURT ELEVATION



KEY

1/16"=1'-0"

CAPSTONE COLLEGIATE COMMUNITIES, LLC

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ARCHITECTURE & DESIGN

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CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

3 STORY LODGE
2A

A211

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2 REAR ELEVATION



3 SIDE ELEVATION



POOL
STORAGE

1 FRONT ELEVATION



4 SIDE ELEVATION



2 REAR ELEVATION



3 SIDE ELEVATION



MAINTENANCE
BUILDING

1 FRONT ELEVATION



4 SIDE ELEVATION

1/8"=1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

CAPSTONE AT HANNAH FARMS EAST

EAST LANSING, MI
NEQUETTE PROJECT NUMBER: 24032

DISTRIBUTION LOG

DATE	NAME
07/22/2026	PUD ELEVATIONS

MAINTENANCE BUILDING & POOL HOUSE

A212

THIS DRAWING IS THE PROPERTY OF NEQUETTE ARCHITECTS, INC. NO DIMENSIONS ARE GRANTED BY BASIC RIGHTS OF LAW UNLESS GRANTED IN WRITING FOR A SPECIFIC PURPOSE BY NAQ.

To: **Board Members**

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

Date: **October 29, 2026**

Re: **Special Use Permit #26-28 – New Hope Church – 2170 E Saginaw – Addition to a building over 25,000 square feet**

New Hope Church has requested to amend an existing special use permit to add onto the existing building, which is larger than 25,000 square feet, located at 2170 East Saginaw. The building is proposed to expand in two locations, on the north side to add onto the sanctuary, and on the west side, to add classroom space. Additionally, major parking and site improvements are proposed, which will alleviate overflow parking issues the Church has had for many years.

The Planning Commission held a public hearing on the proposal at its meeting on September 21, 2026 (PACKET, MINUTES, VIDEO) and received only positive input from the general public and raised no major concerns with the proposal. The Planning Commission further discussed the matter on October 26, 2026 (PACKET, MINUTES [not yet available], VIDEO [audio only]) and voted unanimously to approve the Special Use Permit to expand the existing building by 16,600 square feet for classrooms and sanctuary space.

Township Board Options
The Township Board may approve or deny the proposed special use permit. If there are major changes to the proposal discussed, the request may be referred back to the Planning Commission for a new review and recommendation. A resolution will be provided at a future meeting.

Attachment:
1. Application Information

CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

A. Applicant New Hope Church - Jeff Schneider
Address of Applicant 2170 E Saginaw Hwy, E Lansing
Telephone - Work (517) 339-9000 Home _____ Fax _____ Email jeff@nhchurch.com
Interest in property (circle one): (Owner) Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.)

B. Site address / location / parcel number 2170 E Saginaw Hwy, E Lansing
Legal description (please attach if necessary) See plan
Current zoning C-2 (south) RR (north)
Use for which permit is requested / project name Major amendment to existing special use.
Corresponding ordinance number 86-129 (b) (1)

C. Developer (if different than applicant) N/A
Address _____
Telephone – Work _____ Home _____ Fax _____

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Woodrow Isaacs - VIRIDIS Design Group
Address 2926 W. Main Street, Kalamazoo, MI 49006
Telephone – Work (269) 377-1185 Home _____ Fax _____

E. Acreage of all parcels in the project: Gross _____ Net _____ See Plan

F. Explain the project and development phases: Project includes classroom addition (west), sanctuary addition (northeast), parking expansion, sidewalks and other site work.

G. Total number of:
Existing: structures 1 bedrooms N/A offices N/A parking spaces 266 carports N/A garages N/A
Proposed: structures 1 bedrooms N/A offices N/A parking spaces 517 carports N/A garages N/A

H. Square footage: existing buildings 29,240 proposed buildings 10,000 (classrooms), 6,600 (sanctuary)
Usable Floor area: existing buildings N/A proposed buildings N/A

I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: N/A

J. Existing Recreation: Type N/A Acreage _____
Proposed Recreation: Type N/A Acreage _____
Existing Open Space: Type N/A Acreage _____
Proposed Open Space: Type N/A Acreage _____

K. If Multiple Housing: N/A

Total acres of property _____

Acres in floodplain _____ Percent of total _____

Acres in wetland (not in floodplain) _____ Percent of total _____

Total dwelling units _____

Dwelling unit mix:

Number of single family detached:	for Rent _____	Condo _____
Number of duplexes:	for Rent _____	Condo _____
Number of townhouses:	for Rent _____	Condo _____
Number of garden style apartments:	for Rent _____	Condo _____
Number of other dwellings:	for Rent _____	Condo _____

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.

Please note, the new driveway to Newton Road has been approved by the Ingham County Road Department. We therefore do not believe a traffic study is warranted.

a. A traffic assessment will be required for the following:
   1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
   2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.

b. A traffic impact study will be required for the following:
   1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
   2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.

7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
   a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
   b. Description of the impacts on natural features.
   c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances. We are retaining the natural features of the property, to the extent possible. We ask that this requirement be waived.

M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:

1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.

O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:

1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.

P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:

1. A letter of approval from the State Department of Environmental Quality.
2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:

1. A location map including existing topographic data at two-foot interval contours.
2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

(1) The project is consistent with the intent and purposes of this chapter.

(2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.

(3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.

(4) The project will not adversely affect or be hazardous to existing neighboring uses.

(5) The project will not be detrimental to the economic welfare of surrounding properties or the community.

(6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.

(7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.

(8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

(9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

☒ Yes ☐ No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Signature of Applicant

08-03-2026
Date

Jeff Schneider
Type/Print Name

Fee: _____ Received by/Date: _____

Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)

A site plan, drawn to a legible scale, containing the following information where applicable:

a. Boundaries of the subject property.

b. Total area of the subject property.

c. Location of all existing and proposed structures.

d. Approximate location and distance of all structures within 100 feet of the subject property.

e. Uses of existing and proposed buildings, on the subject site.

f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.

g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.

h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.

i. The buildable area of the subject property indicating all required setbacks, yards and open space.

j. Zoning classification of the subject and adjacent properties.

k. Existing and proposed fencing, screening, landscaping, and buffers.

l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.

m. Amount and location of all impervious surfaces.

n. The verified boundaries of all natural water features and required setback lines.

NEW HOPE CHURCH, BUILDING AND SITE IMPROVEMENTS

2170 E. SAGINAW HIGHWAY, MERIDIAN TOWNSHIP, MICHIGAN

SPECIAL USE PERMIT DOCUMENTATION

OWNER:
NEW HOPE CHURCH
2170 E. SAGINAW HWY
EAST LANSING, MI 48823

SITE PLANNER (PLAN PREPARER):
VIRIDIS DESIGN GROUP
2926 WEST MAIN STREET
KALAMAZOO, MI 49006

ARCHITECT:
MAYOTTE GROUP
6240 W MT HOPE HWY
LANSING, MI 48917

SHEET INDEX

COV COVER SHEET

SITE

C1.0 OVERALL SITE PLAN

ARCHITECTURAL

A101 FIRST FLOOR PLAN
A200 OVERALL ELEVATIONS
A201 ENLARGED ELEVATIONS
A202 ENLARGED ELEVATIONS
A300 RENDERINGS
A301 RENDERINGS

LEGAL DESCRIPTIONS (FROM TAX RECORDS)

