

**ADA TOWNSHIP BOARD MEETING
MINUTES
JANUARY 28, 2013**

Meeting was called to order by Supervisor Haga at 7:30 p.m. Members present: Supervisor Haga, Clerk Burton, Treasurer Rhoades, Trustee LeBlanc, Trustee Proos, Trustee Jacobs and Trustee Smith. Also present: Planning Director Jim Ferro, Director of Parks & Recreation Mark Fitzpatrick, Recording Secretary Dorothy Renegar, and 12 community members.

APPROVAL OF AGENDA

Motion by Jacobs, supported by Rhoades, to approve the Agenda. Yes – 7; No – 0; Absent – 0. Motion carried.

**PUBLIC HEARING MEETING-ACCESS BUSINESS GROUP
INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE**

Supervisor Haga asked for a motion to proceed into the public hearing.

Motion by Proos, supported by Burton, to proceed into Public Hearing on the Access Business Group Industrial Facilities Exemption Certificate. Yes – 7; No – 0; Absent – 0. Motion carried.

Adam Sheridan, Corporate Counsel, Access Business Group, stated last year they received special use approval, as well as a grant from the Michigan Economic Development Corporation, for rehabilitation of the property on Spaulding Avenue. Approximately 200 new jobs will be created with vitamin supplement products being produced using specialized equipment, with a monetary investment of \$96,950,000. The project is expected to break ground in March and construction will be completed within two years as required by the State tax commission. He stated the revised application along with modifications and additional information as requested by the Township was submitted on January 18th.

There was no public comment and Supervisor Haga asked for a motion to close the public hearing.

Motion by Proos, supported by Smith, to close the Public Hearing regarding the Access Business Group Industrial Facilities Exemption Certificate. Yes – 7; No – 0; Absent – 0. Motion carried.

Board members thanked Access Business Group for the decision to choose Ada for their project, to re-use a vacant building, and for adding 200 plus jobs to the Ada tax base.

ACCESS BUSINESS GROUP IFT

1. RESOLUTION R-012813-1 TO APPROVE AN INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE FOR ACCESS BUSINESS GROUP LLC

Motion by LeBlanc, supported by Jacobs, to approve Resolution R-012813-1 to approve an Industrial Facilities Tax Exemption Certificate for Access Business Group LLC. Roll Call: Yes – Smith, Jacobs, Proos, LeBlanc, Rhoades, Burton and Haga; No – 0; Absent – 0. Resolution adopted.

Supervisor Haga stated the second part is the tax abatement agreement with the Township for repayment of abated taxes within the 12 years that it is being applied for.

2. TAX ABATEMENT AGREEMENT ACCESS BUSINESS GROUP LLC

Motion by Proos, supported by Smith, to approve the Tax Abatement Agreement regarding the Spaulding Plaza 2013 project for Access Business Group LLC. Yes – 7; No – 0; Absent – 0. Motion carried.

There was interest by the Board in receiving a progress report at some time in the future from Access Business Group.

GENERAL TOWNSHIP BUSINESS

CONSENT AGENDA

Approval of Minutes

January 14, 2013 Regular Board Meeting

Receive and File Various Reports/Communications

1. Building Permit Report-12/12; 2. Zoning Board of Appeals Minutes-12/4/12; 3. Ada DDA Minutes-12/3/12, 12/7/12; 4. Comcast Update-1/3/3, 1/8/13; 5. Building Permit Summary for 2011 and 2012; 6. Open Space Preservation Board Minutes-11/8/12; 7. MTA Legislative Update Fax-1/11/13, 1/18/13; 8. GVMC Policy Committee Minutes-1/16/13; 9. Hope Network Activity Report-12/12; 10. UAB Minutes-12/20/12.

Motion by Rhoades, supported by LeBlanc, to approve the Minutes, Reports and Communications under the Consent Agenda. Yes – 7; No – 0; Absent – 0. Motion carried.

