

**ADA TOWNSHIP BOARD MEETING  
MINUTES  
OCTOBER 11, 2010**

Meeting was called to order by Supervisor Haga at 7:30 p.m. Members present: Supervisor Haga, Treasurer Rhoades, Trustee Smith, Trustee Proos, and Trustee Westra. Also present: Planning Director Jim Ferro, Mike Lund with the City of Grand Rapids, Recording Secretary Sieracki, and 3 community members. Members absent: Clerk Burton and Trustee Sytsma.

**APPROVAL OF AGENDA**

Supervisor Haga noted a change to the Agenda for the meeting; an amendment to Resolution R-092710-2 for Issuance of a Liquor License to Rix 301. **Moved by Westra, supported by Rhoades to approve agenda as amended. Yes - 5, No - 0, 2 absent; Motion carried.**

**GENERAL TOWNSHIP BUSINESS**

**CONSENT AGENDA:**

**Approval of Minutes**

September 27, Regular Board Meeting

Receive and File Various Reports/Communications

1. KCRC 2011 Budget Information 9/16/10; 2. Region 8 Notes; 3. Downtown KDL Minutes 8/19/10, 8/26/10; 4. Grand River Expo Thank You 9/10; 5. Firefighter resignation 9/24/10. **Moved by Westra, supported by Rhoades to approve the Reports and Communications on the Consent Agenda. Yes - 5, No - 0; Absent -2. Motion carried.**

**APPROVAL OF WARRANTS**

Treasurer Rhoades reported the general township warrants, with receipts in the following amounts: Hand Checks: #101 \$5,170.93; #205 \$982.01; #208 \$1,121.89; #590 \$1791.25; #592 626.49; Total all hand checks; \$45,743.37. Warrants: #101 \$29,951.24; #205 \$1,874.02; #208 \$1,963.55; #211 \$2,975.00; #248 \$330.03; #590 \$21,695.39; #591 \$11,127.56; #592 \$3,862.50. Total Warrants: \$73,779.29. Total All Checks and Warrants; \$119,522.66. **Moved by Smith, supported by Proos to approve the Warrant Report for October 11, 2010, in the total amount of \$119,522.66. Roll Call: Yes - Proos, Westra, Smith, Rhoades, and Haga. No - 0 Absent -2. Motion carried.**

**PAYMENT NO. 4, PHASE III NON-MOTORIZED TRAIL-BAILEY DRIVE SECTION**

Planning Director Jim Ferro gave an update on the trail construction and on the trail fund projected cash flow, where he explained a transfer of \$325,000.00 from the Township's General Fund was needed in order to keep the Trail Fund in balance. Payments covered by this transfer would include Progress Payment to Katerberg/Verhage - Bailey Dr.; ½ Payment to MDOT for M-21 Bridge Enhancement Grant; Final payment to Katerberg/Verhage -Honey Creek/Cons./McCabe; and payment to Moore & Bruggink. Trustee Westra stated concerns about cash flow projection and suggested the board is in need of reports that allows cash flow changes to be seen and where they come from. Trustee Proos commented that Steve Bruggink should go over the numbers before approval of transfer. **Moved by Proos, supported by Rhoades to transfer \$325,000 from the General Fund to the Trail Fund. Moved by Westra, supported by Proos to amend the main motion to postpone the Contractor's Application for Payment No. 4 and transfer of funds until more financial information is provided. Yes - 4, No - 1, absent - 2; amendment to Main Motion to postpone carried.**

## PUBLIC COMMENT OTHER THAN AGENDA

None

### BOARD COMMENT

Supervisor Haga made note of the Michigan by Rail Public Forum 2010 to be held at The Rapid Central Station on Thursday October 14, 2010. This public forum includes Congressman Vern Ehlers, State Senators Bill Hardiman and Mark Jansen and other elected officials. This is part of a series of 16 public forums taking place throughout the state to engage citizens on a vision for the future of Michigan's freight and passenger rail system.

### UNFINISHED BUSINESS

There was no unfinished business.