DESCRIPTION OF PARCEL NO. 33-02-02-04-251-003

PART OF NE FRACTIONAL 1/4 OF SEC 4 T4N R1W DESCRIBED AS: COMMENCING AT N 1/4 COR OF SEC 4 – S00D12'17"E ALONG NS 1/4 LINE 962.62 FT TO NW COR OF S 10 A OF NW 1/4 OF NE FRACTIONAL 1/4 & POB – S89D49'04"E ALONG N LINE OF SAID S 10 A 782 FT – S00D12'06"E 337.66 FT TO S LINE OF NW 1/4 OF NE 1/4 – N89D14'31"E ALONG SAID S LINE 231.04 FT TO NW'LY R/W LINE OF HWY M-78 – S57D29'13"W ALONG SAID NW'LY LINE 1198.54 FT TO NS 1/4 LINE – N00D12'17"W ALONG NS 1/4 LINE 981.31 FT TO POB

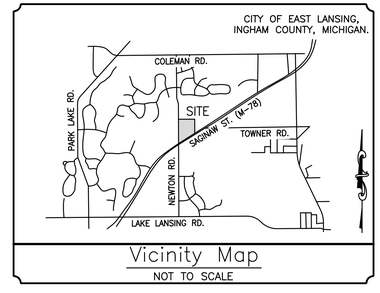
DESCRIPTION OF PARCEL NO. 33-02-02-04-201-007

M 4-20-1 S 330 FT OF W 330 FT OF N 28.28 A OF NW 1/4 OF NE 1/4 SEC 4 T4NR1W 2.50 A

DESCRIPTION OF PARCEL NO. 33-02-02-04-201-006

M 4-20 NW 1/4 OF NE 1/4 OF SEC 4 EXC S 10 A & ALSO EXC S 330 FT OF W 330 FT THEREOF SEC 4 T4NR1W – 25.78 A

TOTAL OF SUBJECT PARCEL: ±41.17 ACRES



Vicinity Map
NOT TO SCALE

date
08/17/2026 SUP Submittal
checked by
drawn by
consultant

MAYOTTE group
ARCHITECTS
6240 W. Mt. Hope
Lansing, MI 48917
t. 517.323.0577
www.mayottearchitects.com

New Hope Church
Building and Site Improvements
2170 E Saginaw Hwy, East Lansing, Michigan

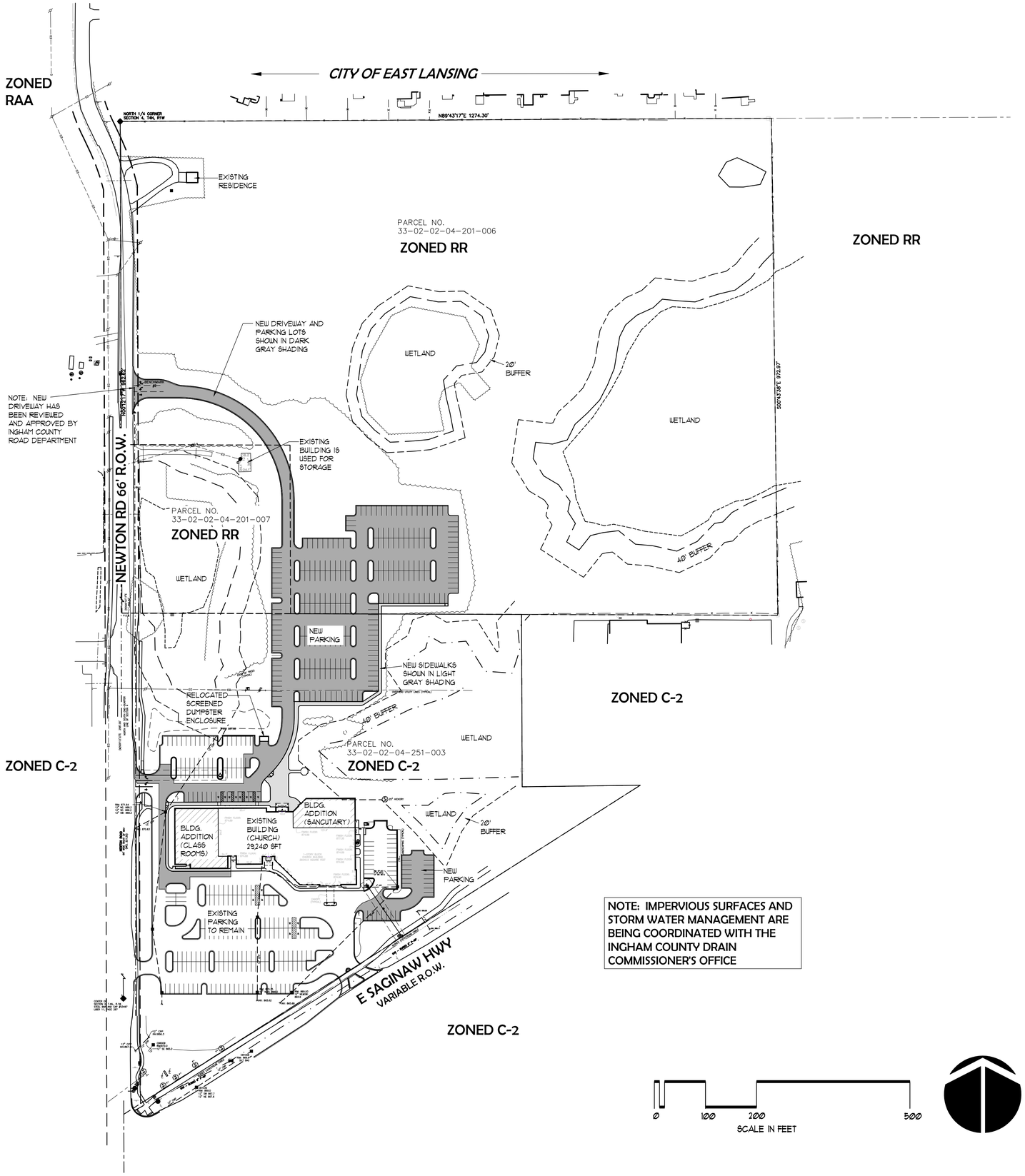
job no.

Cover Sheet

sheet no.

COV

8/17/2026 4:10:34 PM



NOTE: IMPERVIOUS SURFACES AND STORM WATER MANAGEMENT ARE BEING COORDINATED WITH THE INGHAM COUNTY DRAIN COMMISSIONER'S OFFICE

LEGAL DESCRIPTIONS (FROM TAX RECORDS)

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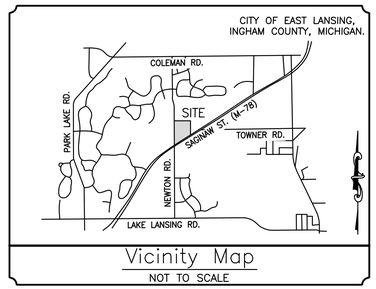
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M 4-20 NW 1/4 OF NE 1/4 OF SEC 4 EXC S 10 A & ALSO EXC S 330 FT OF W 330 FT THEREOF SEC 4 T4NR1W – 25.78 A

TOTAL OF SUBJECT PARCEL: ±41.17 ACRES



Vicinity Map
NOT TO SCALE

date
05/11/2026 Review
checked by
drawn by
consultant

VIRIDIS
Design Group

MAYOTTEgroup
ARCHITECTS

6240 W. Mt. Hope
Lansing, MI 48917

t. 517.323.0577

www.mayottearchitects.com

New Hope Church
Building and Site Improvements
2170 E Saginaw Hwy, East Lansing, Michigan

