

**Meeting Minutes
Cascade Charter Township
Downtown Development Authority
Board of Directors
October 13, 2009
5:30 p.m.
Cascade Library Wisner Center
2870 Jacksmith Ave. SE**

ATTENDEES: Rob Beahan, Ron Clark, David Huhn, Ray James, Joann Noto, Kirt Ojala, Dan Wallace.

Absences: David Huhn (excused), Julie Johnson (excused), Diana Kingsland (excused), Rick Siegel (excused).

Others Attending: Assistant to the Manager Sandra Otey and Recording Secretary Hern

Guests: Pat Cornelisse, Landscape Architect; Mike Berrevoets, Fishbeck

ARTICLE 1: Call the Meeting to Order

Vice-Chairman Clark called the meeting to order at 5:30 p.m.

ARTICLE 2: Approval of the Agenda

Vice-Chairman Clark requested a motion of approval of the October 13, 2009 DDA Agenda. No revisions, corrections to the agenda and Member Ojala motioned to accept the minutes as presented, supported by Member Wallace. The agenda of the October 13, 2009 was approved as submitted.

ARTICLE 3: Approval of the Minutes of August 18, 2009 Meeting.

Vice-Chairman Clark requested a motion of approval of the August 18, 2009 minutes.

Member Beahan motioned for approval of the minutes as presented, supported by Member Ojala.

All in favor of the August 18, 2009 DDA Minutes as presented; none opposed. Motion carried.

ARTICLE 4: Discussion of the 2010 Streetscape Project – Sidewalk through I-96 Interchange on 28th Street.

Assistant to the Manager Otey said the goal of this meeting is to come to a decision regarding the concrete facing design on the earth retention system (retaining wall) under I-96 on 28th Street. The earth retention system will consist of steel sheet piling (or soldier piles) being driven in the slope under the bridge to support the slope.

While this system provides the stability required, it is not very attractive so a concrete wall is usually poured in front of and attached to the sheet piling. The concrete wall can be anything from plain concrete (like a foundation of a house) to a textured or geometric design. The texture on the concrete face is usually accomplished by using 'form liners'.

The form liners are placed in the concrete forms before pouring and the concrete sets around the form. The form is then removed to reveal the textured surface. The possibilities range from a simple stucco type texture to simulated bricks or rocks to custom designs. Costs will increase with the complexity of the design.

At the August meeting, the consensus seemed to be something decorative, yet subtle. Mike Berrevoets of Fishbeck and Pat Cornelisse have brought sketches tonight for the Boards' review so a decision can be reached.

The Board also needs to firm up the streetlights. At the August meeting, the Board discussed shoebox fixtures, which everyone seemed to agree with west of the I-96 overpass. The streetlights also need to be finalized at this meeting.

Ms. Cornelisse showed four (4) sketches of possible decorative form liners for the Boards' review.

Option A showed a form liner that would be poured every 5-feet. This surface has a cap with 1 ½ beveled edge, top and bottom. This surface is the most likely surface to deter graffiti. The facement of the wall has a fractured rib or 'rope' style form liner with smooth concrete at the base where it meets the sidewalk.

Option B showed the cap with a 1-inch chamfered edge and would have a light sandblasted finish with a natural stone aggregate.

Option C shows the same cap with a light sandblast finish of natural stone aggregate. She noted that this surface also includes a recessed, painted stripe and she selected the color blue to match the Township's logo. The painted stripe would need maintenance.

Option D shows a wall that has beveled wood, or composite lumber, within the concrete.

Ms. Cornelisse also noted that any of these four (4) options could be used and could be customized with the Township's logo or other decorative logo and placed every few feet on the wall.

She also reviewed two (2) sketches noting the end wall treatment, one has a curved end treatment and the other is a straight end treatment.

The budget numbers provided by a local contractor based on the sketches provided are as follows:

Option A: \$320 per linear foot for the concrete and finish (\$80,000 based on 250-l.f.)

Option B: \$290 per linear foot (\$72,500 based on 250-l.f.)

