

**AGENDA
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING**

Wednesday, April 24, 2019

7:00 P.M.

Cascade Branch of the Kent District Library, Wisner Center
2870 Jacksmith, S.E.

Expected Meeting Procedures

1. During public comments you may speak on any item not noted on the agenda for a public hearing.
2. Please limit comments to 3 minutes per person and the Board may or may not choose to respond.
3. Please limit your comments to a specific issue.
4. Please turn OFF cellular phones.

Article 1. Call to Order, Roll Call

Article 2. Pledge of Allegiance to the Flag

Article 3. Approval of Agenda

Article 4. Presentations

- a. Presentation of Lifesaving Award by Cascade Township Fire Department

Article 5. Public Comments-Anything on the Agenda not scheduled for a public hearing. (limit comments to 3 minutes)

Article 6. Approval of Consent Agenda

- a. Receive and File Various Meeting Minutes
 1. Regular Board Meeting Minutes 04/10/2019.
- b. Receive and File Reports
 1. Building Monthly Report for March, 2019
- c. Receive and File Communications
 - 1.
- d. Education Requests
 1. Roger McCarty/Jennifer Genter – 2019 International Association of Assessing Officers Conference – September 8-11, 2019 – Niagra Falls, Ontario.

Article 7. Financial Actions

Article 8. Unfinished Business

Article 9. New Business

- 026-2019**
- a. **Public Hearing – Cascade Charter Township Buildings and Services Study**
 - b. **Consider the Cascade Charter Township Buildings and Services Study and Direct Staff to Initiate Recommended Next Steps**
- 027-2019** **Consider Appointments to Various Boards and Commissions**

- Article 10. Public Comments – Any comments...whether it is on the Agenda or not.
(limit comments to 3 minutes)**
- Article 11. Manager Comments**
- Article 12. Board Member Comments**
- Article 13. Adjournment**

**MINUTES OF THE
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING**

Wednesday, April 10, 2019

7:00 P.M.

- Article 1.** Supervisor Beahan called the meeting to order.
Present: Supervisor Beahan, Clerk Slater, Treasurer Peirce, Trustees Koessel, McDonald, Shipley and Lewis.
Absent: None
Also Present: Manager Swayze and those listed in Supplement #1.
- Article 2.** Supervisor Beahan led the Pledge of Allegiance to the Flag.
- Article 3.** Motion was made by Trustee Shipley and supported by Trustee McDonald to approve the Agenda as presented. Motion carried unanimously.
- Article 4.** **Presentations**
a. Annual Report Presentation from The Right Place
Birgit Klohs, President and CEO from the Right Place reviewed their 2018 Annual Report
- Article 5.** **Public Comments-Anything on the Agenda not scheduled for a public hearing. (limit comments to 3 minutes)**
- Article 6.** **Approval of Consent Agenda**
a. Receive and File Various Meeting Minutes
1. Regular Board Meeting Minutes 03/27/2019.
2. Planning Commission Meeting Minutes 3/18/2019
b. Receive and File Reports
1. Treasurer's Report – January 2019
2. Treasurer's Report – February 2019
Motion was made by Trustee Lewis and supported by Trustee Shipley to approve the Consent Agenda as presented. Motion carried unanimously.
- Article 7.** **Financial Actions**
a. **Consider Approval of March, 2019 Payroll, Payables and Transfers.**
Motion was made by Trustee Koessel and supported by Trustee Shipley to approve the March, 2019 Payroll, Payables and Transfers. Motion carried unanimously.
b. **Consider Approval of March, 2019 General/Special Funds.**
Motion was made by Trustee Shipley and supported by Trustee Koessel to approve the March, 2019 General/Special Funds. Motion carried unanimously.
- Article 8.** **Unfinished Business**
020-2019 a. **Public Hearing -Consider Consumers Energy – Franchise Agreement Ordinance Renewal**
Motion was made by Trustee McDonald and supported by Trustee Koessel to move into public hearing. Motion carried unanimously.
No public comments received.
Motion was made by Trustee Shipley and supported by Trustee McDonald to reconvene into regular session. Motion carried unanimously.

b. Consider Approval of Consumers Energy – Franchise Agreement Ordinance Renewal (roll call)

Motion was made by Trustee Koessel and supported by Trustee Shipley to approve the Consumers Energy Franchise Agreement Ordinance Renewal. Motion carried unanimously by roll call vote.

Article 9. New Business

Article 10. Public Comments – Any comments...whether it is on the Agenda or not. (limit comments to 3 minutes)

Article 11. Manager Comments

Manager Swayze offered the following comments:

- Today our new representative from Sabo PR started...his name is Hunter Zuk.
- Startup of road projects...first project is the Kraft Ave. project – a full reconstruction from 36th to 28th St. The intersection of 44th and Patterson will be starting a little bit later. Our local road work came in under cost.
- Board meeting update – April 24th will be the final presentation of the Facilities Study. May 8th there will be a promotion ceremony for our Fire Department.

Article 12. Board Member Comments

Trustee Shipley offered the following comments:

- Have had some inquiries regarding Sewer and Water hook-ups.

Trustee McDonald offered the following comments:

- Coming up with a letter from the Board to the community.

Article 13. Adjournment

Motion was made by Treasurer Peirce and supported by Trustee Koessel to adjourn. Motion carried unanimously.

Meeting adjourned at 7:52 p.m.

Respectfully submitted,

Denise M. Biegalle
Deputy Clerk

Approved by:

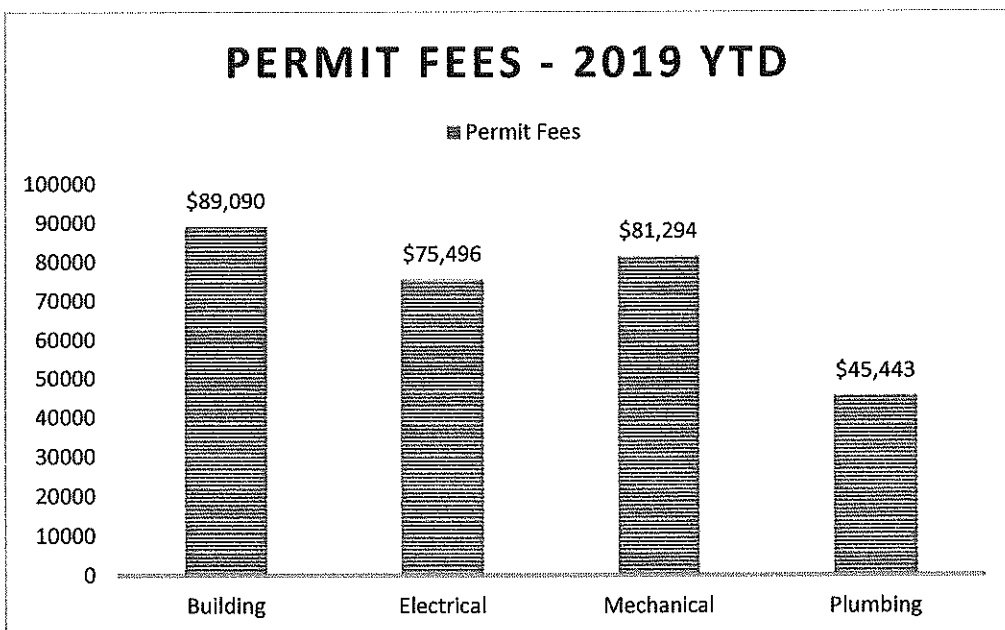
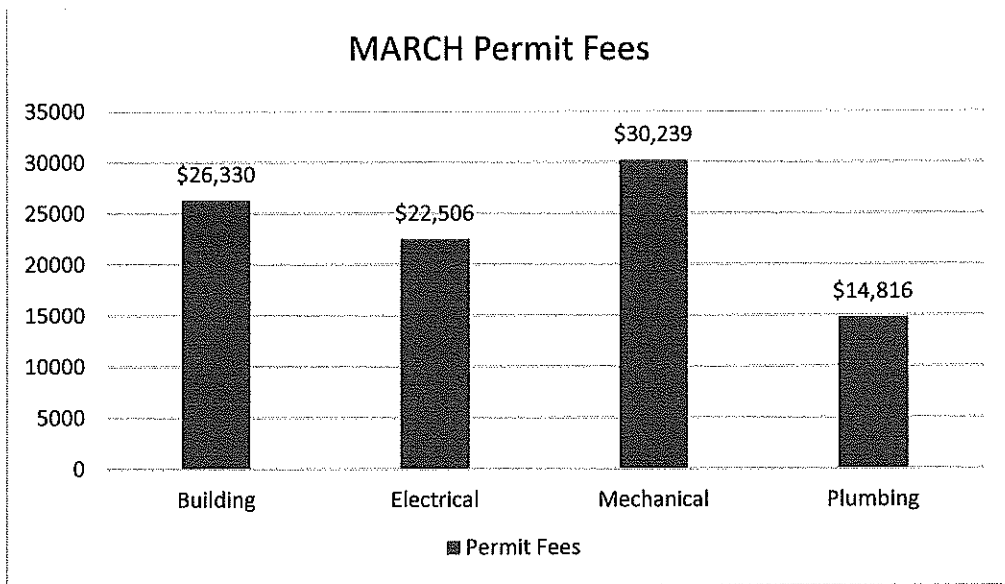
Susan B. Slater, Clerk