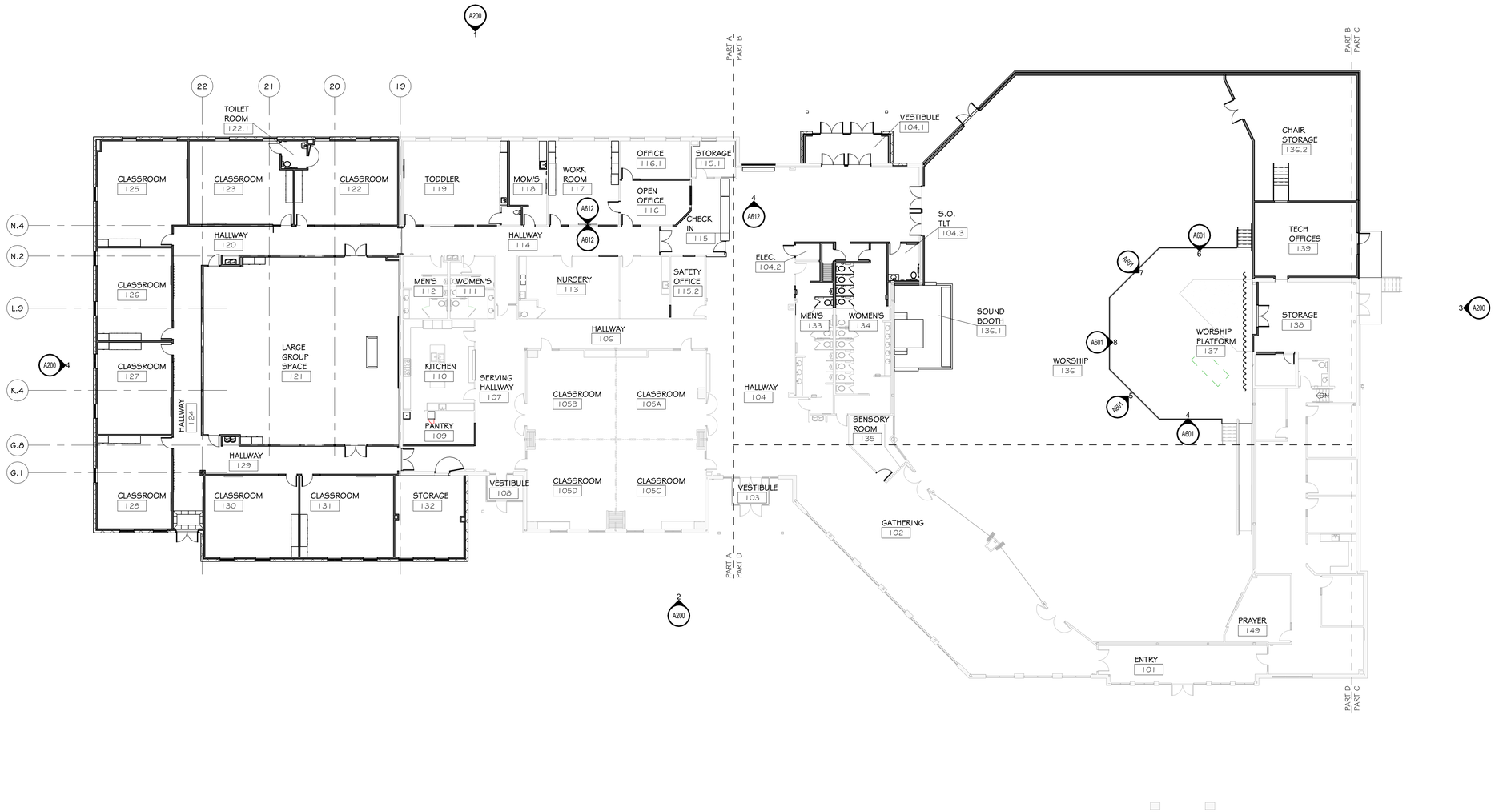
job no.

sheet no.

C1.0

Overall Site Plan

7/14/2026 1:46:07 PM



FIRST FLOOR PLAN - OVERALL

1/16" = 1'-0"

2026-08-06 9:57:17 AM

date

2026.08.04 Progress Set

checked by

NDH

drawn by

LER / ARH

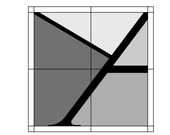
consultant

MAYOTTE group
ARCHITECTS

6240 W. Mt. Hope
Lansing, MI 48917

t. 517.323.0577

www.mayottearchitects.com



KEY PLAN

FIRST FLOOR PLAN - OVERALL - PHASE 2A&B

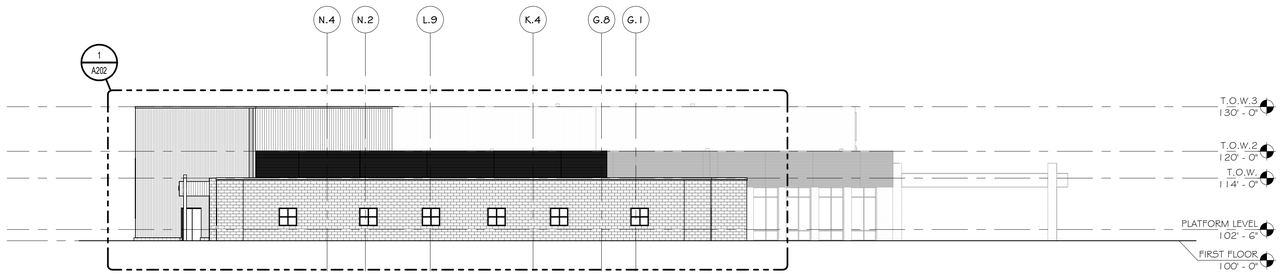
New Hope Church
New Church Building
2170 E. Saginaw Highway
East Lansing, MI 48823

job no.

2025-024

sheet no.

A101



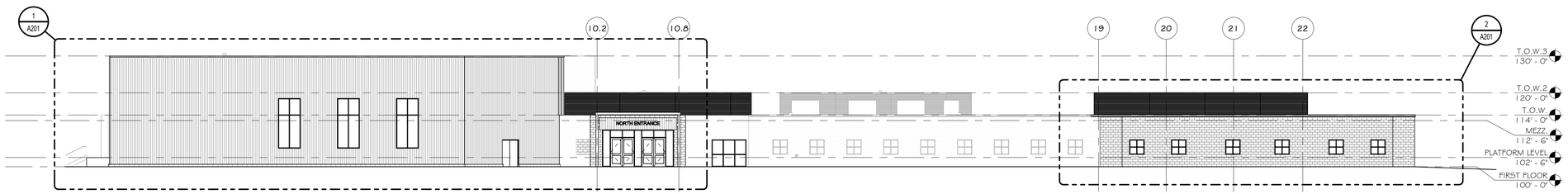
4 A200 OVERALL WEST ELEVATION
1/16" = 1'-0"



3 A200 OVERALL EAST ELEVATION
1/16" = 1'-0"



2 A200 OVERALL SOUTH ELEVATION
1/16" = 1'-0"



1 A200 OVERALL NORTH ELEVATION
1/16" = 1'-0"

2026-08-04 3:19:14 PM

date

2026.08.04 Progress Set

checked by

NDH

drawn by

LER / ARH

consultant

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OVERALL ELEVATIONS - PHASE 2A&B

