

**ADA TOWNSHIP BOARD MEETING
MINUTES
January 9, 2017**

Meeting was called to order by Supervisor Haga at 7:00 p.m. Members present: Supervisor Haga, Clerk Smith, Treasurer Moran, Trustees LeBlanc, Jacobs, and Proos. Absent: Trustee Hurwitz. Also present: Planning Director Jim Ferro, Fire Chief David Murray, Parks Director Mark Fitzpatrick, and 13 community members.

APPROVAL OF AGENDA

Moved by Jacobs, supported by LeBlanc, to approve the Agenda as amended. Motion carried.

PUBLIC HEARING-PROPOSED BROWNFIELD PLAN

RESOLUTION R-010917-1, RESOLUTION APPROVING A BROWNFIELD PLAN FOR ADA TOWNSHIP PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

Planning Director Jim Ferro explained that Geld LLC had requested the Township adopt a Brownfield Plan for two specific areas in the village where redevelopment activity is occurring. One area is the entire Thornapple Village shopping center property and adjacent Geld owned properties, and the second is at the west end of the village that includes the Ada West Commercial Center Condominium. Adoption of the Plan would permit the Brownfield Redevelopment Authority to use tax increment financing to capture incremental increases in property tax revenue and use the revenues to reimburse the property owners for costs being incurred related to the Brownfield status of those areas, including environmental remediation and demolition associated with redevelopment. The cost is estimated to be \$1,482,000, which would be fully reimbursed by 2024.

John Byl, Warner Norcross, on behalf of Geld, estimated it would take about eight years to reimburse the expenses from the increased property taxes.

Moved by Proos, supported by Jacobs, to proceed into a Public Hearing regarding the Brownfield Plan. Motion carried.

Public Hearing opened at 7:10 p.m.

There was no public comment.

Moved by LeBlanc, supported by Jacobs, to close the Public Hearing regarding the Brownfield Plan. Motion carried.

Moved by Proos, supported by LeBlanc, to adopt Resolution R-010917-1, Resolution Approving a Brownfield Plan for Ada Township Pursuant to and in Accordance with the Provisions of Act 381 of the Public Acts of the State of Michigan of 1996, as Amended. Roll Call: Yes – Jacobs, Proos, LeBlanc, Moran, Smith, Haga. No – 0. Absent – Hurwitz. Resolution adopted.

GENERAL TOWNSHIP BUSINESS

CONSENT AGENDA

Approval of Minutes

Approval of minutes from the 12/12/16 Regular Board Meeting

Receive and File Various Reports/Communications

1. Planning Commission Minutes - 11/17/16; 2. Comcast Update - 12/20/16; 3. Utility Advisory Board Minutes - 11/17/16; 4. Ada DDA Board Meeting Minutes - 11/14/16; 5. Building Permit Summary for 2015/2016. **Moved by LeBlanc, supported by Jacobs, to approve the Minutes and Receive the Reports and Communications under the Consent Agenda. Motion carried.**

APPROVAL OF WARRANTS

ADA TOWNSHIP GENERAL WARRANTS

Treasurer Moran reported the general township warrants, with receipts in the following amounts: Hand Checks: #101 \$24,858.46; #205 \$2,533.55; #208 \$3,326.34; #248 \$21.57; #590 \$672.55; #591 \$444.33; #592 \$315.25; Total all Hand Checks \$32,172.05. Warrants: #101 \$58,515.95; #205 \$5,842.73; #208 \$11,400.82; #248 \$5,770.00; #590 \$107,235.88; #591 \$99,410.70; #592 \$3,574.10; Total Warrants \$291,750.18. Total All Checks and Warrants: \$323,922.23. **Moved by Jacobs, supported by LeBlanc, to approve the Warrant Report for January 9, 2017, in the total amount of \$323,922.23. Roll Call: Yes – Proos, LeBlanc, Jacobs, Smith, Moran, Haga. No – 0. Absent – Hurwitz. Motion carried.**

PUBLIC COMMENT

None.

BOARD COMMENT

Clerk Smith stated the MTA State Conference has been moved from January to April 10-13; she will sign-up anyone interested in attending.

LeBlanc stated the DDA Minutes noted a desire to have a joint Planning Commission/DDA/ Township Board meeting. He also suggested work be done on a Strategic Plan.

Supervisor Haga stated there is a combined Planning Commission/DDA/Township Board work session scheduled for January 26 at 7:00 p.m. at the Community Church.

Proos commented on the Fire Chief's preliminary staffing report, and stated he liked the third suggestion of having a staff person on 24-7.

Supervisor Haga stated both the Compensation Commission and the Ethics Committee each need an additional member. A updated committee list was handed out. Haga stated a lift station pump had gone out in Ada Moorings. There was gravel in the pump. Estimates are \$3,500 to repair and \$5,500 for replacement. Trustee Proos suggested buying a new one and repairing the current pump to keep as a spare.

Supervisor Haga stated work has been ongoing with Jim Ferro and the DDA on communications regarding Envision Ada strategy. Communications are being fully funded for three months by Seyferth, and they would like input from the Board. In January businesses will be informed regarding vacating their premises. On January 19th the Planning Commission a public hearing is scheduled for the AGO and McDonald project, along with the Bronson Street site plan. Seyferth will be sending out information regarding plans. In February there are plans to work on Phase 1 of Ada Drive, which will run from March 1 to May 18, and there will be communications as to road closures and detours.

