



ADA TOWNSHIP REGULAR BOARD MEETING
MONDAY OCTOBER 14, 2024 at 7:00 P.M.
MINUTES

The meeting was called to order at 7:00 P.M. by Supervisor Leisman at 7:00 P.M.

Board Members Present: Clerk Burton, Treasurer Moran, Supervisor Leisman, Trustees Carter, Jacobs, Proos

Board Members Absent: Trustee Hurwitz

Staff Present: Township Manager Suchy, Buildings, Facilities and Grounds Director Brinks, Planning Director Said, Assessor Boerman, Accountant Rodriguez, Deputy Clerk McIntosh, Parks and Recreation Director Deason, Downtown Development Authority Director Stichman.

Public Present: 18 members of the public

APPROVAL OF AGENDA

Moved by Trustee Jacobs, supported by Trustee Carter to approve the October 14, 2024, agenda. Motin Carried.

GENERAL TOWNSHIP BUSINESS

Moved by Trustee Proos, supported by Jacobs to approve minutes and accept and file reports/communications under consent agenda. Motion Carried.

- A. APPROVAL OF TOWNSHIP BOARD MINUTES
 1. Regular Board Meeting Minutes – September 9, 2024
- B. RECEIVE AND FILE VARIOUS REPORTS AND COMMUNICATIONS
 1. Ada Historical Society Meeting Minutes – August 8, 2024
 2. Downtown Development Authority Regular Meeting Minutes – August 12, 2024
 3. Planning Commission Regular Meeting Minutes – August 15, 2024
 4. Zoning Board of Appeals Meeting Minutes – September 3, 2024
 5. Financial Revenue & Expense Report as of September 30, 2024

APPROVAL OF WARRANTS

Treasurer Moran presented the Township Warrants in the following amounts:

Hand Checks: \$38,805.79

Warrants: \$660,483.65

Total All Checks and Warrants: \$699,289.44

Moved by Trustee Proos, supported by Trustee Carter to approve the October 14, 2024 Warrant Report in the amount of \$699,289.44. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.

PUBLIC COMMENT

Mark Hunsaker, 2945 Mela Via Court: Request public hearing for Item J, noting that over a year of work has been done to get this topic before the board.

Daniel O'Hara, Judicial candidate for the 63rd district court. Here because he cares about the community, professional a prosecuting attorney and is seeking election for the district court judgeship. Currently with the Kent County Prosecutor's Office and is graded 'Well Qualified' by the Grand Rapids Bar Association.

Nevin Zelenski, 6151 3 Mile Road. Complementing the role of Supervisor Leisman, and encourages the board to continue to seek his council following the end of his term. 1- Lighting in the rural preservation zones. 2- Scheduling a hearing for the paving project, believes there should be a public hearing. 3- Ada covered bridge park. Being funded by private donation and is funded by public tax dollars. For maintenance, millions of dollars will be required to maintain that infrastructure, with the other parks so close and sees it as a misuse of the space.

UNFINISHED BUSINESS

Consider Proposal from Materials Testing Consultants to Complete Soil Boring Testing & Engineering Report for Conservation Street Non-Motorized Path Boardwalk for an Amount Not to Exceed \$10,600.00.

Steve Groenenboom, Township Engineer presenting with Jacob Siegrist, Materials Testing Consultants. Groenenboom presented the proposal to the board and stated that he wants to figure out what went wrong first before repairing, this is where Material Testing Consultants come in to solve the problem before a solution is implemented. Trustee Proos raised concerns regarding the cost, and expressed frustration regarding the project that should have lasted longer. Treasurer Moran expressed concern regarding longevity and who determines when testing is needed. Suchy stated that after the Roselle Park parking lot project, there more is testing done at every project now to gain a better understanding of the ground being built on. Groenenboom responded that it is difficult to understand the root cause at this time but this will provide a path to a solution.

Moved by Trustee Proos, supported by Trustee Carter to approve the proposal for an amount not to exceed \$10,600.00. Motion Carried.

PUBLIC HEARING

Alticor Inc. Industrial Facilities Tax Exemption Request for 7575 E. Fulton St.