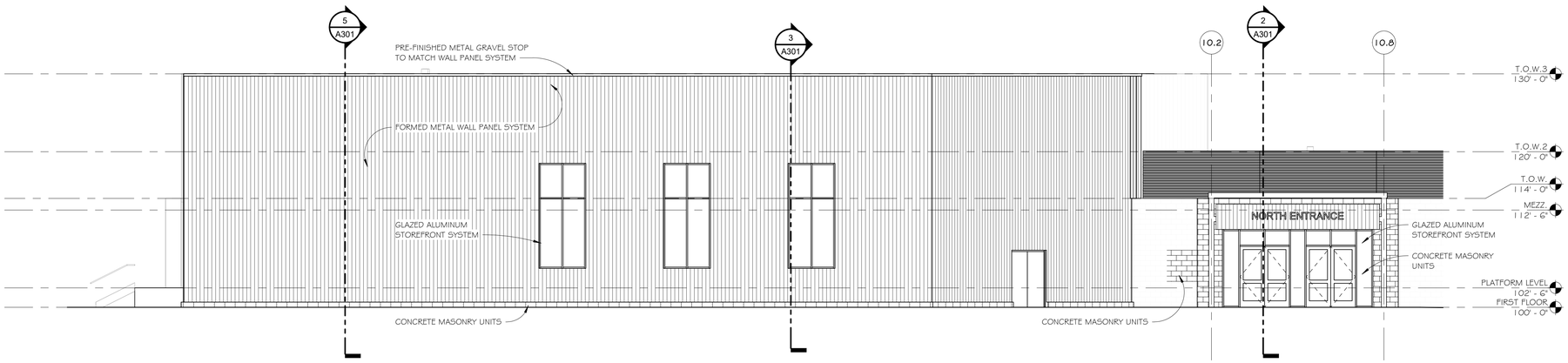
New Hope Church
New Church Building
2170 E. Saginaw Highway
East Lansing, MI 48823

job no.

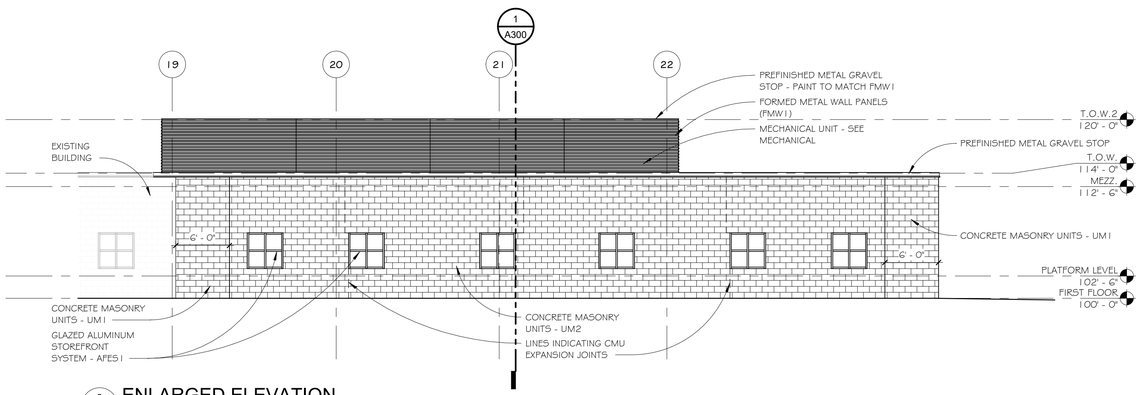
2025-024

sheet no.

A200



1 A201 ENLARGED ELEVATION
1/8" = 1'-0"



2 A201 ENLARGED ELEVATION
1/8" = 1'-0"

2026-08-04 3:19:15 PM

date

2026.08.04 Progress Set

checked by

NDH

drawn by

LER / ARH

consultant

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ENLARGED EXTERIOR ELEVATIONS - PHASE 2A&B

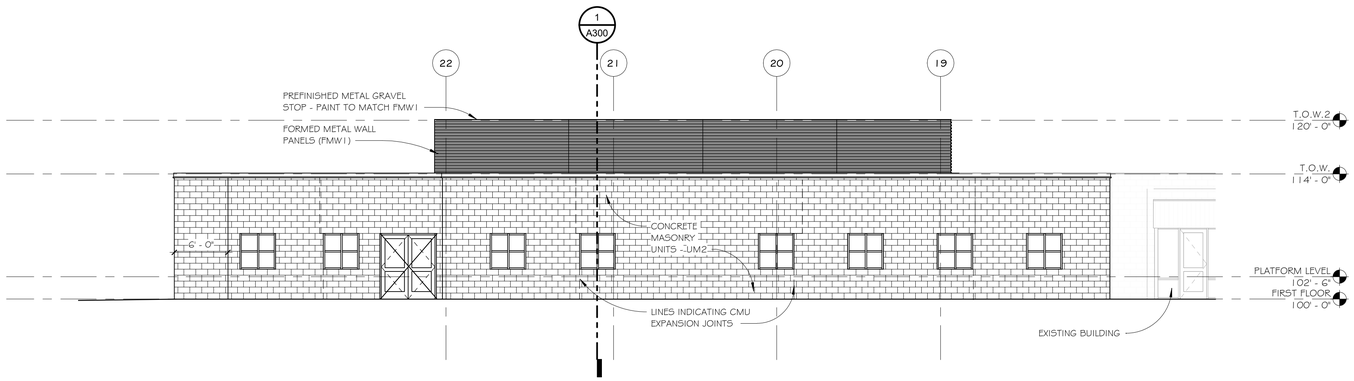
New Hope Church
New Church Building
2170 E. Saginaw Highway
East Lansing, MI 48823

job no.

2025-024

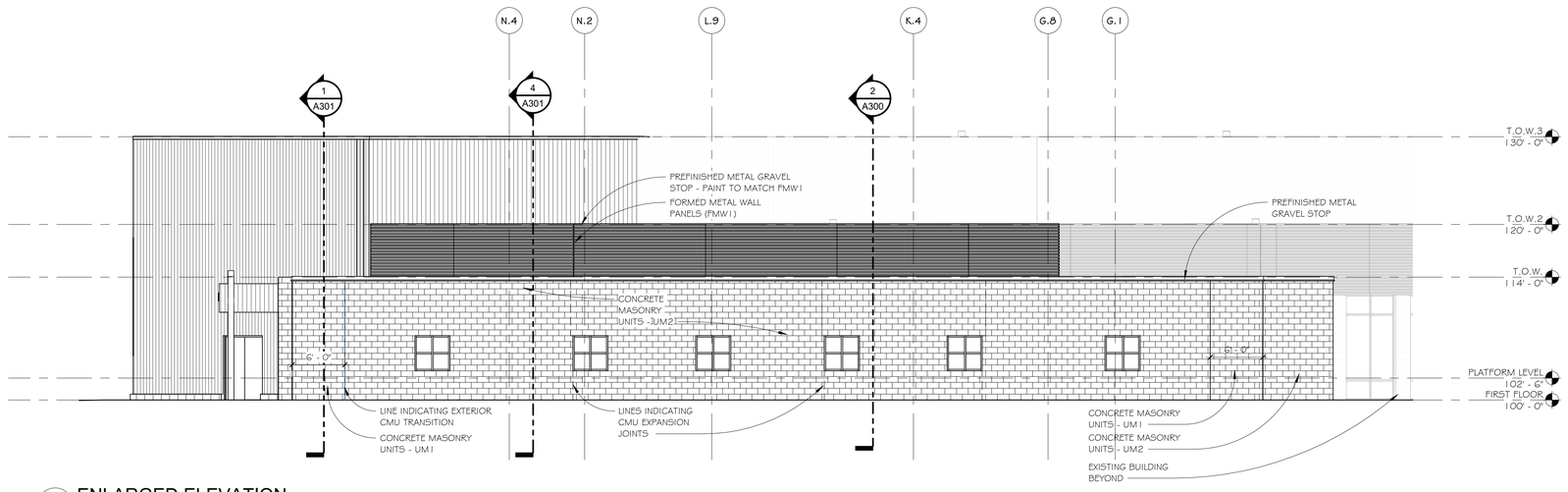
sheet no.