Robert S. Beahan, Supervisor

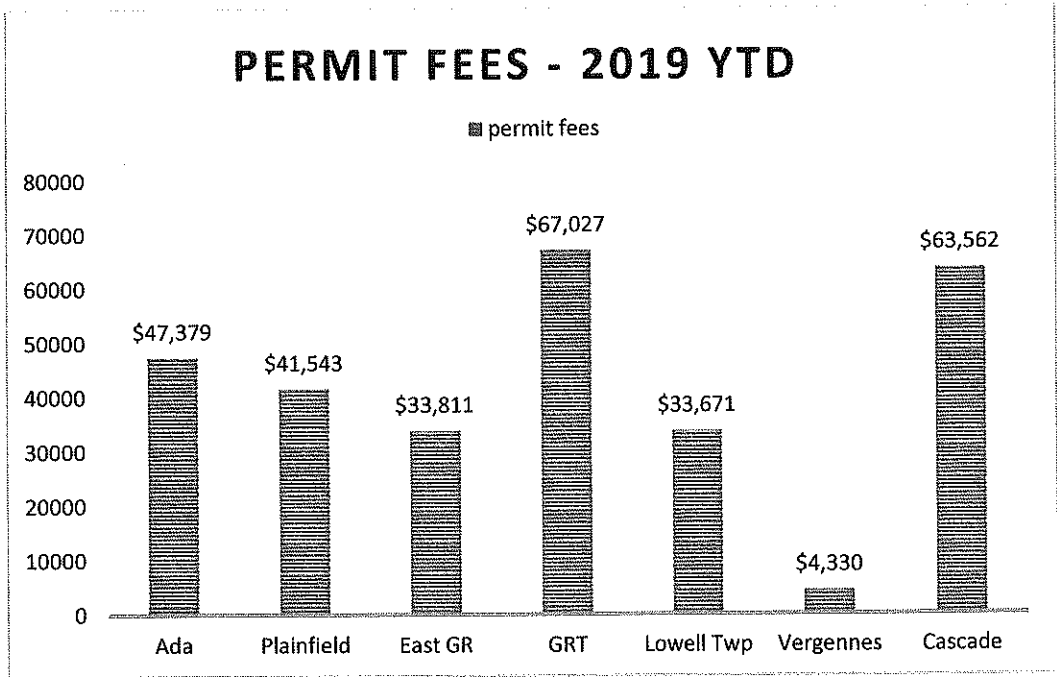
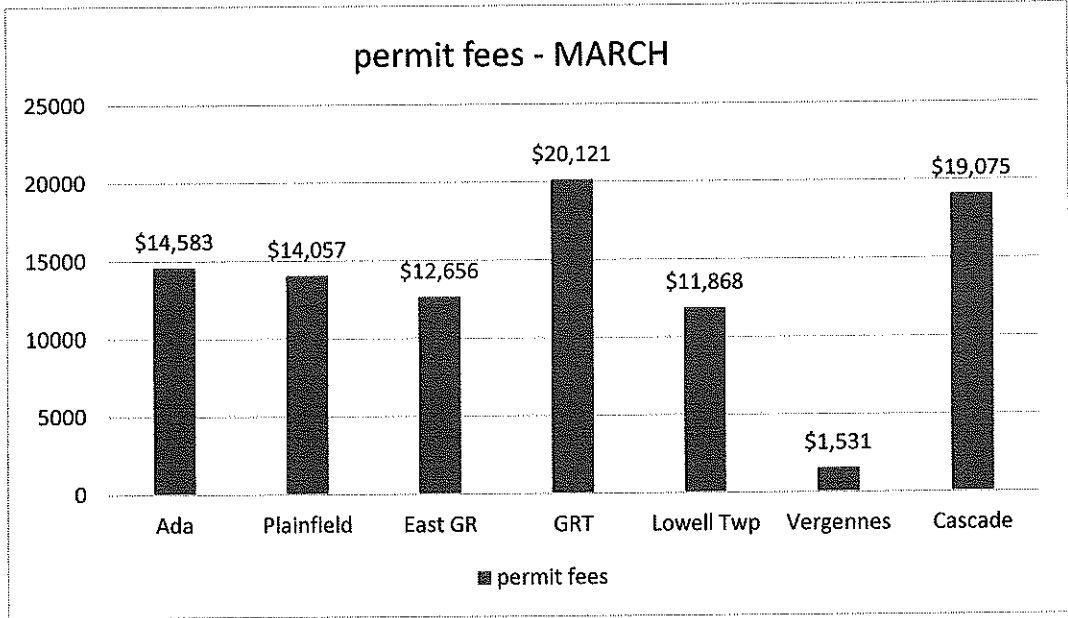
Cascade Inspection Services

MARCH 2019

Permit Fees by Type



Permit Fees by Municipality



Township	#of Per Building	#of Per Electrical	# of Per Mechanical	# of Per Plumbing	Total Permits	Total Fees
PREV YTD TOTAL	170	260	445	161	1036	\$197,432.00
MARCH						
Cascade	41	32	34	28	135	\$19,075.00
Lowell Twp	9	15	14	4	42	\$11,868.00
Ada	23	25	36	12	96	\$14,583.25
Vergennes		5	6	3	14	\$1,531.00
GR Twp	18	25	53	37	133	\$20,120.75
EGR	21	25	35	13	94	\$12,656.00
Plainfield		41	54	22	117	\$14,057.00
					0	\$0.00
MONTH TOTAL	112	165	232	119	631	\$96,891.00

2019 YTD	282	428	677	280	1667	\$ 291,323.00
TOTAL -2018	1705	2116	3585	1654	9060	\$ 1,996,897.00
TOTAL-2017	1758	2210	3273	1485	8726	\$ 1,762,559.25
TOTAL-2016	1475	1992	3217	1404	8088	\$ 1,414,495.24
TOTAL-2015	1510	1948	3070	1361	7889	\$ 1,594,801.81
TOTAL-2014	1354	1780	2860	1257	7251	\$ 1,469,705.70
TOTAL-2013	1241	1667	2583	969	6460	\$ 1,409,673.76
TOTAL-2012	1,122	1,349	2,134	835	5,440	\$ 1,065,999.29
TOTAL-2011	949	990	1585	753	4277	\$ 859,303.35
TOTAL-2010	850	1330	1644	625	4449	\$ 756,490.25
TOTAL-2009	712	875	1313	554	3463	\$ 571,382.75
TOTAL-2008	848	1043	1348	697	3933	\$ 951,266.55
TOTAL-2007	1032	1069	1447	778	4326	\$ 723,879.15
TOTAL-2006	1181	1547	2147	1243	5173	\$ 940,523.41
TOTAL-2005	1032	1369	1874	1111	5386	\$ 967,209.45

CASCADE CONSOLIDATED FEES
YEAR 2019

MONTH	Building Comm.	Building Residential	Electrical	Mechanical	Plumbing	TOTAL
JANUARY	\$2,335.00	\$3,398.00	\$4,084.00	\$5,960.00	\$3,517.00	\$19,294.00
FEBRUARY	\$1,177.00	\$4,855.00	\$9,292.00	\$5,248.00	\$4,621.00	\$25,193.00
MARCH	\$2,700.00	\$6,501.00	\$3,700.00	\$3,770.00	\$2,404.00	\$19,075.00
APRIL						
MAY						
JUNE						
JULY						
AUGUST						
SEPTEMBER						
OCTOBER						
NOVEMBER						
DECEMBER						
YEAR END TOTAL	\$6,212.00	\$14,754.00	\$17,076.00	\$14,978.00	\$10,542.00	\$63,562.00
PERMIT # FOR MONTH	9	31	32	34	28	134
PREV PERMIT TOTAL	20	33	48	90	35	226
PERMIT TOTAL FOR YR	29	64	80	124	63	360
YEAR TO DATE	2019	\$63,562.00				
YEAR TO DATE	2018	\$78,779.55				
UNDER	\$15,217.55					

CASCADE SINGLE FAMILY HOMES

	MAR	YTD 2019	2018	2017	2016
Number of Permits					
New Residential Homes	4	9	43	57	56
VALUE - RESIDENTIAL	\$ 1,625,489.00	\$ 3,484,463.00	\$ 28,327,352.00	\$ 32,980,308.00	\$ 24,019,640.00

Cascade Twp -Permit Report by Category/ Fee

3/1/2019 12:00:0 to 3/31/2019 12:00:

Permit	Applicant	Address	Issue Date	Project Value	Permit Fee	Work Description
Res. Single Family						
PB19000208	EAGLE CREEK CONST	3345 QUIGGLE AVE SE	03/18/2019	335,000	733.00	RESIDENCE W/DECK
PB19000234	EASTBROOK HOMES I	5858 THORNAPPLE RIVER DR S	03/04/2019	273,000	733.00	RESIDENCE W/FINISHED BASEME
PB19000235	EASTBROOK HOMES I	5870 THORNAPPLE RIVER DR S	03/04/2019	267,489	731.00	RESIDENCE W/DECK
PB19000236	HEYS BUILDERS INC	3041 WEST LOCUST LN SE	03/26/2019	750,000	1,087.00	NEW HOUSE WITH UNFINISHED I
				1,625,489	3,284.00	

4 Permits Value Total **1,625,489** Fee Total **3,284.00**

Memo

To: Cascade Township Board

From: Roger Mc Carty, Assessor

CC:

Date: 4/12/2019

Re: Request for approval for Roger Mc Carty, Assessor and Jennifer Genter, Deputy Assessor to attend 2019 International Association of Assessing Officers Conference in Niagara Falls Ontario, September 8-11, 2019

Attached is an education request for Roger Mc Carty and Jennifer Genter to attend the 2019 International Association of Assessing Officers Conference in Niagara Falls Ontario, September 8-11, 2019

There are many excellent education sessions during the conference. The sessions on big box and retail valuation as well as the sessions on retail and fee simple valuation will be particularly timely. As always, there are many opportunities to network with fellow assessors and with vendors to learn what is available to assist in valuing property.

This has been budgeted.



**Cascade Charter Township
Seminar/Conference Attendance Request Form**

This form must be filled out if the employee is requesting Township payment or reimbursement for the employee's attendance to a seminar or conference.

Conditions:

1. Cascade Charter Township will reimburse employees for approved registration for work related seminars and conferences. Individual seminars and conferences must be related to the employee's current job duties or a foreseeable-future position in the organization in order to be eligible for educational assistance.
2. Some seminars/conferences that an employee may attend may be unrelated to their particular job or government in general, and are therefore not covered by this assistance policy.
3. Any request that requires an overnight stay or expenditure over \$200 requires Township Board approval before the seminar/conference is attended.
4. Under extenuating circumstances, the Township Manager may approve an overnight stay or expenditure over \$200 for a conference or seminar prior to Township Board approval. The request must be made before attendance to a seminar/conference. The Township Board will be informed of request at their next scheduled meeting.

This form must be completed by the employee and approved by the Township Manager and/or Township Board before the seminar/conference is attended.

