

**ADA TOWNSHIP OPEN SPACE PRESERVATION ADVISORY BOARD  
MINUTES OF THE NOVEMBER 14, 2013 MEETING**

The meeting was called to order at 4:05 p.m. by Board Chair Betty Jo Crosby.

Members present: Bergman, Crosby, Damstra, Haga, Roe, Stekete, VandenBerge

Absent: Ladd, Leblanc

Staff present: Planning Director Ferro, Parks Director Fitzpatrick

Public Present, Steve Heim, Consumers Energy, Bernie Veldkamp

**APPROVAL OF MINUTES OF THE OCTOBER 10, 2013 MEETING:**

It was moved by Bergman, seconded by Roe, to approve the minutes of the October 10, 2013 meeting as presented.

Motion passed unanimously.

With Board consent, Crosby revised the order of business to consider the easement relocation request from Consumers Energy.

**ELECTRICAL SERVICE EASEMENT RE-LOCATION PROPOSAL FROM CONSUMERS ENERGY**

Steve Heim, Consumers Energy, presented a proposal to re-locate the electrical service line to the irrigation pump house on the Carl Creek Crossing Preserve property. Heim pointed out that the irrigation pump house is currently served by a long service line that extends from Grand River Dr. south and west to the Carl Creek Crossing property. He stated that several poles along this line are in need of replacement, including the last pole on the line where the transformer serving the pump house is located. Heim stated that prior to completing this work, Consumers Energy wished to investigate providing service to the pump house from a new service extending from a new pole in the Fulton St. right-of-way. Heim stated this service would be much shorter and less costly to Consumers Energy to maintain. He stated this would require a new easement from the Township to replace the existing easement, and would eliminate 2 existing poles located on the Township property.

Ferro stated he has not yet been able to evaluate whether the line re-location would require much tree removal or trimming, although it appears from the aerial photo that the only impact would be on a few evergreen trees along the highway frontage.

Crosby asked Haga whether he has been able to contact Gary Vos regarding assistance in relocating the irrigation pump house. Haga stated he has not.

Damstra asked Heim whether Consumers Energy would be willing to pay the Township for a new easement. Heim replied that Consumers Energy does not typically pay for easements.

Board members discussed the potential for re-locating the pump house off the Preserve property to a location on the Country Homes of Ada condominium property, and the relationship between this goal and the proposed easement re-location.

Ferro asked Heim what their timeframe was for completing the pole replacement or line relocation project. Heim stated they wished to complete the work over the winter.

The consensus of the Board was that no action should be taken at this time, and that our goal should be to take action on the request at either the December or January meetings. Board members also expressed a desire to visit the property, and pursue possible relocation of the pump house.

## **STATUS OF PROJECTS**

### a. Fase St. Properties

Ferro reported he has left a voicemail with Steve Fryover regarding continuing our acquisition discussions but has not yet received a call back. He also reported that Bruce Fase has contacted us indicating he is willing to meet with us to discuss his property.

### b. Carl Creek Crossing Preserve, Driveway Improvement

Ferro reported that 15 cubic yards of crushed concrete has been placed on the driveway to the Carl Creek Crossing Preserve, which greatly improved its condition.

Board members commented that we need to move forward with public access improvements to this property.

### c. Boundary Signs at Carl Creek Wetland Preserve

Ferro reported he, Crosby and Fitzpatrick had completed installing "No Hunting" and conservation easement boundary signs on the south property boundary of the Carl Creek Wetland Preserve.

### d. Potential Property Acquisition at 149 Pettis Ave NE

Ferro reported he has left a voicemail with the owner of the above property regarding possible acquisition.

### e. Demolition Contract, 980 Buttrick Ave.

Ferro reported bids have been obtained for demolition of the buildings on the 980 Buttrick Ave property, and the Township Board has approved contracting with Pitsch Co. in the amount of \$9,650 for this work. Ferro stated that utility disconnections have been completed, and the wells on the property have been properly abandoned and sealed, so demolition can begin as soon as lead and asbestos testing is completed.

Crosby asked if lead or asbestos are found whether the project cost would increase, and Ferro stated it would.

## **CONSIDER POTENTIAL COST SHARING OF CONSERVATION EASEMENT APPRAISAL ON COOPER PROPERTY**

Ferro stated proposals for an appraisal of the value of a conservation easement on the Cooper property were requested from 4 appraisers, and only one proposal was received. Ferro stated he asked Dick Cooper would be willing to commit to paying one-half the cost of an appraisal, and the offer Cooper made was slightly less than one half.

Following discussion, Board consensus was that additional quotes for an appraisal should be obtained, and we should seek some commitment from the property owner regarding his willingness to accept less than full value as compensation for an easement.

## **MEMBER AND STAFF COMMENTS/REPORTS**

Fitzpatrick reported on the stewardship work that was done recently at the Carl Creek Crossing Preserve to remove invasive species.

**PUBLIC COMMENT:**

There was no public comment.

There being no further business the meeting was adjourned at 5:15 PM.

Respectfully submitted,

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Susan Burton Township Clerk  
RS: jf