

**ADA TOWNSHIP BOARD MEETING
MINUTES
APRIL 11, 2016**

Meeting was called to order by Supervisor Haga at 7:00 p.m. Members present: Supervisor Haga, Treasurer Rhoades, Clerk Smith, Trustee LeBlanc, Trustee Proos, Treasurer Rhoades, Trustee Jacobs, and Trustee Hurwitz. Also present Planning Director Jim Ferro and Park Director Mark Fitzpatrick. Community Members Present: 33

APPROVAL OF AGENDA

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

**PUBLIC HEARING-AMENDED AND RESTATED DDA DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN**

Planning Director Jim Ferro stated the Plan is a required document under the provisions of the State Enabling Law for Downtown Development Authorities. The initial Development Plan was prepared and adopted in 2009, and was based largely on the 2006 Village Charette planning process, in terms of what types of improvements were proposed in the village based on that plan. Completion of the Envision Ada Plan in 2013 necessitates that the original plan be updated to incorporate the land use and redevelopment, and public facility recommendations that came out of that 2013 planning process. The Plan identifies the public improvements the DDA proposes to undertake over a 20-year time frame, and identifies the plan methods of financing proposed to be used. He then went on to summarize the changes that would be made in the village.

Moved by Proos, supported by LeBlanc, to proceed into the Public Hearing regarding the Amended and Restated DDA Development Plan and Tax Increment Financing Plan. Roll Call: Yes - Hurwitz, Jacobs, LeBlanc, Proos, Rhoades, Smith, and Haga; No - 0; Absent - 0. Motion carried.

Brent Jousma, on behalf of his father, Walter Jousma, 8120 East Fulton, read a letter from his father stating that he disagrees with the Township helping Amway pay for some of the infrastructure to be built. His father requested they vote no on the 2 mil property tax levy.

Moved by LeBlanc, supported by Jacobs, to close the Public Hearing regarding the Amended and Restated DDA Development Plan and Tax Increment Financing Plan. Motion carried.

Trustee Proos stated he thought it was important that Jim address how the tax levy is broken down between Amway and the rest of the village.

Planning Director Ferro stated what might help reduce the perceived burden of a millage is the fact that over three-quarters, almost 80%, of the total property tax base is Amway owned property. If there is a two mil levy in the DDA district, over three-quarters of the total dollars collected will come from Amway property ownership.

Clerk Smith stated she had hoped to hear more pros and cons, people's ideas about the millage, and she was disappointed we didn't hear more.

Moved by Smith, supported by Jacobs, to reopen the Public Hearing regarding the Amended and Restated DDA Development Plan and Tax Increment Financing Plan. Roll Call: Yes - Hurwitz, Jacobs, LeBlanc, Proos, Rhoades, Smith, and Haga; No - 0; Absent - 0. Motion carried.

Walter VanderWulp, DDA member, stated he was still worried about having a site condo road system that we are going to be maintaining. It gets to be a real challenge to deal with a condo association, and I feel we have to be very careful in how we word everything that is involved in that.

Tracey Flanders stated she was very happy to hear there are Ada residents who are interested in a library in the village, and she was very much on board with that.

Penni Speets Zurgable stated she began the campaign to have a library in the village and has started a Facebook page in support of a library in the village. There had been 100 likes and now it has grown to over 200 likes. Many people would like the benefits to the community and families of having a library in Ada.

Jessica Main, Early Childhood Educator, stated she also supports a library in Ada, and thinks it would be a great community resource.

Sandra Kiefer, retired librarian, stated it would be a wonderful addition.

Margaret Idema, Bronson Street, stated her biggest concern with the Envision Ada is the parking. I live on a street where there is a proposal to put 60 more parking places, but I think that is just a small snippet of what is needed in the village. She stated she thinks we need to take into consideration the impact that more and better parking will have on the economic value of Ada.

Moved by Smith, supported by Jacobs, to close the re-opened Public Hearing regarding the Amended and Restated DDA Development Plan and Tax Increment Financing Plan. Motion carried.

GENERAL TOWNSHIP BUSINESS

CONSENT AGENDA

Approval of Minutes

March 28, 2016 Regular Board Meeting

Receive and File Various Reports/Communications

1. Zoning Board of Appeals Minutes-3/1/16; 2. Treasurer's Investment Report-1/16.

Moved by Jacobs, supported by Rhoades, to approve the Reports and Communications under the Consent Agenda. Motion carried.

APPROVAL OF WARRANTS

ADA TOWNSHIP GENERAL WARRANTS

Treasurer Rhoades reported the general township warrants, with receipts in the following amounts: Hand Checks: #101 \$3,795.74; #205 \$1,651.52; #208 \$1,316.55; #401 \$360.00; #590 \$4,340.40; #591 \$1,397.70; #592 \$436.53. Total all Hand Checks: \$13,298.44; Warrants: #101 \$52,920.43; #205 \$38,904.62; #208 \$5,920.84; #211 \$418,490.00; #248 \$4,176.80; #590 \$325,709.10; #591 \$192,588.74; #592 \$3,864.88. Total Warrants: \$1,042,575.41. Total All Checks and Warrants: \$1,055,873.85.