Name: ROGER MCCARTY

Application Date: 3/29/19

Location of Seminar/Conference NIAGARA FALLS, ONTARIO

Name of Proposed Seminar/Conference: IAAO CONFERENCE

Description of Seminar/Conference: (may also be attached) _____

(over)

How will the Seminar/Conference benefit the employee and the township? _____

EDUCATION, NETWORKING

Cost of the Seminar/Conference: (Registration) \$ 645

(Lodging) \$ 705 (us) (est) (Travel) \$ 417

Account #: 101-257-724

Your Signature: _____

Approvals:

Department Head: _____ Date: _____

Township Manager: _____ Date: _____

Clerk's Signature: _____ Date: _____

(Showing Township Board approval)

Original to personnel file

1 copy to applicant

1 copy to Accounting



INTERNATIONAL ASSOCIATION of ASSESSING OFFICERS
85th ANNUAL INTERNATIONAL CONFERENCE ON ASSESSMENT ADMINISTRATION
Sept. 8–11, 2019 – Niagara Falls, Ontario, Canada

REGISTRATION

First Name Roger Middle Initial A Last Name Mc Carty
 Preferred Name for Badge Roger Mc Carty
 Employer Cascade Township Title Assessor
 Address 2865 Thornhills Ave SE
 City Grand Rapids State/Province MI Zip/Postal Code 49546 Country USA
 Phone 616 949 6176 Fax 616 949 3918 E-mail rmccarty@cascaadetwp.com

EMERGENCY CONTACT

Name Tara Hunsberger Phone 269 325 0755

SPECIAL NEEDS - Please e-mail a description by Friday, August 9, 2019 to Rachel Mense at mense@iaao.org.

REGISTRATION TYPE	EARLY BIRD RATE	EARLY BIRD RATE	AMOUNT
	Member	Non-Member	
Full Registration	\$645	\$845	645
Guest Registration	\$300	\$300	
IAAO Member # <u>00011199</u>		TOTAL DUE	645

Cancellation & Refund Policy - Guarantees for food service, printing, and space rental cannot be changed by IAAO at the last moment. Requests for refunds will be honored, less a \$150 processing fee, only if received in writing by August 9, 2019. No refunds will be made after August 9, 2019. No refunds are given for no-shows. Send your cancellation notice to Rachel Mense at mense@iaao.org, or mail to: IAAO, Meetings Dept., 314 W. 10th St., Kansas City, MO 64105, or fax to 816-701-8149. **Registrations ARE transferrable for \$50.** IAAO will need a completed registration for the new individual a registration is being transferred.

Photo Policy - Registrants of IAAO events agree to allow IAAO and its official photographer to photograph them in the context of the event. Footage captured by IAAO's photographer may be used in future print and electronic promotional and archival materials.

Conference and Event Code of Conduct Policy – IAAO is dedicated to providing a harassment-free event experience for all attendees and has developed a Code of Conduct for events. Please see IAAO website for complete details.

PAYMENT (Registrations are not accepted without full payment.)

Check—Please complete this registration form and mail with check or money order, payable to IAAO in US funds, to the IAAO Lockbox at IAAO, PO Box 29900, Dept. 929, Phoenix, AZ 85038-0900. Sending a check may delay your registration 10-14 business days.

Credit Card—Please complete the authorization information below, print and fax it to 816-701-8149.

VISA MasterCard American Express

Card # _____ Exp. Date _____

Please contact Rachel Mense at 816-701-8109 with credit card info

Cardholder Name _____ CSC Code _____

Your signature below authorizes IAAO to charge the credit card above for the total payment due and acknowledges that you have read and understand the policies noted above.

Signature _____ Date _____



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This form must be completed by the employee and approved by the Township Manager and/or Township Board before the seminar/conference is attended.

Name: JENNIFER GENTER

Application Date: 3/29/19

Location of Seminar/Conference NIAGARA FALLS, ONTARIO

Name of Proposed Seminar/Conference: IAAO CONFERENCE

Description of Seminar/Conference: (may also be attached) _____

(over)

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Approvals:

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85th ANNUAL INTERNATIONAL CONFERENCE ON ASSESSMENT ADMINISTRATION
Sept. 8-11, 2019 – Niagara Falls, Ontario, Canada

REGISTRATION

First Name Jennifer Middle Initial L Last Name Genter
 Preferred Name for Badge Jennifer Genter
 Employer Cascade Charter Township Title Deputy Assessor
 Address 2865 Thornhills SE
 City Grand Rapids State/Province MI Zip/Postal Code 49546 Country USA
 Phone 616-949-6176 Fax 616-949-3918 E-mail jgenter@cascaudetwp.com

EMERGENCY CONTACT

Name Robert Genter Phone 616-450-3361

SPECIAL NEEDS - Please e-mail a description by Friday, August 9, 2019 to Rachel Mense at mense@iaao.org.

REGISTRATION TYPE	EARLY BIRD RATE	EARLY BIRD RATE	AMOUNT
	Member	Non-Member	
Full Registration	\$645	\$845	645
Guest Registration	\$300	\$300	
IAAO Member # <u>10171462</u>		TOTAL DUE	<u>645</u>

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Credit Card—Please complete the authorization information below, print and fax it to 816-701-8149.

VISA MasterCard American Express

Card # _____ Exp. Date _____

Please contact Rachel Mense at 816-701-8109 with credit card info

Cardholder Name _____ CSC Code _____

Your signature below authorizes IAAO to charge the credit card above for the total payment due and acknowledges that you have read and understand the policies noted above.

Signature _____ Date _____

2019 annual conference educational sessions

Join IAAO in Niagara Falls for an outstanding education program and continuing education credits.

More than 120 sessions will be offered over three days.

The course schedule is subject to change. See the IAAO website for updates and more information.

Note: CEUs not offered for the Exhibitor Solutions track.

MONDAY, SEPT. 9, 2019

9:30 a.m. - 10:30 a.m.

ASSESSMENT TECHNOLOGY

Innovative Geospatial Approaches for Change Detection and Assessment of Buildings

- Carl Zimmerman, Ph.D., MLA, New York City, NY
- Apendium Knowledge Area - Collecting and Maintaining Property Data

EMERGING ISSUES

Discovering Inequities Through Regression Analysis

- Wei Sun, University of Memphis
- Apendium Knowledge Area - Appraising Property

EMERGING ISSUES

The Future of the Profession

- Margie Cusack, IAAO
- Neil Shah, MBA, MS, RICS, Americas
- Tony Henderson, Tyler Technologies
- Shelley Graham, MRICS, Municipal Property Assessment Corporation
- Dorothy Jacks, AAS, Palm Beach County, FL
- Apendium Knowledge Area - Leading and Managing the Assessment Office

Tracks

- Assessment technology
- Emerging issues
- Leadership
- Exhibitor solutions
- Legal and legislative
- Personal property
- Real property valuation
- GIS

EXHIBITOR SOLUTIONS

The Master's Touch eNotices - A Paperless Solution for Real and Personal Property

- Jim Cote, The Master's Touch
- Apendium Knowledge Area - Managing Complaints and Appeals

LEADERSHIP

Playing Nice with Others: A Systematic Approach to Better Relationship Building

- Michael Combrink, Coconino County, AZ
- Kelly Murphy, Coconino County, AZ
- Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

Single Property Appeals Using the Mass Appraisal Requirements

- Travis Horne, City of Saskatoon, SK
- Apendium Knowledge Area - Managing Complaints and Appeals

PERSONAL PROPERTY

Business Assets - Real or Personal

- Samantha Steele, Cook County, IL
- Lisa Hobart, CAE, PPS, ASA, Lisa A. Hobart, LLC
- Apendium Knowledge Area - Appraising Property

REAL PROPERTY VALUATION

Developing Rent, Expense Ratios, and Cap Rates in a Mass Appraisal Setting

- Myke Harrison, Municipal Property Assessment Corporation
- Apendium Knowledge Area - Appraising Property

10:45 a.m. - 11:45 a.m.

ASSESSMENT TECHNOLOGY

Preparing the next Generation of CAMA - and the People Who'll Use It!

- Eric Bails, Maricopa County, AZ
- Raj Sandhu, Esri Canada
- Steve Hamman, MCP, Maricopa County, AZ
- David Cross, MCP, Esri Canada
- Kimberly Jasken, Maricopa County, AZ
- Ryan Grant, MS, Esri Canada
- Abigail Cooksey-Williams, Maricopa County, AZ
- Joseph Ursu, Esri Canada
- Alan Cunnane, MS, Esri Canada
- Suesan Nordman, PMP, Maricopa County, AZ
- Apendium Knowledge Area - Appraising Property

EMERGING ISSUES

Short Term Residential Lodging in Maui

- Marcy Martin, AAS, Maui County, HI
- Apendium Knowledge Area - Appraising Property

EXHIBITOR SOLUTIONS

Data Cloud Solutions It's Your Data. Optimize It! (The Power of Seamless Integrations)

- Daniel Anderson, Data Cloud Solutions, LLC
- Apendium Knowledge Area - Collecting and Maintaining Property Data

GIS

Using Desktop GIS and R Tools to Visualize and Analyze Spatial Equity in Valuations

- Daniel Fasteen, Ph.D., BIS Consulting
- Apendium Knowledge Area - Appraising Property

Apendium Knowledge Areas*



01 Working with the Legal Framework



02 Collecting and Maintaining Property Data



03 Developing and Managing Cadastral Data



04 Appraising Property



05 Leading and Managing the Assessment Office



06 Managing Complaints and Appeals



07 Managing Public Relations and Communications



08 Oversight and Compliance Review

* IAAO recently released on Amazon the Apendium, a single source for the Body of Knowledge that describes the expertise required to effectively work and succeed within the assessment profession. There are eight Apendium Knowledge Areas (KAs) which represent the areas in which assessors must establish competency. The Knowledge Areas listed under the session descriptions are tentative. Check for updates on the IAAO website.

A program note from the President



Something different from years past: The Opening Session will take place before the Welcome Reception on Sunday.

- The Opening Session for all conference attendees, vendors, and guests is at 6 p.m. Sunday, Sept. 8.
- The Welcome Reception will follow at 7 p.m.
- We'll start each morning with a keynote address.
- The IAAO Business Meeting is set for 8:55 Tuesday morning, following the keynote address.