A201



2 A202 ENLARGED ELEVATION

1/8" = 1'-0"



1 A202 ENLARGED ELEVATION

1/8" = 1'-0"

2026-08-04 3:19:16 PM

date

2026.08.04 Progress Set

checked by

NDH

drawn by

LER / ARH

consultant

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ARCHITECTS

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Lansing, MI 48917

t. 517.323.0577

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ENLARGED EXTERIOR ELEVATIONS - PHASE 2A&B

New Hope Church
New Church Building
2170 E. Saginaw Highway
East Lansing, MI 48823

job no.

2025-024

sheet no.

A202



MAYOTTE group ARCHITECTS

NEW HOPE CHURCH

South Facade

New Hope Addition – East Lansing, MI | 08.04.2026



MAYOTTE group ARCHITECTS

NEW HOPE CHURCH

East Facade

New Hope Addition – East Lansing, MI | 08.04.2026

8/17/2026 4:05:13 PM

date

08/17/2026 SUP Submittal

checked by

drawn by

consultant

MAYOTTE group ARCHITECTS

6240 W. Mt. Hope
Lansing, MI 48917

t. 517.323.0577

www.mayottearchitects.com

New Hope Church
Building and Site Improvements
2170 E Saginaw Hwy, East Lansing, Michigan

job no.

Renderings

sheet no.

A300



MAYOTTE group ARCHITECTS

NEW HOPE CHURCH

West Facade

New Hope Addition – East Lansing, MI | 08.04.2026



MAYOTTE group ARCHITECTS

NEW HOPE CHURCH

North Facade

New Hope Addition – East Lansing, MI | 08.04.2026

8/17/2026 4:10:52 PM

date

08/17/2026 SUP Submittal

checked by

drawn by

consultant

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ARCHITECTS

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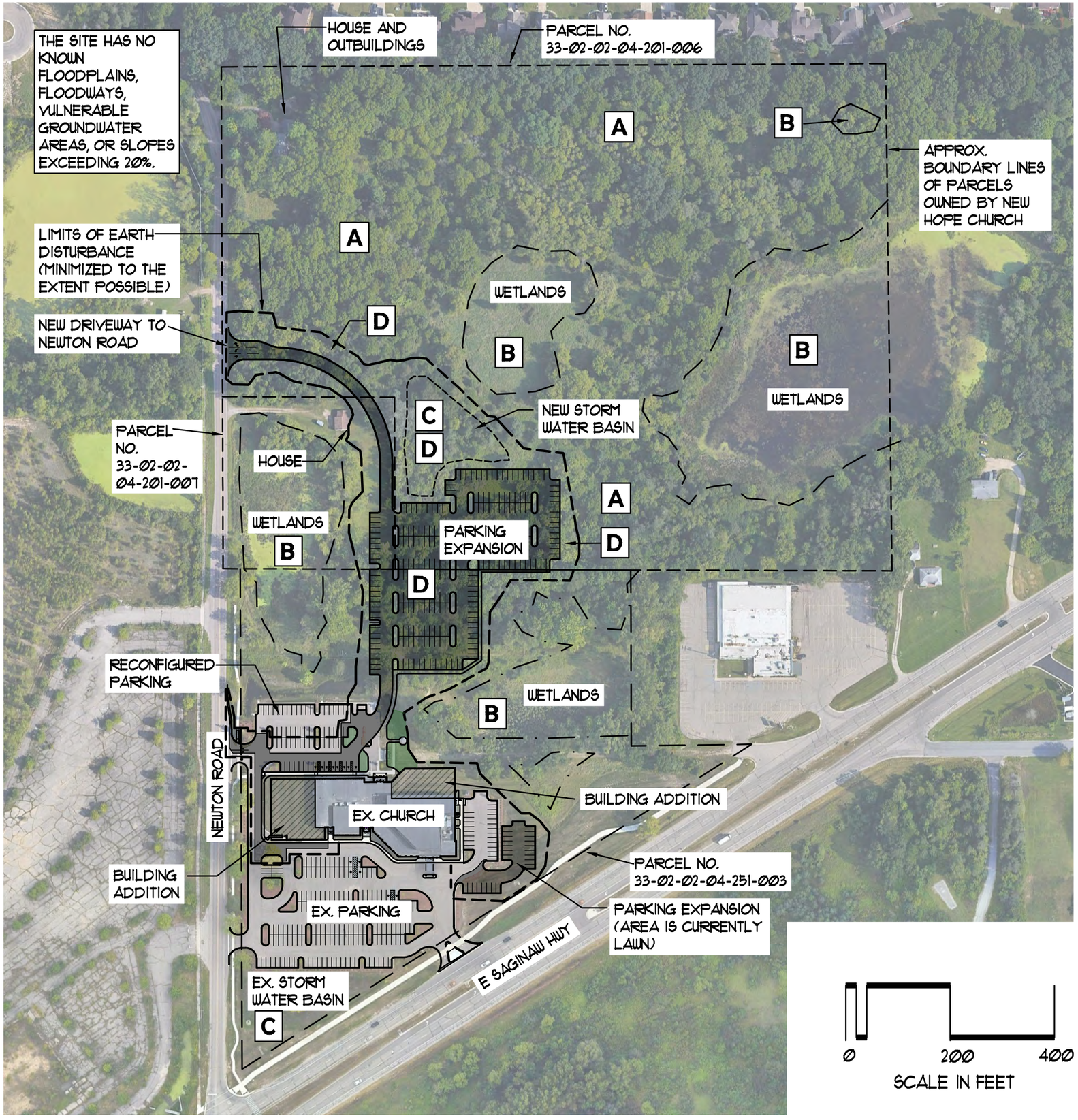
New Hope Church
Building and Site Improvements
2170 E Saginaw Hwy, East Lansing, Michigan

job no.

Renderings

sheet no.