Option C: \$345 per linear foot (\$86,250 based on 250-l.f.)

Option D: \$350 per linear foot (\$87,500 based on 250-l.f.)

Straight End Wall Treatment: Add \$8,000 to wall cost.

Curved End Wall Treatment: Add \$24,000 to wall cost.

Vice-Chairman Clark opened the meeting for the Boards' comments.

Member Ojala said he favors Option A but questioned that if the wall did get graffiti, would it be more expensive to clean? Mr. Berrevoets said it would not be more expensive to clean versus the other walls but it is the surface that is least likely to be vandalized.

Ms. Cornellise suggested a warm grey for the color and Mr. Berrevoets noted that the pours are done separately so the tint might not exactly match and Option A would not show the tint color.

Member Wallace said he preferred Option B.

Member Beahan said he preferred Option A with the straight end wall treatment.

Assistant to the Manager Otey said that Member Siegel did email his thoughts on the wall and suggested the Board keep it simple.

Member Noto said she favored Option A with the straight end wall treatment along with Member Ojala.

Ms. Cornelisse said that she could bring a sample of the warm grey tinting she was referring to and could also provide the costs at the next meeting.

Member Beahan motioned for Option A with a straight end wall treatment and the Board to review the tinting costs, supported by Member Ojala. All in favor with none opposed. Motion carried.

Assistant to the Manager Otey asked the Board what they preferred regarding the lighting on 28th Street. There is no plan to install sidewalks in front of the Meijer's property and MDOT will not allow for a sidewalk on the north side of 28th Street due to traffic entering onto I-96 and the traffic lights. At the August meeting, the Board seemed to favor the shoebox lighting west of the I-96 overpass.

Member Ojala motioned for the Lumac lighting to be installed east of the I-96 overpass and the shoebox lighting to be installed west of the I-96 overpass, supported by Member Beahan.

Member Beahan also questioned if the Board should consider L.E.D. lighting and the Board agreed to consider.

All in favor with none opposed. Motion carried.

ARTICLE 5: Discussion of Roundabout.

Assistant to the Manager Otey said the Township received the final document for the Cascade Road roundabout study. The study indicates the roundabout 'fits' at this intersection. Staff would like to have a discussion with the Board regarding the roundabout and what course of action should be taken.

The Kent County Road Commission (KCRC) has not yet made a determination on the roundabout so the discussion should be very preliminary. KCRC still needs to bring the roundabout construction to their board for discussion. KCRC has said that no boulevards would be allowed so the only options the Township has is to leave the road as it is or build the roundabout (depending on the KCRC decision).

Assistant to the Manager Otey said in going forward, it might be wise to educate the business owners regarding the potential roundabout and hear what they have to say regarding it.

Vice-Chairman Clark noted that the volume of traffic on Cascade Road does not seem to be the issue but the speed of the vehicles and pedestrian crossing are both concerns. He asked how many lanes would be in the roundabout and Assistant to the Manager Otey said two (2) lanes.

Vice-Chairman Clark asked how the project would be funded and Assistant to the Manager Otey said that the DDA would fund the project, KCRC has already told the Township they would not fund the project.

Vice-Chairman Clark asked what the disruption of traffic would be during construction and asked Assistant to the Manager Otey to speak with KCRC to see what they say regarding the disruption.

Member Noto asked when the project is scheduled to be constructed and Assistant to the Manager Otey said in 2012 and the DDA would need to amend the T.I.F. Plan.

Vice-Chairman Clark asked Staff to report at the next meeting regarding KCRC's comments and the Board would further review at that time.

ARTICLE 6. Any Other Business.

Assistant to the Manager Otey said she would distribute the DDA schedule at the November 17, 2009 Meeting.

There was no other business.

ARTICLE 7. Adjournment

Vice-Chairman Clark requested a motion for adjournment. At 6:25 p.m. Member Noto motioned for adjournment, supported by Member Beahan.

Respectfully Submitted,

Lisa Hern, Recording Secretary

Approved as to form by:
Sandra Otey, Assistant to the Manager