LEADERSHIP

Inspirationship™

- Ken Larson, MA, CEC, Champion Performance Systems Inc.
- Apendium Knowledge Area - Managing Public Relations and Communications

LEGAL AND LEGISLATIVE

Mediation as an Appeal Management Tool

- Karey Lunau, LL.B., LL.M., CDG Law
 - Georgia Ribeiro, AIMA, Municipal Property Assessment Corporation
- Apendium Knowledge Area - Working with the Legal Framework

PERSONAL PROPERTY

Rent-to-Own Personal Property, Is it Taxable or Exempt?

- Christian Weiler, LL.M., Weiler & Rees
 - Erroll Williams, MBA, Orleans Parish, LA
- Apendium Knowledge Area - Working with the Legal Framework

REAL PROPERTY VALUATION

Valuation of Multi-Purpose Buildings: A Philadelphia Success Story

- Kevin Keene, Philadelphia, PA
- Apendium Knowledge Area - Appraising Property

1:30 p.m. - 2:30 p.m.

ASSESSMENT TECHNOLOGY

Made in Detroit: The Citywide Reappraisal

- Charles Ericson, Detroit, MI
 - Alvin Horhn, Detroit, MI
- Apendium Knowledge Area - Appraising Property

EMERGING ISSUES

Retail: Dead or Alive?

- Marc Moffitt, MS, Denton Central Appraisal District, TX
- Apendium Knowledge Area - Appraising Property

EXHIBITOR SOLUTIONS

LAI's Homestead and Primary Residence Exemption Audit Services offered by the Linebarger Firm

- Peter Slover, J.D., Linebarger Goggan Blair & Sampson, LLP
- Apendium Knowledge Area - Working with the Legal Framework

LEADERSHIP

How Changing My Routine Boosted My Career: Contagious Leadership Strategies

- Dwane Brinson, CAE, MBA, MPA, Orange County, NC
- Apendium Knowledge Area - Working with the Legal Framework

LEGAL AND LEGISLATIVE

Cannabis Operations in Ontario: Industrial or Farm?

- Kathryn Kaufman, M.I.M.A., Municipal Property Assessment Corporation
- Apendium Knowledge Area - Appraising Property

PERSONAL PROPERTY

Let's Sue the Assessor for Being Too Low

- John Valente, SOA Inc
 - Paul Wright, ASA, Sign Value
- Apendium Knowledge Area - Working with the Legal Framework

REAL PROPERTY VALUATION

The Impact of Land Leases on Residential Sale Prices in Amsterdam

- Marc Francke, Ph.D., University of Amsterdam
 - Maarten-Jan Evers, Ortec Finance
- Apendium Knowledge Area - Appraising Property

1:30 p.m. - 3:45 p.m.

GIS

GIS 101 for Assessors

- Brent Jones, PE, PLS, Esri
 - Paul Bidanset, IAAO
- Apendium Knowledge Area - Developing and Managing Cadastral Data

2:45 p.m. - 3:45 p.m.

ASSESSMENT TECHNOLOGY

Generating One Million Assessment Products Faster and More Cost Effective

- Evan Brown, AIMA, Municipal Property Assessment Corporation
- Apendium Knowledge Area - Appraising Property

EMERGING ISSUES

Trends in Property Tax Systems Around the World

- Paul Sanderson, JP, LLB (Hons), FRICS, FIRR, International Property Tax Institute
- Apendium Knowledge Area - Working with the Legal Framework

EXHIBITOR SOLUTIONS

iLOOKABOUT Hurricane Michael Relief Project

- Rod Miller, iLOOKABOUT
 - Patrick Alesandrini, CAE, Hillsborough County, FL
- Apendium Knowledge Area - Collecting and Maintaining Property Data

LEADERSHIP

Leading Change – Journey through a BHAG (Big Hairy Audacious Goal)

- Kevin Groat, CAE, PAG, LAAS, Saskatchewan Assessment Management Agency
 - Irwin Blank, PAG, LAAS, CAE, Saskatchewan Assessment Management Agency
- Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

Appeals Management: Reducing, Managing, and Mitigating the Impact of Appeals

- Matthew Kanter, Municipal Property Assessment Corporation
 - Carlos Resendes, Property Valuation Services Corporation
- Apendium Knowledge Area - Managing Complaints and Appeals

PERSONAL PROPERTY

Personal Property: Valuation, Validation, and Original Cost

- Patricia (Trish) Hughes, Clay County, MO
 - Lisa Hobart, CAE, PPS, ASA, Lisa A. Hobart, LLC
- Apendium Knowledge Area - Appraising Property

REAL PROPERTY VALUATION

Modeling Total Depreciation for Commercial/Industrial Properties

- Brent Hudson, B.Sc (Hons), Municipal Property Assessment Corporation
 - Michael Lambrecht, AACI, P.App, Municipal Property Assessment Corporation
- Apendium Knowledge Area - Appraising Property

4:15 p.m. - 5:15 p.m.

ASSESSMENT TECHNOLOGY

Network Drive Full? Leveraging Cloud Storage Options

- Cory Yemen, Ph.D., TE Connectivity
- Apendium Knowledge Area - Collecting and Maintaining Property Data

EMERGING ISSUES

The "Gig Economy" and Assessment: Insights from Silicon Valley

- Larry Stone, MBA, Santa Clara County, CA
- Malia Cohen, MS, California Board of Equalization

Apendium Knowledge Area - Leading and Managing the Assessment Office

EXHIBITOR SOLUTIONS

Tyler Technologies Leveraging Optimization and Constraints in Variable Selection

- Joe Wehrli, MS, Tyler Technologies

Apendium Knowledge Area - Appraising Property

GIS

Integrating Spatial Analysis, Econometrics, and Appraisal Theory for Better Neighborhood Delineation

- Michael Brooks, MBA, MA, Thurston County, WA

Apendium Knowledge Area - Developing and Managing Cadastral Data

LEADERSHIP

Closing the Divide: How the Cook County Assessor's Office is Translating Electoral Victory into Meaningful Policy Reform

- Fritz Kaegi, MBA, Cook County, IL
- Robert Ross, M.Econ., MPA, Cook County, IL

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

Litigation Strategies for Defending the Big Box Assessment

- William Shepherd, J.D., CFE, Hillsborough County, FL

Apendium Knowledge Area - Managing Complaints and Appeals

PERSONAL PROPERTY

Cell Towers: The Disconnect Between RCN Estimates and Rendered Cost - Manufacturer's Physical Life vs. Useful Life

- Greg Popham, MUP, CRED

Apendium Knowledge Area - Appraising Property

REAL PROPERTY VALUATION

Machine Learning Algorithms: The Future of Property Valuation?

- Ashley Wu, Ph.D., M.Econ., Property Valuation Services Corporation

Apendium Knowledge Area - Appraising Property

TUESDAY, SEPT. 10

9:30 a.m. - 10:30 a.m.

EXHIBITOR SOLUTIONS

Pushpin Leveraging Deep Learning to Accelerate Parcel Change Detection and Feature Extraction

- Randy Milbert, Pushpin

Apendium Knowledge Area - Collecting and Maintaining Property Data

LEADERSHIP

Tales from Training: Teaching the New Appraisers of Los Angeles County

- Raymond McCormick, MPA, Los Angeles County, CA
- Allen Jolley, MPA, Los Angeles County, CA

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

Land Tenure Limitations - The Rest of the Story

- Richard Norejko, CMS

Apendium Knowledge Area - Working with the Legal Framework

REAL PROPERTY VALUATION

Appraising and Assessing Retail Properties: Getting it Right

- Franz Ross, CBA, CVA, MAI, Going Concern Valuation LLC
- Ronald Rubino, MAI, GAR Associates LLC

Apendium Knowledge Area - Appraising Property

9:30 a.m. - 11:45 a.m.

EMERGING ISSUES

Fee Simple - Setting the Record Straight

- Irene Sokoloff, CAE, MAI, Korpacz Realty Advisors
- William Shepherd, J.D., CFE, Hillsborough County, FL
- Norman (Ned) Chappell, CAE, MAI, Maricopa County, AZ
- Peter Korpacz, MAI, CRE, FRICS, Korpacz Realty Advisors
- Tom Hamilton, Ph.D., Roosevelt University, Chicago School of Real Estate
- Kenneth Voss, CAE, Kenneth Voss and Associates

Apendium Knowledge Area - Working with the Legal Framework

GIS

Advanced GIS

- Christopher Barlow, IAAO
- Paul Bidanset, IAAO

Apendium Knowledge Area - Developing and Managing Cadastral Data

10:45 a.m. - 11:45 a.m.

ASSESSMENT TECHNOLOGY

Software-as-a-Service vs. On-Premise Deployment of Appraisal Technologies

- Lawrence Zirbel, GSA Corp
- Eric (Shawn) Nickell, Highlands County, FL

Apendium Knowledge Area - Appraising Property

EMERGING ISSUES

Personalized Government - A Digital Relationship

- Ian Lamont, Spatialest
- Kim Horton, CAE, Durham County, NC

Apendium Knowledge Area - Managing Public Relations and Communications

EXHIBITOR SOLUTIONS

CycloMedia HD 360 Degree Panoramic Street-Level Imagery

- Alexander Hepp, Cyclomedia Technology Inc
- Joe Astroth, Ph. D., Cyclomedia Technology Inc

Apendium Knowledge Area - Collecting and Maintaining Property Data

LEADERSHIP

Benefits of Establishing an Effective In Office Cross Training Program

- John Wright, AAS, Tulsa County, OK

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

Interior Property Inspections and the Fourth Amendment: Does This Affect Your Jurisdiction?

- James Chipman, J.D., Golan Christie Taglia, LLP

Apendium Knowledge Area - Working with the Legal Framework

REAL PROPERTY VALUATION

Examining Functional and Economic Obsolescence for Modeling and Benchmarking

- Jeff Grad, CPA, CA, CBV, MRICS, AACI, Equitable Value Inc.
- Steven Eakins, AIMA, Equitable Value Inc.

Apendium Knowledge Area - Appraising Property

1:30 p.m. - 2:30 p.m.