### NEW BUSINESS

#### **RESOLUTION R-101110-1, PLANNING COMMISSION MEETING DATE CHANGE**

The annual meeting schedule adopted by the Township Board in February, scheduled the October Planning Commission meeting for Thursday, October 14, 2010 due to a conflict with a planning conference scheduled on the typical regular meeting day, October 21, 2010. A change in this meeting date was requested for Wednesday, October 20, 2010. **Moved by Westra, supported by Proos to change the October meeting date for the Planning Commission to Wednesday October 21, 2010. Roll Call: 5-Yes 0-No, absent 2; Resolution is Adopted.**

#### **APPRAISAL OF CONSERVATION EASEMENT VALUE**

Planning Director Ferro reported the Open Space Advisory Board has been working for several months with Dick and Shirley Cooper regarding possible preservation of a large portion of their 208-acre property on Bailey Drive near Boynton Ave. This would remain as permanent open space using a conservation easement that would be acquired by the township. Prior to committing to a conservation easement transaction, both parties wish to obtain an appraisal of the value of the development right on the property.

The scope of the proposed appraisal includes the development rights on all three of the parcels owned by the Coopers. The property owner has agreed to participate in the cost of the appraisal, on a 2/3 Township – 1/3 property owner basis. Based on the Townships 2/3 share, the Townships total cost will range from \$2,668.00 to \$3,333.00 for the complete appraisal report, including the cost of the initial phase. The fee range for a fully documented summary appraisal report prepared to the minimum requirements of the IRS would range from \$4000.00 to \$5,000.00.

Planning Director Ferro stated this would be a preservation of the property without being forced to development, and will enhance the value of adjacent properties. Supervisor Haga stated that the appraisal is a positive in the fact the property is not open to the public, and it protects land diversities in the property.

**Moved by Proos, supported by Smith to approve the Appraisal of the Conservation Easement Value, the Township share not to exceed \$3,333.00. Moved by Proos, supported by Westra to amend the main motion to approve the Appraisal of the Conservation Easement Value, the Township share not to exceed \$3,000.00. 5-Yes 0-No, absent - 2; Amendment to the Motion carried. Yes – 4, No – 1, absent – 2; Main Motion as amended carried.**

#### **RESOLUTION R-101110-2, TO ADOPT ORDINANCE 0-101110-1, NEW SANITARY SEWER ORDINANCE**

Mike Lund with the City of Grand Rapids, and a resident of Ada, explained Ada Township is a party to a Water and Sanitary Services Agreement with the City of Grand Rapids, under which the City provides water and sanitary sewer services to the Township. Under the agreement, the Townships Sanitary Sewer Ordinance must contain limits and requirements that are as strict or stricter than those contained in the City's Sewer Use Ordinance. Mr. Lund explained this will not affect sewer rates. **Moved by Proos, supported by Rhoades to adopt Resolution R-101110-2, to adopt Ordinance 0-101110-1, New Sanitary Sewer Ordinance. Roll Call Yes- Westra, Smith, Rhoades, Proos and Haga. Yes – 5, No – 0, Absent - 2. Resolution adopted.**

**RESOLUTION R-101110-3, RIX 301 CLASS C LIQUOR LICENSE RESOLUTION**

Supervisor Haga stated the Resolution R-092710-2, the issuance of liquor license to Rix 301 as adopted by the Township on September 27, 2010 was not acceptable by the Michigan Liquor Control Commission. This is due to the conditions stated in the adopted resolution. A recommendation for the issuance of a liquor license must be free of conditions and restrictions in order for the Michigan Liquor Commission to issue the license. In order to support this, a new resolution without restrictions is necessary. **Moved by Westra, supported by Rhoades to amend the adoption of Resolution R-101110-3, which is a resolution authorizing a Class C Liquor License release, without restrictions, to Rix 301, located at: 445 Ada Dr. SE, Ada, MI. Roll Call Yes – Haga, Proos, Westra, Smith and Rhoades. No-0. Absent 2. Resolution adopted.**

**OPPORTUNITY FOR PUBLIC COMMENT**

No Public Comment.

**ADJOURNMENT**

The meeting was adjourned at 8:33 p.m.

Respectfully submitted,

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Susan Burton  
Ada Township Clerk

RS/hs