Access Business Group LLC Industrial Facilities Tax Exemption Request for 5101 Spaulding St.

Craig DeRitter with Tax Department, Alticor Inc., presented both Tax Exemption Requests to the board, referring to the provided memo. DeRitter referenced job growth, and ongoing investments in the Ada facilities. Requesting approval.

The public hearing was opened by Supervisor Leisman at 7:27 P.M. on both matters.

Nevin Zelenski, 6151 3 Mile Road. On both these resolutions and urges the board to vote no due to recent layoffs from the corporation paired with massive overhead. If you are granting these tax breaks, don't ask for a millage for a new administrative building. Don't ask the public to pay more, when you're going to give a tax break to a business who doesn't need it.

The public hearing on both matters was closed by Supervisor Leisman on 7:30 P.M.

NEW BUSINESS

Resolution R-101424-1 Resolution Approving Alticor Inc. Industrial Facilities Tax Exemption Request for 7575 E. Fulton St.

Manager Suchy provided an updated resolution to the board members and the term of the 12-year abatement.

Trustee Jacobs asked do we know what the tax revenue lost over the years is?

Treasurer Moran stated with the last one being in 2007, there is an unknown number of dollars lost, and would need to get back to the board due to variables like millage amounts.

Trustee Carter raised concerns regarding past promises of number of employees and did the promises happen? Stated that he would like to see exactly what this would cost us and wants to gain the full understanding of the facts. Thinks it's important for industrial growth, but wants to see a better picture. Trustee Jacobs agrees.

Trustee Proos stated that this is a critical partner who employes residents and brings business and industrial growth to the area.

Supervisor Leisman stated that this projected growth is due to the closing of plants in California and bringing them back to Ada.

Manager Suchy provided additional context to board members not taking up an undeveloped parcel, but will be on an existing site utilizing the current space.

Assessor Boerman stated has to be to the state by October 31 in order to be through the state process by the end of the year.

Treasurer Moran stated that the township does receive taxes from Amway in the form of real property taxes. He agreed with other board members that the numbers should be reviewed and acknowledges the tight timeline.

Trustee Jacobs stated that if board approves it, it's good information to have and sets a good benchmark to future growth.

Moved by Trustee Proos, supported by Treasurer Moran to approve R-101424-1 and the Tax Abatement Agreement for Alticor Inc. for 7575 E. Fulton St. Industrial Facilities Tax Exemption. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.

Resolution R-101424-2 Resolution Approving Access Business Group LLC Industrial Facilities Tax Exemption Request for 5101 Spaulding St.

Moved by Trustee Proos, supported by Treasurer Moran to approve R-101424-2 and the Tax Abatement Agreement for Access Business Group LLC for 5101 Spaulding Ave Industrial Facilities Tax Exemption. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.

FY 2024 Audit Presentation. Dan Veldhuizen, Siegfried Crandall P.C.

Dan Veldhuizen, Siegfried Crandall P.C., Working with the township since 2008, and notes great improvements. He stated the financial statements are presented fairly and the firm was able to present an unmodified opinion. There have been fewer adjustments every year and Ada continues to improve their reporting. Ada continues to be financially healthy with internal controls continuing to improve. Board members and staff noted success on audits are in part due to the quarterly finance meetings with Trustee Carter and Treasurer Moran and the continued assistance of Accountant Rodriguez.

Kent District Library Quarterly Update.

Scott Ninemeier, Amy Van Andel Library Branch Manager stated that the August millage proposal was successful, allowing the library to be funded for the next 16 years. He stated he is very pleased with the traffic, engagement, and support from the staff.

Resolution R-101424-3: A Resolution Approving a Request from GR Triathlon to Hold Event on June 7-8th, 2025, in Ada Park and Associated Road Closures.

Parks and Recreation Director Deason presented the annual request from the hosts. Stated it's a great event to drive business, and a great opportunity for Ada as it aligns with overall community wellness, and stated start and finish lines are in Ada Township Park. **Moved by Treasurer Moran, supported by Trustee Jacobs to approve R-101424-3. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.**

Resolution R-101424-4: A Resolution Approving a Road Closure Request for the Michigan Titanium Race Event on August 10th & 11th.