APPROVAL OF WARRANTS

ADA TOWNSHIP GENERAL WARRANTS

Treasurer Rhoades reported receipts in the following amounts: Hand Checks: #101 \$1,538.60; #205 \$129.87; #208 \$194.64; #592 \$103.37; Total all Hand Checks: \$1,966.48; Warrants: #101 \$10,687.72; #205 \$1,046.69; #208 \$3,469.50; #590 \$6,084.43; #591 \$12,834.84; #592 \$2,667.32; Total Warrants: \$36,790.50. Total All Checks and Warrants: \$38,756.98.

Moved by LeBlanc, supported by Proos, to approve the Warrant Report for January 28, 2013, in the total amount of \$38,756.98. Roll Call: Yes – Smith, Jacobs, LeBlanc, Proos, Rhoades, Burton and Haga; No – 0; Absent – 0. Motion carried.

PAYMENT APPLICATION NO. 2, FULTON LIFT STATION PROJECT

Steve Groenenboom, Moore & Bruggink, projected photos showing the pumps at the Fulton Lift Station, and stated the delivered price on the three pumps is \$175,000. He stated one pump is installed and has been tested, they are hoping to begin work on pump #2 next week, and then two weeks later pump #3 will be installed. Groenenboom stated everything is on or ahead of schedule, and the pay estimate is for \$199,260 payable to Northwest Kent Mechanical Company.

Moved by LeBlanc, supported by Smith, to approve Payment Application No. 2, Fulton Lift Station in the total amount of \$199,260, payable to Northwest Kent Mechanical Company. Roll Call: Yes – Smith, Jacobs, LeBlanc, Proos, Rhoades, Burton and Haga; No – 0; Absent – 0. Motion carried.

AUTHORIZATION TO PROCEED TO OBTAIN PROPOSALS FOR M-21 BRIDGE CONNECTION TRAIL IMPROVEMENT PROJECT

Steve Groenenboom, Moore & Bruggink, projected photos showing the next stage of the non-motorized trail construction, and explained what has transpired since this was presented to the Board in September. He stated they have had meetings with the property owners to address various easement concerns in regard to Option A, cutting through the wooded section of land between the two properties on Pettis. Groenenboom stated the cost estimate for this route is \$313,455.

Moved by Proos, supported by Smith, to obtain proposals for the M-21 Bridge Connection Trail Improvement Project utilizing Option A in the amount of \$313,455. Yes – 7; No – 0; Absent – 0. Motion carried.

AUTHORIZATION TO PROCEED TO OBTAIN PROPOSALS FOR ROSELLE PARK IMPROVEMENT PROJECT PHASE 1

Wes Steer, OCBA, stated this is the first phase for the Roselle Master Plan update that the Parks Committee has reviewed and approved. He stated this is the implementation phase to improve the entrance to Roselle Park, which will set the stage for the future phase of the new building and the parking lot. Steer stated construction will be started in the Spring for use this Summer.

Moved by Proos, supported by LeBlanc, to obtain proposals for the Roselle Park Improvement Project Phase 1 as presented. Yes – 7; No – 0; Absent – 0. Motion carried.

WATER TOWER PAINTING CONTRACT AWARD

1. Tank Repainting Contract Award

Ira Gabin, Vice President, Dixon Engineering, stated their last report on the Township's water tank recommended repainting the exterior of the million gallon elevated tank, and they were authorized to proceed with obtaining bids. He stated there were four bids received, and the low bidder was Kountoupes Painting with a bid amount of \$129,000. Gabin stated they are a very experienced painting company and have done a number of projects around Michigan and the Midwest. He stated the work will be done in April and May before the peak demand time.

Gabin stated there is a proposal for Dixon Engineering to perform health and safety upgrades, and to do the inspection to verify the painters are performing the job as expected. He stated the cost for this proposal/contract agreement is for \$9,825.00.

Moved by LeBlanc, supported by Jacobs, to approve awarding the contract for the Water Tower Painting to Kountoupes Painting in the amount of \$129,000. Roll Call: Yes – Smith, Jacobs, LeBlanc, Proos, Rhoades, Burton and Haga; No – 0; Absent – 0. Motion carried.