Moved by Proos, supported by Hurwitz, to approve the Warrant Report for April 11, 2016, in the total amount of \$1,055,873.85. Roll Call: Yes - Hurwitz, Jacobs, LeBlanc, Proos, Rhoades, Smith, and Haga; No - 0; Absent - 0. Motion carried.

APPLICATION 8, ROSELLE PARK RESOURCE BUILDING

Ken Dixon, Dixon Architecture, stated the interior of the Resource Building is done; we have septic approval; and the Health Department Water Division is coming in two weeks to approve the water system. After that it will be finishing the landscaping, and hope to open the second week of May. He recommended approval of Pay Application 8, to TerHorst & Rinzema Construction, in the amount of \$131,675.70.

Moved by LeBlanc, supported by Smith, to approve Application 8, Roselle Park Resource Building, payable to TerHorst & Rinzema Construction, in the total amount of \$131,675.70. Roll Call: Yes - Hurwitz, Jacobs, LeBlanc, Proos, Rhoades, Smith, and Haga; No - 0; Absent - 0. Motion carried.

Parks Director Mark Fitzpatrick thanked Ken Dixon for the design work he has put into the building. He stated we are down to the final punch list; we are in the final phase of the fund raising; and there will be a ribbon cutting ceremony.

PUBLIC COMMENT

None.

BOARD COMMENT

Clerk Smith reminded those currently on the board or anyone else interested in filling a petition to be on the board the deadline is Tuesday, April 19th, 4:00 p.m.

Trustee Proos stated Supervisor Haga had agreed to get back to him regarding road repairs.

Supervisor Haga stated we had not yet met with the Road Commission regarding the roads to be worked on. He stated at the last meeting the Board approved a Letter of Intent regarding the Kent County Road Commission garage, and a letter was prepared by our legal counsel, and Steve Warren at the Road Commission has been asked to review the letter before it is sent out. Our next step will be to get some appraisals.

UNFINISHED BUSINESS

None.

NEW BUSINESS

ORDINANCE O-041116-1, AMENDMENT TO DDA ORDINANCE TO PERMIT LEVY OF AN AD VALOREM MILLAGE WITHIN THE DDA DISTRICT

Moved by Rhoades, supported by LeBlanc, to adopt Ordinance O-041116-1, Amendment to DDA Ordinance to Permit Levy of an Ad Valorem Millage within the DDA District. Roll Call: Yes - Hurwitz, Proos, LeBlanc, Jacobs, Rhoades, Smith, and Haga; No - 0; Absent - 0. Ordinance adopted.

Clerk Smith asked if the Citizens Council recommends the millage.

Shelley Rottschafter, DDA Citizens Council, stated the mention of the millage was acknowledged, and some people gave their dissent of not wanting to have higher taxes and yet others said it was understood that needed to happen in order to create this project. She said the general consensus was that it was understood it needed to happen, but not everyone was happy about it.

ORDINANCE O-041116-2, APPROVING AMENDED AND RESTATED DDA DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

Moved by Proos, supported by Jacobs, to adopt Ordinance O-041116-2, Approving Amended and Restated DDA Development Plan and Tax Increment Financing Plan. Roll Call: Yes - Hurwitz, Proos, LeBlanc, Jacobs, Rhoades, Smith, and Haga; No - 0; Absent - 0. Ordinance adopted.

REQUEST TO WAIVE SECTION II, "DISORDERLY CONDUCT" OF THE ADA PARKS AND RECREATION RULES AND REGULATIONS, and REQUEST TO WAIVE ALCOHOL POLICY FOR "BRATS AND BONFIRES" EVENT AT ADA FIRE STATION 1

Supervisor Haga stated special events are planned for this summer as follows: Friday, June 24, Friday July 22, and August 19, "Beers at the Bridge" at Leonard Field; and Thursday, September 15 and Thursday, November 10, "Brats & Bonfires at Ada Fire Station 1. He stated the request is made to waive Section 11, "Disorderly Conduct" of the Ada Township Parks and Recreation Areas Rules and Regulations for the "Beers at the Bridge" events to be held at Leonard Field. In addition, it is requested to waive the prohibition of alcohol use in a Township building, Ada Fire Station 1 for the "Brats and Bonfires" event.

Moved by LeBlanc, supported by Proos, to approve the Request to Waive Section II, "Disorderly Conduct" of the Ada Parks and Recreation Rules and Regulations for the "Beers at the Bridge" events to be held at Leonard Field; and the Request to Waive Alcohol Policy for "Brats and Bonfires" event at the Ada Fire Station 1, as listed in the memo of April 4, 2016. Motion carried.

RESOLUTION R-041116-1, APPLICATION FOR SPECIAL LICENSE-"BEERS AT THE BRIDGE" EVENTS

Moved by Jacobs, supported by Hurwitz, to adopt Resolution R-041116-1, Application for Special License-"Beers at the Bridge" events to be held at Leonard Field. Roll Call: Yes - Hurwitz, Proos, LeBlanc, Jacobs, Rhoades, Smith, and Haga; No - 0; Absent - 0. Resolution adopted.

OPPORTUNITY FOR PUBLIC COMMENT

Tracy Flanders asked what the next step would be if a library were to come into the village. Supervisor Haga stated in order for it to happen there has to be a place for it; cost of development; and financing.

ADJOURNMENT

The meeting was adjourned at 8:14 p.m.

Jacqueline Smith
Ada Township Clerk

Date

JS/dr