Manager Suchy stated this is an annual event held in Ada. Both resolutions are now being packaged together to go to the Kent Count Road Commission for the 2025 year. Race organizers hope to be able to package the races for a several year resolution packet in the future. **Moved by Treasurer Moran, supported by Trustee Jacobs to approve R-10142024-4. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.**

Resolution R-101424-5: A Resolution for the Local Government Approval for the Ada Hotel Social District Permit.

Trustee Jacobs stated her firm submitted the request, but has no knowledge of this permit. DDA Director Stichman presented the resolution to the board. She stated Ada House LLC is the submitting entity that holds the liquor license for the Ada Hotel businesses. Staff is recommending approval. **Moved by Treasurer Moran, supported by Clerk Burton to approve R-101424-5. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.**

Consider Scheduling a Public Hearing on November 12, 2024, for the 3 Mile Rd Paving Request from Pavement to the East of Mela Via Ct.

Manager Suchy summarized the project for board members. The Road Commission suggested a 45%/55% split of costs, with the Township taking a majority of the costs. If the road commission doesn't want to fund, residents could pay. Board members discussed if the current board should be making these decisions or if the next board should. Board members agree that tabling or not, the public hearing is important, Manager Suchy encourages the hearing taking place before the end of the year to ensure delivery to the Road Commission in January. **Moved by Trustee Jacobs, supported by Clerk Burton to schedule the public hearing for the December 9, 2024 Township Board meeting. Motion Carried.**

Resolution R-101424-6: A Resolution to Approve a Franchise Agreement Renewal with Comcast

Manager Suchy stated the current agreement runs 10 years, noting the similarities between this agreement and the one with Charter. Suchy stated this is a renewal with a change to the PEG fee. Treasurer Moran asked regarding fee reduction, other vendors, and other vendors fee structure. Manager Suchy stated all renewals will have the recommended 0% PEG fee. **Moved by Trustee Proos, supported by Trustee Jacobs to approve R-101424-6. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.**

Resolution R-101424-7: A Resolution to Terminate the GELD LLC Brownfield Plan.

Planning Director Said noted two resolutions regarding the Brownfield Authority. He noted that the termination of the Brownfield Plan is a successful completion of the plan. **Moved by Trustee Jacobs, supported by Trustee Carter to approve R-101424-7. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.**

Resolution R-101424-8: A Resolution Authorizing the Dissolution of the Brownfield Authority. Moved by Trustee Jacobs, supported by Trustee Carter to approve R-101424-8. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.

Resolution R-101424-9: Zoning Board of Appeals Appointment of Justin Ellixson.

Supervisor Leisman noted that Justin Ellixson has been recommended by Mr. Korth. **Moved by Trustee Jacobs, supported by Trustee Carter to approve R-101424-9. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.**

Resolution R-101424-10: Planning Commission Appointment of Blaine Cooper-Surma.

Supervisor Leisman summarized the application and voiced support for Blaine Cooper-Surma. **Moved by Trustee Jacobs, supported by Trustee Carter to approve R-101424-10. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.**

Resolution R-101424-11: DDA Citizens Council Appointment of Brady Diller.

Supervisor Leisman noted the applicant lives in the DDA district, with a strong application. **Moved by Trustee Jacobs, supported by Trustee Carter to approve R-101424-11. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.**

Resolution R-101424-12: A Resolution Authorizing Santa Parade Road Closure for 2024.

Manager Suchy stated that this is an annual road closure, with the new time of 10:00 A.M. and the resolution will be provided to the Kent County Road Commission upon approval. **Moved by Trustee Jacobs, supported by Trustee Carter to approve R-101424-12. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.**

Resolution R-101424-13: A Resolution to Approve Amendment No. 42 in the Articles of Incorporation of the Grand Valley Metro Council to Add Blendon Township as a Member.

Manager Suchy noted that this is a procedural item and all members of the Grand Valley Metro Council must approve. **Moved by Trustee Jacobs, supported by Trustee Carter to approve R-101424-13. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.**

Consider Purchase of Integrity Landscape Trailer from Truck and Trailer for an Amount Not to Exceed \$10,029.00.