A301



0 200 400

SCALE IN FEET

LEGEND

- **A** — *UPLAND, MOSTLY DECIDUOUS WOODED AREA (12" DBH AND GREATER) WITH UNDERGROWTH; NO CONSTRUCTION WORK, MATERIAL STORAGE OR OTHER DISTURBANCE*
- **B** — *WETLANDS AS PREVIOUSLY DELINEATED; NO CONSTRUCTION WORK, MATERIAL STORAGE OR OTHER DISTURBANCE*
- **C** — *STORMWATER MANAGEMENT BASIN, FOR COMPLIANCE WITH INGHAM COUNTY DRAIN COMMISSIONER'S REQUIREMENTS.*
- **D** — *AREAS WHERE EXISTING TREES AND STUMPS WILL BE REMOVED.*

PROJECT DESCRIPTION

NEW HOPE CHURCH SEEKS APPROVAL FROM MERIDIAN TOWNSHIP TO CONSTRUCT BUILDING ADDITIONS, AND MAKE PARKING AND OTHER IMPROVEMENTS ON THEIR PROPERTY. THIS CAPITAL IMPROVEMENT PROJECT IS A RESULT OF THE SUCCESS OF THE CHURCH SINCE ITS CONSTRUCTION.

IMPACTS ON NATURAL FEATURES

WITHIN THE AREA PROPOSED FOR CONSTRUCTION, VEGETATIVE COVER WILL BE REMOVED AND IMPROVEMENTS CONSTRUCTED AS INDICATED. STORM WATER WILL BE COLLECTED IN A NEW DETENTION BASIN WITH A RESTRICTED OUTLET TO THE EXISTING SITE SYSTEM.

EFFORTS TO MITIGATE IMPACTS:

- *THERE ARE NO PROPOSED WETLAND IMPACTS*
- *CLEARING LIMITS HAVE BEEN MINIMIZED TO THE EXTENT POSSIBLE*
- *STORM WATER WILL BE CAREFULLY MANAGED AND DISCHARGED TO EXISTING SYSTEMS*
- *SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND MONITORED THROUGHOUT THE CONSTRUCTION PERIOD*
- *NATIVE SPECIES WILL BE USED FOR THE DETENTION BASIN; THE GOAL WILL BE TO NATURALIZE THE BASIN TO THE EXTENT POSSIBLE.*

NATURAL FEATURES INVENTORY FOR:

NEW HOPE CHURCH

MERIDIAN TOWNSHIP, MICHIGAN

8/19/2026

PREPARED BY VIRIDIS DESIGN GROUP

STATE OF MICHIGAN
WOODROW S. ISAACS III
LANDSCAPE ARCHITECT
No. 1208
REGISTERED LANDSCAPE ARCHITECT

12. C

To: **Board Members**

From: **Scott Hendrickson, Township Supervisor**

Date: **November 1, 2026**

Re: **2026 Township Manager Performance Review**

At our last meeting, the Board was presented with the Manager evaluation forms from those staff members who participated in this year's staff review of the Township Manager as well as a blank evaluation form to use to complete their evaluation. Board Members were asked to complete their reviews and send them to Supervisor Hendrickson and Director Helm, as prescribed under the Township Manager Review Policy by November 1st.

Under the policy, it is the Supervisor's role to compile the unaltered reviews and draft an executive summary, and to place this item on for discussion at our first meeting in November, which in this case is November 5th.

Please find the executive summary and full review materials below for our discussion. Once this matter has been discussed, if there are any changes that the Board wishes to make, they will be implemented and placed on the agenda for action at our second meeting in November.

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

Attachments:

1. Executive Summary Review of Manager Timothy Dempsey
2. Township Manager Review Forms from Board Members
3. Township Manager Review Forms from Employees/Boards and Commission Members

Executive Summary

Review of Manager Timothy Dempsey

Tim Dempsey has served as our Township Manager since January of 2025 and this marks his first full year serving in that capacity. As we do each year, the Township Board, which has remained stable through 2026, offers a review of the Manager as one of our chief functions as a Board. Per our policy, we incorporate a random sampling of staff reviews into our reviews, and I present them to the Board unaltered with this executive summary.

Overall, the reviews of Manager Dempsey that are included for 2026 were overwhelmingly positive. Board Members were impressed with Tim's professional acumen and demeanor, and his ability to listen to and marshal the resources of the township to meet the Board's goals and serve our residents.

Several Board Members lauded his responsiveness and willingness to communicate with Board Members, residents, staff, and the public and remain an open and transparent face of the Township.

Others credited him with continuing the Township on the path to financial success through paying down our pension liability, navigating challenging collective bargaining agreements, and working through a fiscal climate where the state continues to reduce revenue sharing and costs of personnel and contracts continue to increase.

We offered some critical feedback of Manager Dempsey including continuing to address issues with our Utility Billing system, bringing accounts current and ensuring that they are handled correctly and issues addressed promptly.

Several Board Members suggested that the Manager more frequently and vociferously give kudos to our staff for the amazing work that they do. This was directly mentioned in several of the employee reviews. This is already happening to an extent for the director level staff, but could be applied to the rank and file as well.

We also suggested that he similarly find ways to celebrate the Township's successes to our residents and the public as well. Meridian Township is an award-winning community with top notch services and programs, and we all benefit from knowing about the great things that we are doing.

Our staff highlighted, and Board Members affirmed, their interest in additional training opportunities that are related to their job functions, as well as more generally to help them to improve their skills across the gamut. Others suggested improved onboarding

and training at the beginning of employment as well.

Overall, the ratings and comments from the Board and members of the Township Staff, and our Boards and Commissions show Tim's excellent work as Township Manager over the last 12 months, and confirm that he has done a wonderful job for our community in that capacity.

We therefore offer a superlative review of Manager Tim Dempsey's performance over the course of 2026 and look forward to his successes in 2027.

Scott Hendrickson
Meridian Township Supervisor

Review Forms:
Board Members

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: Oct. 31, 2026

Evaluator Name & Signature (Optional): Linda Burghardt_____

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 <u>blank</u> 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 meeting dated November 5, 2026.

PERFORMANCE CATEGORIES

1. INDIVIDUAL CHARACTERISTICS

_____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

_____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

_____Sets meeting agendas that reflect the guidance of the governing body and avoids unnecessary involvement in administrative actions

_____Disseminates complete and accurate information equally to all members in a timely manner

_____Assists by facilitating decision making without usurping authority

_____Responds well to requests, advice, and constructive criticism

4. POLICY EXECUTION

_____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

_____Understands, supports, and enforces local government's laws, policies, and ordinances

_____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

_____Prepares a budget and budgetary recommendations in an intelligent and accessible format

_____Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability

_____Appropriately monitors and manages fiscal activities of the organization

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?

,I am having trouble navigating this document. I would give Tim a 5 for every item in every category!!! He's doing a Herculan job in challenging circumstances and I know that I am not making it any easier for him.

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

I can't think of any that need improvement.

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

He's doing fine.

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

Keep up the great work!

This concludes your evaluation of the Township Manager
Thank you for participating in this important process

 Initials (Optional) _____

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 Sunday, November 1st. Evaluations received after that date will not be included in this process. Thank you for your participation.

Date Evaluation Completed: 10/31/2026

Evaluator Name & Signature (Optional): Angela Demas

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.

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4 = Above average (generally exceeds the performance standard)
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IMPORTANT NOTE: Any item left blank will be interpreted as a score of "3 = Average".

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- ✓ 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 meeting dated November 5, 2026.