Eileen McNeil, Seyferth Public Relations, stated they would welcome feedback.

UNFINISHED BUSINESS

None.

NEW BUSINESS

NEW STAFF TURNOUT GEAR-FIRE DEPARTMENT

Fire Chief David Murray stated three firefighters completed their schooling this year. All three need turnout gear and one needs boots. **Moved by Proos, supported by Jacobs, to approve the New Staff Turnout Gear for the Fire Department in the amount of \$5,254.95. Motion carried.**

ADA DRIVE RECONSTRUCTION - CHASE BANK / FIFTH THIRD BANK EASEMENT AGREEMENT

Steve Groenenboom, Moore & Bruggink, stated this has been worked on for almost a year. Two driveways are going to be made into one. The road will be raised seven feet, and a large part of the parking lot will be reconstructed. Storm sewer and catch basins have been installed. Chase and Fifth Third agreed to a connector driveway between the two to ease traffic flow. Chase asked for a one-way exit onto Fulton Street during construction, and MDOT agreed. The driveway will cost about \$25,000. The Chase Bank sign will be redone at a cost of \$35,000. Chase also requested \$25,000 for the sidewalk easement, for a total of \$85,000. **Moved by Proos, supported by LeBlanc, to approve Ada Drive Reconstruction - Chase Bank / Fifth Third Bank Easement Agreement as presented. Roll Call: Yes – LeBlanc, Jacobs, Proos, Moran, Smith, Haga; No - 0; Absent – Hurwitz. Motion carried.**

Jeff Ammon, Attorney, stated the first agreement describes what Steve just talked about; the second agreement is an Amendment to the Sidewalk Easement, which will be signed and recorded.

Moved by Jacobs, supported by LeBlanc, to approve Ada Drive Reconstruction - Chase Bank / Fifth Third Bank First Amendment to Permanent Sidewalk Easement Grant as proposed. Roll Call: Yes – Jacobs, Proos, LeBlanc, Moran, Smith, Haga; No - 0; Absent – Hurwitz. Motion carried.

ADA DRIVE RECONSTRUCTION-LICENSE AND RELEASE AGREEMENT WITH GELD LLC FOR 527 ADA DRIVE

Steve Groenenboom, Moore & Bruggink, explained he had been working with Dr. Norman to have the Fifth Third driveway come over to Dr. Norman's. There is a separate agreement between Dr. Norman and Geld, to make up for lost parking spots; the cost, with some landscaping around the building, is \$60,000.

Moved by Proos, supported by LeBlanc, to approve the Ada Drive Reconstruction - License and Release Agreement with Geld, LLC, and Ada Township for building of the parking lot with an expiration date of August 30th as presented. Roll Call: Yes – Jacobs, Proos, LeBlanc, Moran, Smith, Haga; No - 0; Absent – Hurwitz. Motion carried.

Groenenboom stated this part of the project was initially targeted at \$750,000. Tonight's actions have added to that. The original estimate had the total project at \$2.2 to \$2.3 million, and it's now at \$2.8 million. The Township Board passed a resolution authorizing \$7 million in bond sales.

EXTENSION OF PARKING AGREEMENT WITH THE COMMUNITY CHURCH

Planning Director Jim Ferro stated since 2009 the Ada Township DDA and the Community Church have had a license agreement that allows public use of their 80-space parking lot. The church is now proposing a short-term extension of the public parking license agreement through May 2018. The church is considering possible future development of the property. The new agreement, through a Joinder provision, includes the Township as a party solely for the purposes of insurance and indemnification. **Moved by LeBlanc, supported by Jacobs, to approve the Joinder as related to the Extension of Parking Agreement with the Community Church. Motion carried.**

AMENDMENT TO MID-MICHIGAN RAILROAD LEASE AGREEMENT-BRONSON STREET PARKING

Supervisor Haga stated the amendment relates to additional parking spaces on Bronson Street. **Moved by Proos, supported by LeBlanc, to approve Amendment to Mid-Michigan Railroad Lease Agreement - Bronson Street Parking, and \$2,000 per year rental, as proposed. Roll Call: Yes – Proos, LeBlanc, Jacobs, Smith, Moran, Haga; No - 0; Absent – Hurwitz.**

RESOLUTION R-010917-2, GRAND RAPIDS TRIATHLON ROAD CLOSURE

Andy Vidro, Tris 4 Health, stated the triathlon will take place June 11, 2017. The roads to be closed are south of River Street; Buttrick from Thornapple River to Grand River will be closed on June 10th at 5:00 p.m. **Moved by Proos, supported by Jacobs, to approve Resolution R-010917-2, Grand Rapids Triathlon Road Closure. Roll Call: Yes – Proos, LeBlanc, Jacobs, Moran, Smith, Haga; No - 0; Absent – Hurwitz.**

OPPORTUNITY FOR PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 8:19 p.m.

Jacqueline Smith
Ada Township Clerk

Date

JS/dr