Gabin stated there is a performance painting bond during the project, a two year warranty period, and a separate bond covering the warranty period. He stated they will do an inspection after one year to verify if there are any issues or defects that need to be corrected. Gabin stated it is expected for this painting to last approximately 15 years if it is done properly.

Trustee Smith stated one of the new things being done now is painting a lighter color on top and darker on the bottom, so as to camouflage any mildew.

Gabin stated the specifications were written to bid based on just what is there, the existing color and lettering, but if there is a desire to look at doing a two-toned paint job a price can be requested.

2. PROJECT ADMINISTRATION PRE-CONSTRUCTION MEETING AND PAINT INSPECTION SERVICES AGREEMENT WITH DIXON ENGINEERING

Moved by LeBlanc, supported by Jacobs, to approve the Project Administration Pre-Construction Meeting and Paint Inspection Services Agreement with Dixon Engineering in the amount of \$9,825. Motion carried.

RESOLUTION R-012813-2, ROAD CLOSURE FOR “RUN 4 A CAUSE...OUR KIDS 5K RACE”

There was no one present regarding Run 4 A Cause, and a motion to postpone was made.

Moved by Proos, supported by LeBlanc, to postpone action on Resolution R-012813-2, Road Closure for “Run 4 a Cause...Our Kinds 5K Race”. Yes – 7; No – 0; Absent – 0. Motion carried.

PETITION OF ADA TOWNSHIP TREASURER TO STRIKE PERSONAL PROPERTY FROM TAX ROLL

Treasurer Rhoades stated a request to strike personal property from the tax rolls as those businesses are no longer in the Township or are no longer in business. He stated these are from 2006 and 2007 in the amount of \$5,152.80.

Moved by Proos, supported by Smith, to approve the Petition of the Ada Township Treasurer to Strike Personal Property from Tax Roll as presented, and authorize the supervisor to endorse the waiver and consent. Yes – 7; No – 0; Absent – 0. Motion carried.

ORDINANCE AMENDMENT O-012813-1, REMOVAL OF TERM LIMITS FOR OPEN SPACE ADVISORY BOARD MEMBERS

Planning Director Jim Ferro stated it was recently brought to the attention of the Open Space Advisory Board the Township Board had recently removed term limits for Planning Commission and Zoning Board of Appeals members. It was brought to the attention of the Advisory Board that the Open Space ordinance has a term limit provision for Advisory Board members. Ferro stated they took action to formally recommend the Township Board remove term limits for Open Space Advisory Board members. Proposed in the ordinance amendment is deletion of one sentence that provides for a maximum of two consecutive four-year terms.

Motion by LeBlanc, supported by Rhoades, to adopt Ordinance Amendment O-012813-1, Removal of Term Limits for Open Space Advisory Board Members. Roll Call: Yes – Smith, Jacobs, LeBlanc, Proos, Rhoades, Burton and Haga; No – 0; Absent – 0. Ordinance Amendment adopted.

OPPORTUNITY FOR PUBLIC COMMENT

None.

BOARD COMMENT

Trustee Jacobs thanked the Township for the opportunity to attend the MTA Conference, and stated it was a fabulous experience as a new trustee to be able to attend the different sessions and gain knowledge that will be very beneficial.

Trustee Smith stated it was one of the best conferences she had attended, and there was a lot of a variety in workshops.

Clerk Burton stated February 26th is a school election for Lowell schools, with Precincts 3 and 8 at the Congregational Church, and Precinct 5 at Fire Station #2 on Knapp. She stated she learned at the conference from election officials on the State level that we will probably have another election in May and there is a ballot question the State is going to put on the ballot in either May or August which she is researching. Also, the office is working on transferring the cemetery operations and data to a Regis program.

Treasurer Rhoades reminded everyone taxes are due February 14th.

Supervisor Haga stated at the MTA Conference there were at least 86 technical or administrative sessions that were board member specific, and there were a number of motivational presenters. There were about 1,100 board members present, and 300 new board members participated at the conference.

ADJOURNMENT

The meeting was adjourned at 8:41 p.m.

Susan Burton, CMC
Ada Township Clerk

Date

RS/dr