

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

Draft

Meeting was called to order by Supervisor Haga at 7:00 p.m. Members present: Supervisor Haga, Clerk Smith, and Trustees Hurwitz, Jacobs, LeBlanc and Proos. Absent: Treasurer Moran. Also present: Planning Director Jim Ferro, Parks Director Mark Fitzpatrick, and 20 community members.

APPROVAL OF AGENDA

Moved by Jacobs, supported by Hurwitz, to approve the Agenda as presented. Motion carried.

SPECIAL PRESENTATION - TO ADA HISTORICAL SOCIETY

Supervisor Haga presented a check for \$5,000, which were proceeds from the Beers at the Bridge events, to the Ada Historical Society.

PUBLIC HEARING - SPARTAN RENEWABLE ENERGY INC'S IFT APPLICATIONS

Sam Hogg, Spartan Renewable Energy Inc., stated Spartan is a member of Wolverine Power Cooperative. Spartan build, owns, operates and maintains renewable assets, and sells renewable energy in the retail and wholesale markets. The project being contemplated is making use of one million square feet of roof top on the property owner's location, which provides nearly 10% of their electrical load. The property owner has a long standing commitment to renewable energy; their operations are powered with 50% wind energy to date, and they would like to increase that to 60%. The Spaulding address would be the largest solar roof top facility in Michigan. The equipment is very expensive but is good for 20 years. The life span of this project is 30 years, and after the 12 year abatement we remain on the tax rolls for 18. This does not consume new land. Supervisor Haga stated this request is for a tax exemption for a 12-year period at the 50% level of the value of the property. There are two facilities: the Spaulding building where the machine and equipment will be valued at \$6,016,000, and the building at the Amway facilities which will be valued at \$1,640,000.

Moved by LeBlanc, supported by Proos, to open the Public Hearing regarding the Spartan Renewable Energy IFT Applications. Motion carried.

There was no public comment.

Moved by LeBlanc, supported by Jacobs, to close the Public Hearing regarding the Spartan Renewable Energy IFT Applications. Motion carried.

Trustee Proos asked if there would be enough energy to run the respective plants. Mr. Hogg replied when this is up and running it will provide roughly 8-9% of the overall load of the property owner.

Jacobs asked for clarification of the longevity. Mr. Hogg stated the project life being pursued would be 25-30 years, which is typical of solar energy projects. A very low product, electricity, is being produced, but it is done for a very long period of time, which helps with the payback.

Moved by Jacobs, supported by Proos, to adopt Resolution R-100917-2, a Resolution to approve two Industrial Facilities Tax Exemption Certificates for Spartan Renewable Energy Inc. Roll Call: Yes - Jacobs, Proos, LeBlanc, Hurwitz, Smith, and Haga; No - 0; Absent - Moran. Motion carried.

Supervisor Haga stated revenue generated at 50% would be \$18,500.

Moved by Proos, supported by Hurwitz, to approve the Ada Township Tax Abatement Agreement for the Spaulding Plaza 2017 Project for Spartan Renewable Energy, Inc. Motion carried.

Moved by Proos, supported by LeBlanc, to approve the Ada Township Tax Abatement Agreement for the East Fulton Project for Spartan Renewable Energy Inc. Motion carried.

GENERAL TOWNSHIP BUSINESS

CONSENT AGENDA

Approval of Board Meeting Minutes

Township Board Minutes - 9/25/17

Receive and File Various Reports/Communications

1. Utility Advisory Board Minutes - 8/17/17; 2. Planning Commission Minutes - 8/17/17. **Moved by LeBlanc, supported by Jacobs, to approve the Minutes and Accept the Reports and Communications under the Consent Agenda. Motion carried.**

APPROVAL OF WARRANTS

ADA TOWNSHIP GENERAL WARRANTS

Clerk Smith reported the general township warrants with receipts in the following amounts: Hand Checks: #101 \$21,331.20; #205 \$521.44; #208 \$1,787.98; #401 \$690.83; #590 \$3,915.61; #591 \$1,993.17; #592 \$923.24; Total all Hand Checks \$31,163.47. Warrants: #101 \$24,655.16; #205 \$35,930.14; #208 \$6,950.50; #248 \$3,860.00; #401 \$2,444.95; #590 \$136,353.67; #591 \$146,961.35; #592 \$4,360.37; #701 \$3,458.68; Total Warrants: \$364,974.82. Total All Checks and Warrants: \$396,138.29. **Moved by Proos, supported by LeBlanc, to approve the Warrant Report for October 9, 2017, in the total amount of \$396,138.29. Roll Call: Yes - Proos, LeBlanc, Hurwitz, Jacobs, Smith, and Haga; No - 0; Absent - 1. Motion carried.**

ADA DRIVE IMPROVEMENT PROJECT - PAYMENT #8

Steve Groenenboom stated all utilities are now underground on the south side, and the power poles will hopefully be removed next week. This pay estimate is for \$149,701.65. **Moved by LeBlanc, supported by Jacobs, to approve Pay Estimate #8, Ada Drive Improvement Project, payable to Kamminga & Roodvoets, Inc., in the amount of \$149,701.65. Roll Call: Yes - LeBlanc, Hurwitz, Jacobs, Proos, Smith, and Haga; No - 0; Absent - Moran. Motion carried.**

PUBLIC COMMENT

Del Ratsch, Fase Street, stated there are cross walks in the village that are not safe and pedestrians are at risk; he was especially concerned about the cross walk at Fase and Thornapple. He stated he wrote a letter to the Kent County Road Commission outlining the dangerous crosswalks, and the Kent County Road Commission indicated they were not inclined to do anything more about it. He encouraged the Board to take pedestrian safety very seriously.