Director Brinks stated that this purchase is utilizing the MiDeal program and noted the current trailer is in disrepair. **Moved by Trustee Proos, supported by Trustee Carter to approve purchase from Truck and Trailer for an amount not to exceed \$10,029.00. Motin Carried.**

Consider Purchase of Vermeer Woodchipper from Vermeer Midwest for an Amount Not to Exceed \$38,000.00.

Director Brinks stated that this purchase is utilizing the MiDeal program. Director Brinks noted that safety training and PPE will be purchased and utilized to ensure equipment safety. **Moved by Trustee Proos, supported by Trustee Carter to approve purchase from Vermeer Midwest for an amount not to exceed \$38,000.00. Motion Carried.**

Consider Recommendation from Building, Grounds, & Utility Committee to Award Fire Station #2, E. Fulton St. Lift Station, and Roselle Park Storage Building Roof Replacement & Repair Work to Thomet Construction for an Estimated Project Cost of \$64,999.62.

Director Brinks stated that spot repairs are needed for the properties provided to the board members. Brinks stated that the Township is opted to continue work with Thomet Construction, with repairs to be completed by the end of the fiscal year. **Moved by Trustee Proos, supported by Trustee Carter to award repair work to Thomet Construction for an estimated project cost of \$64,999.62. Motion Carried.**

DEPARTMENT REPORTS

A. Township Manager Report – October 9, 2024

Provided update regarding storage of wood at Thomet construction due to the delay of the petties 2nd phase. Treasurer Moran inquired about Hope Networks change in service. Manager Suchy replied that there is a funding gap with CDBG funds, and he is working with the Kent County Supervisors to identify what the county governments can do to support these services.

B. Assessing Department Report – October 4, 2024

Assessor Boreman stated that the consumer price index anticipated to become 3.1%, beginning on November 1, 2024.

C. Building, Facilities & Grounds Department Report – October 2024

D. Downtown Development Authority Director Report – October 9, 2024

E. Fire Department Report – September 2024

F. Historical Society Executive Director Report – September 2024

G. Parks & Recreation Department Report – October 8, 2024

H. Planning Department Report – September 2024

I. Engineering Monthly Report – October 9, 2024

J. F&V Operations & Resource Management Utility Report – October 9, 2024

BOARD MEMBER COMMENT

Trustee Carter stated he will not be available for the October 28 meeting.

Supervisor Leisman stated the personnel committee is working on the manager review.

OPPORTUNITY FOR ADDITIONAL PUBLIC COMMENT

Matthew DeLang, candidate for probate judge. Support from local judges and family law attorneys and had been practicing family law for 16 laws. His focus has been on interstate and international family law and is graded 'Well Qualified' by the Grand Rapids Bar Association.

Nevin Zelenski, 6151 3 Mile Road. Inquiring regarding the new business part II.

Manager Suchy stated it is 12.5 acres of Pettis property of a recycling property to address outstanding fees occurred by the township that has not been paid by the trust. Catherine Swanstrom, Candidate for Township Clerk. She advocated for individuals with disabilities and encourages township to seek answers regarding the barrier regarding transportation and the interrupted Hope Network services.

Moved by Trustee Proos, supported by Trustee Jacobs to enter closed session. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried. Board meeting entered Closed Session at 9:04 P.M. following a short break.

CLOSED SESSION

To consult with the Township Attorney Regarding Settlement Strategy in the Matter of Edith E. Pettis v. Ada Township and the Ada Township Zoning Board of Appeals (Kent County Circuit Court, Case No. 06-08654-AV), pursuant to Section 8(1)(e) of the Open Meetings Act

NEW BUSINESS PART II

Potential Action on Settlement/Purchase Agreement for Real Property

Moved by Trustee Proos, supported by Trustee Carter to approve R-101424-14. Roll Call: Yes- 6 (Burton, Moran, Leisman, Proos, Jacobs, Carter); No- 0; Absent- 1 (Hurwitz). Motion Carried.

ADJOURNMENT

Moved by Trustee Jacobs, supported by Trustee Carter to adjourn. Motion Carried. Meeting adjourned at 9:27 P.M.

Date: October 28, 2024

Susan Burton
Township Clerk