PERFORMANCE CATEGORIES

1. INDIVIDUAL CHARACTERISTICS

2 Diligent and thorough in the discharge of duties, "self-starter"

1 Exercises good judgment consistently

3 Displays enthusiasm, cooperation, and adaptability

4 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

2 Demonstrates a capacity for innovation and creativity

2 Anticipates and analyzes problems to develop effective approaches for solving them

4 Willing to try new ideas proposed by governing body members and/or staff

3 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

4 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

5 Supports the actions of the governing body after a decision has been reached, both inside and outside the organization

4 Understands, supports, and enforces local government's laws, policies, and ordinances

2 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

4 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

4 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

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

4 Responsive to requests from citizens

3 Demonstrates a dedication to service to the community and its citizens

5 Maintains a nonpartisan approach in dealing with the news media

3 Meets with and listens to members of the community to discuss their concerns and strives to understand their interests

3 Gives an appropriate effort to maintain citizen satisfaction with Township services

7. STAFFING

2 Recruits and *retains* competent personnel for staff positions

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2 Stays accurately informed and appropriately concerned about employee relations

5 Professionally manages the compensation and benefits plan

1 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

2 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

3 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

3 Encourages teamwork, innovation, and effective problem-solving among the staff members

9. FISCAL MANAGEMENT

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2 Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively

3 Prepares a budget and budgetary recommendations in an intelligent and accessible format

3 Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability

3 Appropriately monitors and manages fiscal activities of the organization

10. COMMUNITY

3 Shares responsibility for addressing the difficult issues facing the Township

1 Avoids unnecessary controversy

4 Cooperates with neighboring communities and the county

4 Helps the Board address future needs and develop adequate plans to address long term trends

4 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 exhibits professionalism to a high degree which reflects well upon the Township. I appreciate the weekly reports he provides to the Township Board. There have been substantial improvements to what's included in these reports based on current activities of the Township. He carries out the Township Board's decisions adequately.

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

I am deeply disappointed with the lack of encouragement from Manager Dempsey on training and development opportunities for staff to participate in. What I would like to see from Manager Dempsey is more initiative in interacting with the Township's departments and staff. It's imperative for the Township Manager to exhibit leadership and promote interdepartmental teamwork in the Township. There is needed improvement in how Manager Dempsey approaches conflict resolution and creative problem solving.

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

I would like to see a more proactive approach in his management style rather than continuing to perform his duties as a bystander in this organization. The Township requires an improved hiring and onboarding process to set staff up for success. Additionally, training opportunities should be encouraged and anticipated in budgetary management. When concerns are presented by staff and residents, it should be Manager Dempsey's absolute priority to reach a suitable resolution without substitution for less.

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

I strongly believe Manager Dempsey has all the potential and ability to excel in his position as Township Manager. I look forward to seeing firsthand any and all improvements based on the constructive feedback he's received thus far.

This concludes your evaluation of the Township Manager
Thank you for participating in this important process

 Initials (Optional) _____

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: 10/24/2026_____

Evaluator Name & Signature (Optional): Scott Hendrickson_____

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.

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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

4 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

5 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

5 Disseminates complete and accurate information equally to all members in a timely manner

5 Assists by facilitating decision making without usurping authority

5 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

4 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

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

5 Recruits and retains competent personnel for staff positions

5 Applies an appropriate level of supervision to improve any areas of substandard performance

5 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

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

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

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

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

4 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 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?

Tim exhibits a calm and professional attitude that has led to a very stable situation in Meridian Township, something that I support greatly. Tim negotiated, successfully, a collective bargaining agreement over the last twelve months in line with the Township's financial situation and goals.

Tim has also shown great aptitude at ensuring that the Township is paying down our pension liability, which will put the Township in a better position financially over the long run.

Tim has helped navigate challenging personnel issues, ensured that staff are meeting key deliverables to our residents, and been supportive of the Board's vision and an excellent collaborator.

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

Tim could improve in the ability to anticipate what the Board is seeking to achieve as it relates to Board-initiated discussions and ensure that all staff are in alignment with that vision, something that should continue to be easier as he grows more familiar with the vision.

Separately, but related, I would like to see Tim take an active role in helping to craft the next steps forward for the Senior Center, working with the Board, the Senior Community, Staff and others to ensure that we have a firm plan in place for when our current senior center ceases to be viable.

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

Continue to foster a cohesive working environment for the staff, as that will be reflected to the residents in the community when they have interactions with our team.

Recognize when we must drill down on the financials to ensure that adequate controls are established so that small issues are caught before they become big issues and address them accordingly.

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

I would like to see us work on how to highlight some of the amazing things that the Township is doing for our residents on a daily basis.

We need to celebrate our successes so that our residents can celebrate with us!

Over the next 12 months, I hope to see the remaining collective bargaining agreements agreed to, the senior center have a solid plan and collaborative design/process, and a successful final year of our first Local Road Program.

This concludes your evaluation of the Township Manager
Thank you for participating in this important process

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: 10.14.26

Evaluator Name & Signature (Optional): Nickolas Lentz, Meridian Trustee_____

INSTRUCTIONS

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5 = Excellent (almost always exceeds the performance standard)
4 = Above average (generally exceeds the performance standard)
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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 <u>blank</u> 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.

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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

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

5 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

5 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

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

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

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

4 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

N Recruits and retains competent personnel for staff positions

5 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

N 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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providing appropriate feedback

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9. FISCAL MANAGEMENT

5 Prepares a balanced budget to provide services at a level directed by the Township Board

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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

4 Helps the Board 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?

Manager Dempsey brings a collaborative and calm mindset to problems in Meridian Township that need solving. From what I have seen, he acts as a voice of reason for the variety of issues that are brought before him. Manager Dempsey's ability to understand the role that Meridian's governmental body plays in wider issues has been beneficial for staff, saving resources to focus on the areas where they can be most effective.

I believe Manager Dempsey takes the goals of directors and the board seriously, and communicates how he thinks those goals can or can not be achieved because of the realities of the world around us.

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

Similar to my evaluation last year, I would appreciate Manager Dempsey making his opinions on the viability of various projects or programs more apparent. I don't want to waste his time or mine chasing an objective that doesn't seem to be sustainable or within the scope of Meridian's governmental responsibilities just to preserve the amusement of the objective's champion.

Manager Dempsey has a keen eye for municipal government, and I would appreciate more communication about the work in front of him through his eyes. I have full confidence in his work and want to hear more about it as a

board member.

The board goals might be developed by seven people interested in various projects, but is there something that Manager Dempsey thinks we are leaving off that list? Is there something on the horizon that the board doesn't seem to be addressing that we should be?

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

I think some of the above criteria on this performance evaluation aren't entirely fair to hold over the Manager, with everything else on his plate, but we see from staff evaluations that this document is a way to examine concerns with the Township organization as a whole.

Finding ways to encourage continued education or learning opportunities among staff would address some of the areas of concern most often mentioned by staff. Meridian residents receive better services when staff are properly educated and feel emboldened to find new and creative solutions.

It would be great to have Manager Dempsey focus on continued education and training as one tool in the tool belt for keeping employees satisfied in their work and productive.

Additionally, if Manager Dempsey has ideas on how to address the concerns of organizational communication that some staff feel need to be disseminated more, that would benefit the board, the staff, and Manager Dempsey.

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

Since his hiring, I have had the impression that Manager Dempsey is an incredibly thoughtful and diligent person who wants the best for Meridian Township. I am confident that his approach to governance is sound and reasonable, and I appreciate the opportunity I have to work with him on the nuts and bolts of how good government is accomplished.