ASSESSMENT TECHNOLOGY

Using Multiple Technology Platforms to Construct a Comparable Selection Tool

- Dilara Dimnaku, Ph.D., New York City, NY
- Jah-Vin Vaughan, New York City, NY

Apendium Knowledge Area - Appraising Property

ASSESSMENT TECHNOLOGY

Utilizing Technology to Enhance Initial Damage Assessment Following a Catastrophic Event

- Patrick Alesandrini, CAE, RES, CFE, MAI, SRA, Hillsborough County, FL
- Greg Brown, Santa Rosa County, FL

Apendium Knowledge Area - Collecting and Maintaining Property Data

EMERGING ISSUES

Green Building and Property Values

- James Murrett, MAI, SRA, Appraisal Institute

Apendium Knowledge Area - Appraising Property

EXHIBITOR SOLUTIONS

Esri Canada CAMA to Geographic Assisted Mass Appraisal "GAMA"

- Michael Lomax, Esri Canada
- Raj Sandhu, Esri Canada

Apendium Knowledge Area - Appraising Property

LEADERSHIP

Creating Opportunities for Meaningful Stakeholder Engagement

- Carmelo Lipsi, MIMA, Municipal Property Assessment Corporation
- Greg Martino, MIMA, Municipal Property Assessment Corporation

Apendium Knowledge Area - Managing Public Relations and Communications

LEADERSHIP

Increasing Retention and Improved Productivity Through Employee Engagement

- Sally Vardy, MBA, Harris County Appraisal District, TX

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

Can You Modernize and Reform Property Tax in the 21st Century?

- David Magor, OBE IRRV (Hons), Institute of Revenues Rating and Valuation

Apendium Knowledge Area - Working with the Legal Framework

REAL PROPERTY VALUATION

Using Regional Analysis to Better Estimate Depreciation

- Lori Reedy, AAS, RMA, Cowley County, KS
- Ryan Janzen, CAE, RMA, Equitable Solutions LLC
- David Gillmore, RMA, Cowley County, KS

Apendium Knowledge Area - Appraising Property

2:45 p.m. - 3:45 p.m.

ASSESSMENT TECHNOLOGY

Supporting Assessed Opinions of Value After a Natural Disaster

- Edward Martinez, IDECC, CoreLogic

Apendium Knowledge Area - Managing Complaints and Appeals

EMERGING ISSUES

The Data Center Boom - the next Big Thing to Value!

- Margie Cusack, IAAO
- Gene Williams, MAI, CCIM, MRICS, Cushman & Wakefield

Apendium Knowledge Area - Appraising Property

EXHIBITOR SOLUTIONS

Identifying and Managing Changes, with Apex

- Robert Smoote, Apex Software

Apendium Knowledge Area - Collecting and Maintaining Property Data

LEADERSHIP

No, We Do Not Collect Taxes! Implement a Successful Outreach and Education Campaign

- Angelina Romero, Los Angeles County, CA
- Matthew Lyons, M.Econ., Los Angeles County, CA

Apendium Knowledge Area - Managing Public Relations and Communications

REAL PROPERTY VALUATION

The Impact of Infrequent Reassessments on the Real Estate Market

- Melissa Lombardo, CAE, Sarasota County, FL
- Edey McCarthy, MS, Greenburgh, NY

Apendium Knowledge Area - Oversight and Compliance Review

2:45 p.m. - 5:15 p.m.

LEADERSHIP

Engaging the Adult Learner

- Rob Moore, Ph.D., Old Dominion University
- Kirk Boone, PPS, UNC, School of Government

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

Effective Property Tax Policy and Oversight - Key Features of Revised Standards

- Alan Dornfest, AAS, Idaho State Tax Commission
- Doug Brydon, Oklahoma State Tax Commission
- Richard Almy, Almy, Gloudemans, Jacobs, & Denne
- Patrick Santoso, Axiomatic
- Steven Miner, Milwaukee WI
- Ronald Rakow, Lincoln Institute of Land Policy
- Brent Jones, PE, Esri

Apendium Knowledge Area - Working with the Legal Framework

REAL PROPERTY VALUATION

An Exploration of Agricultural Land Valuation Across Multiple Jurisdictions

- Chandra Reilly, MAAS, LAAS, Saskatchewan Assessment Management Agency

- Irwin Blank, Saskatchewan Assessment Management Agency

Apendium Knowledge Area - Appraising Property

4:15 p.m. - 5:15 p.m.

ASSESSMENT TECHNOLOGY

Preventing Abuse of Homestead Exemptions and Other Principal Residence Tax Relief

- Rufino (Hector) Lozano, Comal Appraisal District, TX
- Ben Perry, McLennan County, TX
- Peter Slover, J.D., Linebarger Goggan Blair & Sampson

Apendium Knowledge Area - Working with the Legal Framework

EMERGING ISSUES

Keep Calm and Manage Your Data Quality

- Marco Kuijper, Netherlands Council for Real Estate Assessment
- Ben P.P. Bervoets, MPA, Netherlands Council for Real Estate Assessment

Apendium Knowledge Area - Collecting and Maintaining Property Data

EXHIBITOR SOLUTIONS

EagleView Tough Calls and Tools for All

- Claire Foster, EagleView
- Thom Slater, EagleView

Apendium Knowledge Area - Collecting and Maintaining Property Data

LEADERSHIP

Customer Service - We VALUE You!

- Christina Lantis, Mecklenburg County, NC
- Kellianne Nagy, CAE, Mecklenburg County, NC

Apendium Knowledge Area - Managing Public Relations and Communications

WEDNESDAY, SEPT. 11

9:15 a.m. - 10:15 a.m.

ASSESSMENT TECHNOLOGY

Creating Assessing Dashboards in Excel

- David Cornell, CAE, MAI, Cornell Consultants, LLC

Apendium Knowledge Area - Collecting and Maintaining Property Data

GIS

Michigan's Equivalent Acreage Methodology for Agricultural Appraisal: A GIS Analysis 20 Years Overdue

- Rosemary Anger, MA, GISP, MAAO, Michigan Department of the Treasury

Apendium Knowledge Area - Collecting and Maintaining Property Data

LEADERSHIP

After the IAAO Study: Creating a Model Assessment Office

- Brian Gordineer, AAS, MBA, Petersburg, VA

Apendium Knowledge Area - Collecting and Maintaining Property Data

LEADERSHIP

U40 Leadership Lab Innovation Grant Winners

- Tracy DeJong, Jasper County, IA

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

Best Practices to Evaluate and Improve Property Tax Policy and Administration

- Fredrick Nicely, J.D., MBA, Council On State Taxation
- David Chitlik, Altus Group
- Alan Dornfest, Idaho Department of Revenue
- Paul Sanderson, IPTI

Apendium Knowledge Area - Working with the Legal Framework

REAL PROPERTY VALUATION

Affordable Rent-Restricted Property Valuation

- Gary McCabe, CAE, Brookline, MA
- Lane Partridge, Concord, MA

Apendium Knowledge Area - Appraising Property

REAL PROPERTY VALUATION

Dark Stores, Dark Theories, and Dark Magic

- Steven Laposa, Ph.D., FRICS, Alvarez & Marsal
- Peter Korpacz, MAI, CRE, FRICS, Korpacz Realty Advisors

Apendium Knowledge Area - Appraising Property

9:15 a.m. - 11:30 a.m.

EMERGING ISSUES

LEED Design and Construction of the Scotiabank Convention Centre

- Christopher Tiffney, Scotiabank Convention Centre

Apendium Knowledge Area - Collecting and Maintaining Property Data

10:30 a.m. - 11:30 a.m.

ASSESSMENT TECHNOLOGY

Desktop Review: Hidden Risks and Rewards of Challenging the Status Quo

- Bill Spencer, Benton County, WA
- Adam Morasch, Benton County, WA
- Daniel Anderson, Data Cloud Solutions, LLC

Apendium Knowledge Area - Developing and Managing Cadastral Data

EMERGING ISSUES

3D Printed Homes: The Future of Architecture and Solution to Booming Costs?

- Monica Chacon, Travis Central Appraisal District, TX
- Russell Ledbetter, RES, Travis Central Appraisal District, TX

Apendium Knowledge Area - Collecting and Maintaining Property Data

GIS

GIS Mapping with Missing or Incomplete Assessment Data

- Anthony Liu, PE, Los Angeles County, CA
- Guillermo Araujo, Los Angeles County, CA
- Dale Hough, Los Angeles County, CA

Apendium Knowledge Area - Developing and Managing Cadastral Data

LEADERSHIP

Leadership vs. Management

- Kevin Prine, RES, AAS, MPA, Chesapeake, VA

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEADERSHIP

Professional Designations Create Opportunities

- Terry Taylor, CAE, RES, AAS, Orange County, FL
- Grady Cecil Jackson, Jr., RES, AAS, Mecklenburg County, NC

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

A Practical Guide for the Appraiser as an Expert Witness

- Roger Messenger, FRICS, FIRR, REV, Wilks Head & Eve

Apendium Knowledge Area - Managing Complaints and Appeals

REAL PROPERTY VALUATION

A Case Study in Occupier Assisted Valuations in Ireland

- Terence Fahey, Valuation Office, Ireland

Apendium Knowledge Area - Appraising Property

1 p.m. - 2 p.m.

ASSESSMENT TECHNOLOGY

Website Modernization: Making Your Website Work for You

- David Martinez, El Paso Central Appraisal District, TX
- Albert Viera, El Paso Central Appraisal District, TX
- Octavius Sweeney, RPA, El Paso Central Appraisal District, TX
- Rodolfo Arvizo, RPA, El Paso Central Appraisal District, TX

Apendium Knowledge Area - Managing Public Relations and Communications

EMERGING ISSUES

Artificial Intelligence in the Appraisal Process

- Jennifer Robinson, SAS Institute
- Marcus Kinrade, AAS, Wake County Revenue Department
- Bobby Gutierrez, Ph.D., SAS Institute

Apendium Knowledge Area - Appraising Property

LEADERSHIP

Assessing Your Career

- Chandra Reilly, LAAS, MAAS, Saskatchewan Assessment Management Agency
- Daniel Fasteen, Ph.D., BIS Consulting
- Joe McNamara, Orange County, CA
- Jessica McNeil, Johnson County, IA
- Greg Hutchinson, Howell, NJ

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEADERSHIP

Moving Forward with AVM Global Credentialing: An IAAO Task Force

- Patrick Alesandrini, CAE, RES, CFE, MAI, SRA, Hillsborough County, FL

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEADERSHIP

Welcome to the Jungle – Developing a Strong Team

- Jesse Ross

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

Shopping Mall Litigation Results - Tangible, Intangible, or What?

