

**ADA TOWNSHIP
OPEN SPACE PRESERVATION ADVISORY BOARD
MINUTES OF THE SEPTEMBER 12, 2011 SPECIAL MEETING**

A special meeting of the Open Space Preservation Advisory Board was held on Monday, September 12, 2011. The meeting was called to order at 4:10 p.m. by Chairperson Betty Jo Crosby at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

PRESENT: Betty Jo Crosby, George Haga, Jamie Ladd, Elise Roe, Rick Steketee, Jeff VandenBerge

ABSENT: Randy Damstra, Randy VanDragt

STAFF PRESENT: Jim Ferro, Planning Director
Mark Fitzpatrick, Parks Director

PUBLIC PRESENT: None

PROPERTY ACQUISITION AT 6195 EAST FULTON

a. Results of Phase II Environmental Site Assessment.

Ferro presented information to the Advisory Board on the results of the Phase 2 Environmental Site Assessment for the property at 6195 East Fulton St. He stated that out of 10 soil boring locations from which soil tests were conducted, an elevated arsenic level above the residential site criteria was found at 1 soil boring, at a depth of 1 1/2 feet in the fill that was imported to the site in the past. Ferro stated our environmental consultant informed us that elevated arsenic levels are not uncommon, and that in some parts of the State, the soils naturally contain arsenic at this level or higher. Ferro pointed out that arsenic was also contained in pesticides that were commonly used on orchard crops in the past.

Ferro stated that the elevated arsenic level qualifies the site as a “facility,” or contaminated site, under the state environmental laws. He pointed out that the Township has two alternatives if it wishes to proceed with site acquisition. One is to complete a Baseline Environmental Assessment (BEA) for submittal to the State, which would protect the Township against liability for clean up of the contamination, in the event the State ever seeks to identify responsible parties and require remediation. We would also be required to prepare a Due Care Response Plan that identifies measures to be taken to protect the public from exposure to the hazardous condition. Ferro stated that in the case of arsenic in the soil, this could be as simple as placing soil cover over the contaminated area.

Ferro stated that the second alternative course of action is for the Township to pursue removal of the contamination, in which case the site would no longer be considered a contaminated site. Ferro stated our consultant estimates the cost of cleanup to be \$4,500 to \$5,000, assuming the contamination is confined to a relatively small area, while the cost of preparing the BEA and Due Care Plan would be \$2,200, based on the quote we previously obtained from the consultant.

VandenBerge asked if the arsenic contamination poses a threat to water quality in the creek. Ferro stated we did not discuss this with our consultant, but that he thought it was not very soluble in water, although he was uncertain of this.

Park Director Fitzpatrick stated he believed the best course of action would be to remove the contamination.

Haga pointed out that if we elect to prepare a Baseline Environmental Assessment, we have 45 days after closing on the property to complete this work, so an immediate decision is not needed on this.

Proposal to Country Homes of Ada to Buy-Out Easement Rights:

The Advisory Board discussed what an appropriate cash payment offer would be to the Country Homes of Ada Condominium Association, in return for their agreement to abandon their irrigation system and easement on the 6195 East Fulton property.

Ferro was given direction to make a verbal offer to the Association.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at approximately 5:30 p.m.

Respectfully submitted,

Susan Burton
Township Clerk
RS: jf