Andy Keller stated he is also concerned about the cross walks; pedestrians are not given consideration.

Mark Fitzpatrick applauded the Board for supporting green sustainable practices with Amway.

BOARD COMMENT

Trustee Proos stated the Board has been trying to get the Kent County Road Commission to do something about the cross walks. There is a need to slow down the speed in the village.

Hurwitz stated we don't want to sit here, after the cross walks have been brought up so many times, and have something tragic happen, and look back and say we didn't do anything about it, didn't fight hard enough for it.

Supervisor Haga stated the annual Fall Clean Up will be October 14th, from 7:00 a.m. to 2:45 p.m. at the former Kent County Road Commission garage on Fase Street.

UNFINISHED BUSINESS

RESOLUTION R-100917-1, A RESOLUTION APPROVING A RELATED PAYMENT TO PATRICK-ELLAMAY

Supervisor Haga stated this is for payment of \$25,000 to Patrick-Ellamay, owner of the parcel which is controlled by Devon Norman in regard to the Ada Drive Improvement project. A meeting was held between Haga, Clerk Smith, and Dr. Norman to discuss this matter, and Dr. Norman was sensitive to the comments that had been made by Board members. Haga apologized for any inconvenience that was caused to Devon Norman. **Moved by Smith, supported by Jacobs, to adopt Resolution R-100917-1, a Resolution Approving a Related Payment to Patrick-Ellamay, in the amount of \$25,000. Roll Call: Yes - Jacobs, Hurwitz, Proos, LeBlanc, Smith, and Haga; No - 0; Absent - Moran. Resolution adopted.**

NEW BUSINESS

RESOLUTION R-100917-2 – A RESOLUTION TO APPROVE TWO INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATES FOR SPARTAN RENEWABLE ENERGY INC.

Motion for Resolution R-100917-2 was made and adopted under Public Hearing (earlier in the agenda).

ADA TOWNSHIP TAX ABATEMENT AGREEMENT

1. **SPAULDING PLAZA 2017 PROJECT FOR SPARTAN RENEWABLE ENERGY, INC.**
Motion was made and carried earlier under the Public Hearing.
2. **E. FULTON PROJECT FOR SPARTAN RENEWABLE ENERGY, INC.**
Motion was made and carried earlier under the Public Hearing.

PHASE II ENVIRONMENTAL SITE ASSESSMENT ON SETTLER'S GROVE PARK PROPERTY

Allen Schwartcz, Miller Johnson, stated the Settler's Grove Park property has had the Phase 1 Environmental Site Assessment done, which involves visual inspection, interviews with prior owners, and the environmental history of the property. Dixon Environmental performed the ESA and determined that contamination may be present on the property. Dixon has submitted a work plan to conduct the Phase II ESA, and if necessary, a Baseline Environmental Site Assessment (BEA) and Due Care Analysis and Plan (DCA) for a total estimated cost of \$11,050.00. **Moved by Proos, supported by LeBlanc, to approve a Phase II Environmental Site Assessment on Settler's Grove Park Property, to be conducted by Dixon Environmental, Inc., in the amount of \$11,050.00. Roll Call: Yes - Hurwitz, Jacobs, Proos, LeBlanc, Smith, and Haga; No - 0; Absent - Moran. Motion carried.**

ALTERNATIVE LOCATIONS FOR COMMUNITY CENTER/LIBRARY

Supervisor Haga stated the DDA reviewed the proposal for the location of the Community Center/ Library, and appointed a sub-committee to review the option with Amway and the Community Church. Their plan is to share information with the Board for action at the October 24th meeting.

Ferro stated the third option mentioned this a.m. is for making a deal with the church and keep the land across the street without relying on Amway.

The board discussed and asked for clarification regarding the DDA's lack of recommendation.

There was some public comment provided by Billy Norden, Ted Wright, Bernie Veldkamp and Rob Hunter.

Moved by Proos, supported by Jacobs, to move forward with Proposal B as proposed at the Joint Work Session. Roll Call: Yes - Hurwitz, Proos, LeBlanc, Jacobs, Smith, and Haga; No - 0; Absent - Moran. Motion carried.

OPPORTUNITY FOR ADDITIONAL PUBLIC COMMENT

Sheriff Deputy Ryan Roe stated the speed trailer has been repaired and is back in action. He also stated that he had attended Crime Prevention training, and that he would be working on the Trunk or Treat event.

ADJOURNMENT

The meeting was adjourned at 9:01 p.m.

Jacqueline Smith
Ada Township Clerk

Date

JS/dr