- Mark Kenney, MAI, SRPA, MRICS, MBA, American Valuation Group, Inc.
- Tom Hamilton, Ph.D., MAI, CCIM, CRE, FRICS, Roosevelt University, Chicago School of Real Estate and Karvel-Hamilton

Apendium Knowledge Area - Managing Complaints and Appeals

REAL PROPERTY VALUATION

An Appraiser's Guide to Tiny Home Valuation

- Glenn Rodgers, RPA, Travis Central Appraisal District, TX
- Howard Angell, RPA, Travis Central Appraisal District, TX

Apendium Knowledge Area - Appraising Property

REAL PROPERTY VALUATION

New Developments in Appraising Manufactured Housing

- R. Scott Hartman, SRA, WM. A. Bigham, Inc

Apendium Knowledge Area - Appraising Property

2:15 p.m. - 3:15 p.m.

ASSESSMENT TECHNOLOGY

Automated Income Verification (AIV) for Property Tax Benefits

- Barbara Gillespie, PMP, New York City, NY
- Pierre Dejean, New York City, NY
- Frank Sabatini, New York City, NY
- Doreen Berksteiner, New York City, NY
- Nicola Boyce, New York City, NY

Apendium Knowledge Area - Collecting and Maintaining Property Data

EMERGING ISSUES

2019 IAEO Education Initiatives - Rebuilding for the Future

- John Isbell, AAS, Sumner County, TN

Apendium Knowledge Area - Leading and Managing the Assessment Office

EMERGING ISSUES

Inexpensive Housing Solutions

- Brad Westover, MBA, National Tax Lien Association
- Bryan Meyer, JD, MPA, Veterans Community Project

Apendium Knowledge Area - Appraising Property

LEADERSHIP

Achieving Sustainability for the Modern Assessor

- Amanda Lucero, Santa Fe County, NM
- Gus Martinez, Santa Fe County, NM
- Chris Sanchez, MBA, Santa Fe County, NM
- P.J. Griego, MA, MBA, Santa Fe County, NM

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEADERSHIP

Assessing Your Health

- Chandra Reilly, MAAS, LAAS, Saskatchewan Assessment Management Agency

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

Appraisal, Valuation, Legislative and Legal Assessment of Hawai'i Wind Farms

- Brian Bilberry, Esq., County of Maui, HI
- Marcy Martin, AAS, County of Maui, HI

Apendium Knowledge Area - Working with the Legal Framework

REAL PROPERTY VALUATION

Cause and Effect: The Effective Tax Rate

- John Valente, SOA, Inc

Apendium Knowledge Area - Managing Public Relations and Communications

2:15 p.m. - 4:30 p.m.

EMERGING ISSUES

What Assessors Need to Know About Tax Abatements and Incentives

- Ron Rakow, Lincoln Institute of Land Policy
- Greg LeRoy, Good Jobs First

- David Merriman, Ph.D., University of Illinois at Chicago

Apendium Knowledge Area - Working with the Legal Framework

3:30 p.m. - 4:30 p.m.

ASSESSMENT TECHNOLOGY

Digital Technology Impacting Real Estate – Industry Reaction

- Rick Singh, Orange County, FL
- Terry Taylor, CAE, AAS, RES, Orange County, FL

Apendium Knowledge Area - Collecting and Maintaining Property Data

EMERGING ISSUES

Mail: Cost Savings and Tracking Techniques

- Jim Cote, The Master's Touch

Apendium Knowledge Area - Collecting and Maintaining Property Data

LEADERSHIP

Assessing Your Future

- Tina Stone, PPS, NCDOR
- Carolyn Miller, Chatham County, NC

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEADERSHIP

Integrating Technology into the IAEO Classroom

- Rob Moore, Ph.D., Old Dominion University
- Kirk Boone, PPS, UNC School of Government

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEADERSHIP

Why So Serious? Using Creative Humor to Engage Students

- Kara Endicott, CAE, RES, Johnson County, KS
- Bradley Eldridge, CAE, MAI, Douglas County, KS

Apendium Knowledge Area - Leading and Managing the Assessment Office

LEGAL AND LEGISLATIVE

Using Property Income Tracking and Expense Adjustments During Appeal Litigation

- Matthew Markert, Travis Central Appraisal District, TX
- Lonnie Hendry, Jr., Travis Central Appraisal District, TX

Apendium Knowledge Area - Managing Complaints and Appeals

REAL PROPERTY VALUATION

Equalization: The Confluence of Theory and Best Practices

- Stephen Crosson, MAI, SRA, FRICS, Integra Realty Resources
- Steve Brown, RPA, Dallas Central Appraisal District, TX

Apendium Knowledge Area - Oversight and Compliance Review



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

Date: April 24, 2019
To: Supervisor Beahan & Cascade Township Board
From: Benjamin Swayze, Township Manager
Subject: Cascade Charter Township Buildings and Services Study

FACTS:

Over the past several years the Township has been looking into the space needs and facilities of the Township. In 2015-16, in the face of deferred maintenance and space issues at Township Hall, the Township undertook a study to determine the feasibility of constructing a new Township Hall. The 3-part study produced a schematic layout and cost estimate for a new Township Hall to be located on Township property located adjacent to the Cascade library. Due to public feedback, the Township Board chose not to move forward with that proposed facility at that time.

During 2017-2018 the Township took several measures to address deferred facility maintenance and space needs:

- Projects at Township Hall/Station #1 and Station #2 including new roofing, HVAC maintenance, strategic parking lot repairs and electric work to accommodate a full-building generator.
- Relocation of the Building Department to a leased facility.
- Approval of work to the Burton Park facility to accommodate further Buildings & Grounds Department use.

While these projects alleviated the short-term space needs and facilities issues of the Township, particularly at Township Hall, none are considered long-term solutions at this time. During the previous Township Hall feasibility study, common feedback included that the Township needed to look at the Township operations and facilities holistically rather than focusing solely on the Township Hall issue. Additionally, feedback included the desire for more alternatives for addressing all of the Township organization space needs and more inclusion of the public throughout the entire process.

Earlier this year the Township Board authorized a Space Needs and Facilities Study with Progressive AE. The 8-month study was designed to provide the Township Board with an analysis of the services the Township provides and the facilities they use to provide them. The study was also designed with multiple opportunities for public input. Opportunities included:

- Public Survey that was heavily promoted through Township media channels (622 responses)

- Community engagement session held in conjunction with the Land Use Master Plan “Design Days” event
- Comprehensive visioning session with an invitation sent by post card to every resident in the Township.
- Comprehensive reporting session of the draft study with an invitation sent by post card to every resident in the Township.
- Month-long “comment period” opportunity for the residents to review the study and submit comments to be included in the report.
- Final report to the Township Board with a public comment opportunity.

The report being presented to the Township Board for acceptance is substantially the same as the draft report presented in late February. The primary change is the addition of the appendix to the document which includes the survey comments, transcription of the comments and questions from the reporting session held in late February, and the comments received during the comment period. The Progressive AE team will be present at the meeting to report their findings and recommendations/opportunities.

Attached for your review is:

- Final Cascade Charter Township Buildings and Services Study

ANALYSIS & CONCLUSIONS:

What follows is an outline of the recommendations made in the study. Each recommendation covers the associated issues identified by Progressive AE, the opportunities identified by Progressive AE, and the recommended next steps from Township staff.

Recommendation #1 – Fire Station #1 needs additional building area to provide a safe environment for firefighters, internal operations and the community.

Issues

- The department has outgrown a facility that currently does not meet certain building codes
- A safe separation does not exist between the visitor entry and the internal operation area of the fire station
- Vehicular and pedestrian traffic on the site creates conflict and is not safe.
- Fire staff living quarters are undersized and create concerns about safe separation between genders and circulation through the space during emergencies.
- Vehicle apparatus bays are too low for the trucks and equipment and don’t accommodate all equipment, requiring extra time to keep outdoor vehicles clear and ready for emergency response.
- Mechanical systems and building envelope are not adequate.

Opportunities

- Relocate the Fire Station to an alternate location between I-96 and the Thornapple River. This would maintain the station’s current coverage area but provide the opportunity to increase visibility and access.
- Relocate the connected Township Hall to provide space for the Fire Station to grow appropriately on the current site. This would make use of the the property and potentially

the building shell the Township already owns, but this location is not as visible to the community from major roadways.

Recommended Next Steps

- Identify potential sites for Station #1
 - Can be done utilizing internal resources
 - Conduct a cost benefit analysis on a minimum of 3 potential sites
 - Timeline: Presentation to Township Board June 2019
- Create a schematic design & cost estimate for a new Station #1
 - Architecture firm selected through an RFP
 - Basic layout and estimate of ALL costs on 3 selected sites
 - Timeline: 6 months once sites and firm selected

Recommendation #2 – In order to address the needs of the Fire Station, the Township Hall should be detached. For operating and financial efficiency, we recommend all Township administrative services be collocated in one facility. This facility can be efficiently designed and outfitted to serve the future needs of the Township.

Issues

- Connection to Fire Station 1 constrains the station's ability to grow and safely circulate throughout the site
- Size of the facility prevents the Township's administrative services to be consolidated in the same building.
- Organization of the existing facility is outdated and prevents the Township from realizing operational efficiencies to support current and future delivery of departmental services
- Mechanical systems and building envelope are not adequate

Opportunities

- Relocate Fire Station #1 and renovate the existing facility for the Township's administrative services. This would make use of a site and building the Township already owns but would require facility and infrastructure updates.
- Collocate with the Library and Wisner Center property to realize space and operational efficiencies on land the Township already owns. This would require additional parking.
- Identify existing real estate (buildings) within the Township to purchase for renovation so as to not build from the ground up. This would be located within the central business district for ease of access by the community and outside patrons of the Township's services.

Recommended Next Steps

- Further explore the opportunities identified by the study
- Select an Architectural Firm through an RFP
 - Create a basic schematic design & cost estimate for all three identified opportunities
 - § Renovate current Township Hall (with Station #1 Removed from site)
 - § Collocate new Township Hall on Library/Wisner Center property
 - § Purchase and renovate existing real estate within the Township Central Business District
 - Timeline: 6 -8 months once sites/firm selected

Recommendation #3 – Steady Growth in Cascade Township has identified a need for additional emergency coverage in the southern portion of the Township

Issues

- § Existing fire stations are disconnected from the south end of the Township by rivers, highways, and the airport, extending emergency response times.
- § Current partnerships with other local jurisdictions don't ensure priority coverage
- § Emergency response from current stations to the south end of the Township leaves potential gaps in coverage for the remainder of the Township

Opportunities

- § Formalize partnerships with other area emergency services. This would be an immediate solution for the gap in service area coverage.
- § Build a new facility on property currently owned by the Township to house new support services and vehicles.