This concludes your evaluation of the Township Manager
Thank you for participating in this important process

 Initials (Optional) _____

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: 10-26-2026

Evaluator Name & Signature (Optional): Katy Smith

INSTRUCTIONS

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PERFORMANCE CATEGORIES

1. INDIVIDUAL CHARACTERISTICS

4 Diligent and thorough in the discharge of duties, "self-starter"

4 Exercises good judgment consistently

4 Displays enthusiasm, cooperation, and adaptability

4 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

4 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

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

4 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

4 Assists by facilitating decision making without usurping authority

3 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

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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

5 Provides regular information and reports to the governing body concerning matters of importance to the local government, using the Township Charter as guide

4 Responds in a timely manner to requests from the governing body for special reports

4 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

4 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

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

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

4 Professionally manages the compensation and benefits plan

4 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

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providing appropriate feedback

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9. FISCAL MANAGEMENT

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4 Appropriately monitors and manages fiscal activities of the organization

10. COMMUNITY

4 Shares responsibility for addressing the difficult issues facing the Township

5 Avoids unnecessary controversy

4 Cooperates with neighboring communities and the county

4 Helps the Board 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?

Tim is very knowledgeable. He demonstrates servile to the community. Tim immediately was up and running and fits into the community

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

Listening to the community needs.
making sure all pensions are funded and being paid forward.
Listening to staff needs

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

Tim fit right into the community. Tim has a lot of knowledge

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

It was nice to provide meals when we are in all day sessions. I think the main goal is to provide continuity and to keep promoting Meridian Township. Tim has so much to offer.

This concludes your evaluation of the Township Manager
Thank you for participating in this important process

 Initials (Optional) _____

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: October 27, 2026

Evaluator Name & Signature (Optional): Peter L. Trezise

INSTRUCTIONS

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PERFORMANCE CATEGORIES

1. INDIVIDUAL CHARACTERISTICS

5 Diligent and thorough in the discharge of duties, "self-starter"

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6. CITIZEN RELATIONS

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7. STAFFING

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10. COMMUNITY

5 Shares responsibility for addressing the difficult issues facing the Township

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5 Cooperates with neighboring communities and the county

5 Helps the Board address future needs and develop adequate plans to address long term trends

4 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?

Tim has demonstrated superior leadership as the Meridian Township Manager. He has hired or retained and excellent staff who are dedicated to the success of the Township. He readily delegates significant responsibility to his leadership team, recognizes their expertise, and regularly recognizes and gives the individuals credit for their effort and expertise. He works well with the Board and the public, is very responsive to Board, community and the staff. He presents a calm demeanor, listens attentively, and provides supportive feedback. His broad range of governmental experience provides him a solid knowledge base enabling him to address the range of issues which impact the Township and provide leadership to the Township team.

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

The issue most critical to the Township that Tim needs to continue to focus on arise out of the fiscal stability of the Township. Our State funding has been erratic for many years resulting in uncertainty in the budget process. Insurance costs have risen significantly for several years. These challenges are outside the Township control but present significant challenges going forward. I would like to see better monitoring of expenses to anticipate specific fiscal challenges that the Township and the Board should be aware of as we go forward. The Township is in excellent financial shape at this time but it may be a challenge to continue in light of these challenges. Tim and the leadership team have done and excellent job of adjusting budget and expenditures to face these challenges but I believe it will continue to present challenges.

One area of concern is the ongoing difficulties in utility billing. Tim and leadership have been attempting to tackle this area for some time. It is a situation that Tim inherited when he came on board but I would like to see faster progress.

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

I do not have any suggestions to offer to the manager. Your continued reliance on our excellent staff at all levels should continue subject to careful review of each employee's performance. I firmly believe that

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

Tim's performance is exemplary. Managing a governmental body as complex as Meridian Township is no easy task. I believe that the Township is thinly staffed given the challenges facing us and the breadth of services we provide in response to the demands of our residents. Tim's calm, professional, and knowledgeable leadership has allowed us to provide services, programs and services that surpass other governmental bodies of similar size and complexity. Keep up the excellent work.

This concludes your evaluation of the Township Manager
Thank you for participating in this important process

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: November1, 226

Evaluator Name & Signature (Optional): Marna Wilson

INSTRUCTIONS

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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

5 Maintains knowledge of current developments affecting the practice of local government management

4 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

5 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

5 Disseminates complete and accurate information equally to all members in a timely manner

5 Assists by facilitating decision making without usurping authority

5 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

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

5 Recruits and retains competent personnel for staff positions

4 Applies an appropriate level of supervision to improve any areas of substandard performance

5 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

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

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 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?

Manager Dempsey has the ability to juggle many responsibilities with calm, respectful and always pleasant demeanor. I marvel at his ability to remain unflappable in difficult circumstances. He exudes authority without being over-bearing. He gives credit where credit is due. He works well with the Board and its' members. I do not hesitate to contact him on important matters and receive due consideration in return. His grasp of financial and budgetary matters is strong and he recommends solutions to the Board that are fiscally responsible.

It is my pleasure to work with Tim. I have complete confidence in his leadership.

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

In reviewing staff responses to this evaluation of the Manager, I see two areas that could be improved:

1. Communications with all members of staff. Although communication with leadership is excellent (M-team), providing all staff with periodic updates would be an improvement. Working with HR to identify and/or delegate, it would be great to acknowledge individual staff members' personal "victories"; long-time anniversaries, achievements related to work or community that rise to the

top, ata-boys for going beyond the job. These small things really add to high morale.

2. Training, even internal training, that raises skill sets, provides opportunities for advancement and improves succession plans. Low cost solutions should be sought: An example is one on one job shadowing, for even a day, which instills respect for what others are doing and seeing how they face challenges. More formal training for employees with potential long-term careers in Township government should be made available (if affordable). I'd like to see more career investment in our team, if possible.

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

I am so impressed with Tim's performance, there is little I can offer other than the two improvements suggested above. He is so talented! I've worked in management throughout my long working career and Tim would be a case study in how to manage effectively. It is a pleasure to work with him, professionally and personally.

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

I would like to see some measure of the two suggested improvements by the end of the next evaluation period. I think they are reasonable and achievable.

I want to emphasis my confidence in the Manager and the excellent job he has done for the Board, the staff and the entire community. Bravo!

This concludes your evaluation of the Township Manager
Thank you for participating in this important process

Review Forms:
Employees/Board and Commission Members

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

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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

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9. FISCAL MANAGEMENT

4 Prepares a balanced budget to provide services at a level directed by the Township Board

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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

 Initials (Optional) _____

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: 9/8/26

Evaluator Name & Signature (Optional): KARAC Brown SD

Karac Brown SD

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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IMPORTANT NOTE: Any item left <u>blank</u> 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.
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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

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

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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

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9. FISCAL MANAGEMENT

N Prepares a balanced budget to provide services at a level directed by the Township Board

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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.

 Initials (Optional) ____

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

 Initials (Optional) _____

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

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PERFORMANCE CATEGORIES

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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

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5 Helps the ~~council~~ Board 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?

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!

For Human Resources Use Only

	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
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10	25	25
	211	250

 Initials (Optional) _____

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.

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PERFORMANCE CATEGORIES

1. INDIVIDUAL CHARACTERISTICS

4 Diligent and thorough in the discharge of duties, "self-starter"

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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

RO

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

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

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

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

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.

 Initials (Optional)

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

Utilizing technology such as HOMTV to record videos which can be sent to all employees 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 trust worthy. 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

RG

 Initials (Optional)