Recommended Next Steps

- § Conduct a Regional Emergency Response Study for the “Four Corners” area
 - Utilize a specialized emergency services consultant selected through an RFP
 - Involve the GRF International Airport, Caledonia Township, Gains Township and City of Kentwood in the study
 - Timeline – 8 months

Recommendation #4 – Cascade Township lacks a physical presence to bring identity and cohesion to the community. While this recommendation does not directly result from the facility study, overwhelming community feedback points to the desire for a physical location to connect Township residents around shared events, services and amenities.

Issues

- § Lack of cohesive “gathering space” in Township

Opportunities

- § Create a “Township Center” on property surrounding the Library and Wisner Center currently owned by the Township. This would centralize amenities, but is not in a walkable area.
- § Identify a location for the “Township Center” adjacent to other existing amenities such as rivers, parks, and local businesses. Property not currently owned by the Township would need to be explored

Recommended Next Steps

- § The Cascade Township Comprehensive Master Plan (currently under public comment period) identifies this need as well.
- § Community Gathering Space need appears in the DDA plan and has been explored by the DDA
- § Allow the DDA to continue this conversation after the Comprehensive Master Plan has been adopted by the Township Board
- § Keep the recommendation in mind as we are working through the next steps for recommendation 1 and 2

FINANCIAL CONSIDERATIONS:

There are no financial considerations for accepting the study, it is a planning document and does not appropriate any funds. By approving the “Next Steps” as recommended, there will be significant staff time spent in developing the next steps including site exploration and RFP development. However, there will be no additional staff expenditures outside of those currently budgeted, you will simply be allocating resources. Any additional consulting contracts would come back before the Township Board before being approved.

RECOMMENDED ACTION:

To accept the Cascade Charter Township Building and Services Study as presented by Progressive AE and direct the staff to begin the “Recommended Next Steps” as outlined.

Cascade Charter Township

Buildings and Services Study

COMMUNITY COMMENT PERIOD FEBRUARY 22, 2019 - GRAND RAPIDS, MICHIGAN



Cascade Township hired Progressive AE to perform a facility and space needs study on ten township owned buildings on seven sites, and the staff-provided services within.

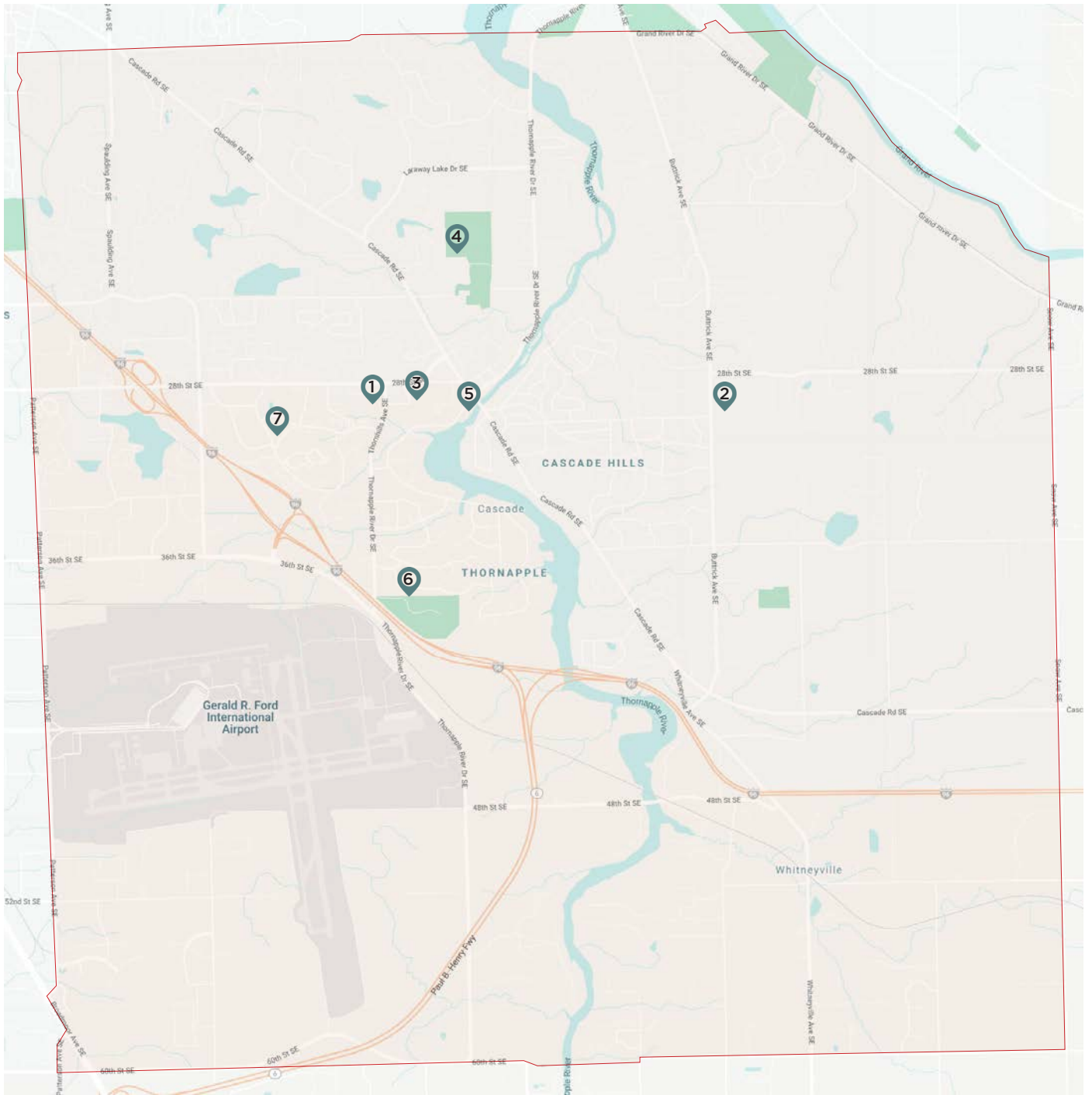
Included in this document are recommendations and strategies intended to assist the township with understanding existing conditions of the buildings as well as how well the buildings are supporting the services within. These insights will provide context for the township to prioritize future investment into existing and new facilities and services that can best serve the community.

Each space was evaluated to understand if it had the appropriate area, adjacencies, and layout for the functions served. Storage needs, growth projections, and changes in program were investigated in order to provide the proper amount of context for future decision making.

CREATIVE PEOPLE. STRATEGIC SPACES.

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EXISTING TOWNSHIP FACILITIES & SERVICES

- | | | |
|---|--|---|
| <p>1. FIRE STATION 1
TOWNSHIP HALL
2865 Thornhills Ave. SE</p> <p>2. FIRE STATION 2
2990 Buttrick Ave. SE</p> | <p>3. WISNER CENTER
LIBRARY
2870 Jack Smith Ave. SE</p> <p>4. BUILDINGS & GROUNDS
6805 Burton St SE</p> <p>5. LESLIE E. TASSELL PARK
MAINTENANCE &
RESTROOMS
2900 Thornapple River Dr. SE</p> | <p>6. CASCADE TOWNSHIP PARK
MAINTENANCE
3810 Thornapple River Dr. SE</p> <p>7. BUILDING DEPARTMENT
3040 Charlevoix Dr., Ste. 175
<i>Leased Facility</i></p> |
|---|--|---|

Executive Summary

Progressive AE's process for investigation involved data gathering and community visioning through multiple sources:

- Physical buildings were toured, photographed, and evaluated for infrastructure health and longevity to understand if building systems and components were adequate, in need of repair, or past their usable life. This helps shape whether future investment is reasonable within the context of the overall facility's usable life.
- Departments and groups operating within each building were interviewed to understand their functional needs, future state projections, and any areas of concern. This provided an understanding of what each group perceives to be working well or preventing them from providing quality service to the community.
- Progressive AE spent time observing operations at each facility to evaluate how the spaces were functioning relative to safety, efficiency, and quality.
- Community feedback was gathered through two separate community engagements and an online survey made available to all staff and residents via notification on social media, postcards, and online advertisement through the township's website. This input was invaluable in furthering the understanding of the community's perceptions of the township's current buildings and service delivery, desires for the township's future, and how that aligns with our professional evaluations of each space.

Based on this investigation and community feedback, Progressive AE has developed the following recommended priorities for future investment in the township. These recommendations represent the top four priorities for the township as it plans future projects. Recommendations include opportunities, but do not indicate final solutions.

1. **Fire Station 1** is operating within a facility that is too small and not appropriately formatted to safely deliver fire services. The station needs to be disconnected from other facilities in order to have the building area to accommodate existing and future operations in a safe working manner and in a facility that is in good physical health.
2. The **Township Hall** should accommodate all of the township's administrative services, including the Building Department, within one facility or campus for efficiency of space and good resident experience.
3. Provide an additional **Emergency Services** facility that could respond to the needs of the growing southwest portion of the township. The township could also explore partnership opportunities to manage operational expenses.
4. Through the course of this study and the township's master plan update, we've identified a strong desire for a **Township Center** to physically anchor the township and draw the community together. This could be flexible outdoor space or a combination of outdoor green space with indoor gathering space.

Recommendations

1. FIRE STATION 1

Fire Station 1 needs additional building area to provide a safe environment for firefighters, internal operations, and the community.

Issues:

- The department has outgrown a facility that currently does not meet certain building codes.
- A safe separation does not exist between the visitor entry and the internal operational area of the fire station.
- Vehicular and pedestrian traffic on the site creates conflict and is not safe.
- Fire staff living quarters are undersized and create concerns about safe separation between genders and circulation through the space during emergencies.
- Vehicle apparatus bays are too low for the trucks and equipment and don't accommodate all equipment, requiring extra time to keep outdoor vehicles clear and ready for emergency response.
- Mechanical systems and building envelope are not adequate.

Opportunities:

- Relocate the connected Township Hall to provide space for the Fire Station to grow appropriately on the current site. This would make use of the property and potentially the building shell the township already owns, but this location is not as visible to the community from major roadways.
- Relocate the Fire Station to an alternate location between I-96 and the Thornapple River. This would maintain the station's current coverage area but provide the opportunity to increase visibility and access.

2. TOWNSHIP HALL

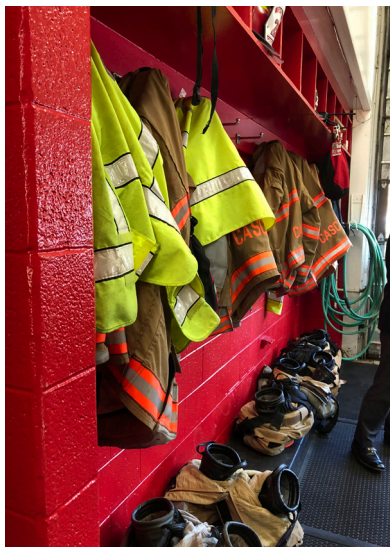
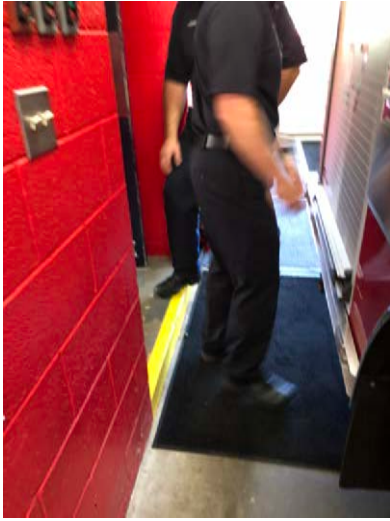
In order to address the needs of the Fire Station, the Township Hall should be detached. For operating and financial efficiency, we recommend all township administrative services be collocated in one facility. This facility can be efficiently designed and outfitted to serve the future needs of the township.

Issues:

- Connection to Fire Station 1 constrains the station's ability to grow and safely circulate throughout the site.
- Size of facility prevents the township's administrative services to be consolidated in the same building.
- Organization of the existing facility is outdated and prevents the township from realizing operational efficiencies to support current and future delivery of departmental services.
- Mechanical systems and building envelope are not adequate.

Opportunities:

- Relocate Fire Station 1 and renovate this existing facility for the township's administrative services. This would make use of a site and building the township already owns but would require facility and infrastructure updates.



- Collocate with the Library and Wisner Center to realize space and operational efficiencies on land the township already owns. This would require additional parking.
- Identify existing real estate within the township to purchase so as not to build from the ground up. This would be located within the central business district for ease of access by the community and outside patrons of the township's services.

3. EMERGENCY SERVICES

Steady growth in Cascade Township has identified a need for additional emergency coverage in the southern portion of the township.

Issues:

- Existing fire stations are disconnected from south end of township by rivers, highways, and the airport, extending emergency response times.
- Current partnerships with other local jurisdictions don't ensure priority coverage.
- Emergency response from Stations 1 and 2 to the southern end of the township leaves potential gaps in coverage for the remainder of the township.

Opportunities:

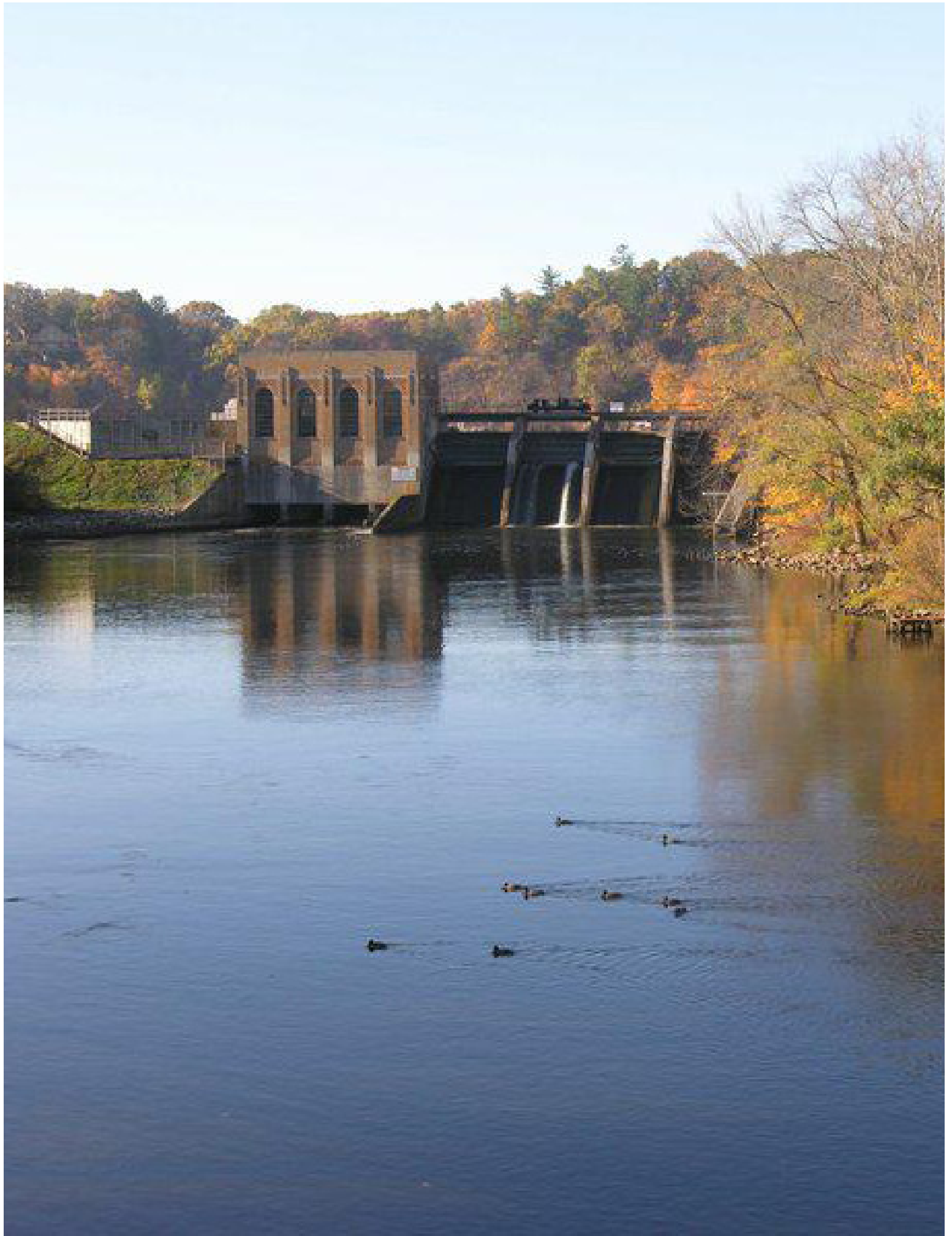
- Formalize partnership with other area emergency services. This would be an immediate solution for the gap in service area coverage.
- Build a new facility on property currently owned by the township to house new support services and vehicles.

4. TOWNSHIP CENTER

Cascade Township lacks a physical presence to bring identity and cohesion to the community. While this recommendation does not directly result from the facility study, overwhelming community feedback points to the desire for a physical location to connect township residents around shared events, services and amenities.

Opportunities:

- Create a township center on the property surrounding the Library and Wisner Center currently owned by the township. This would centralize amenities, but is not in a walkable area.
- Identify a location for the township center adjacent to other existing amenities such as the river, parks, and local businesses. Property not currently owned by the township would need to be explored.



Building Profiles

OVERVIEW

Individual assessments were performed of each of the ten township owned buildings and services housed within. The focus was on evaluating performance of the building as it relates to efficiency and ability to serve the desired function. Interviews were conducted with staff where appropriate, lending context and understanding to the evaluations.

P 10	FIRE STATION 1
P 12	TOWNSHIP HALL
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P 18	LIBRARY
P 20	BUILDINGS & GROUNDS
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P 23	CASCADE TOWNSHIP PARK FACILITIES
P 24	BUILDING DEPARTMENT

SITE 1A: FIRE STATION 1

BUILDING PROFILE

- Owned by Cascade Township
- Year of Original Construction: 1970; renovated 1980 & 2005
- Site Acreage: 2.8 acres
- Building Square Feet: 5,396 gross square feet
- Parking: 70 spaces, shared with township hall

OVERALL CONDITION:



BUILDING SHELL:

- The building lacks a fire protection system
- Metal roof and siding need replacement
- Concrete masonry walls leak
- Exterior doors should be replaced with insulated doors with contemporary safety features

BUILDING INTERIOR:

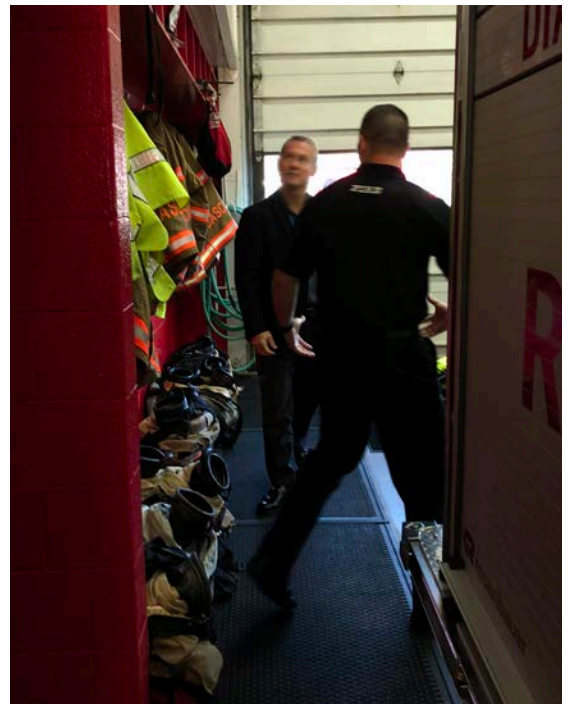
- Interior finishes are reaching the end of their useful life and should be planned for replacement
- Tight interior spaces limit the ability for firefighters to circulate safely during emergency responses
- No safe separation exists between public entry and internal operations areas

BUILDING SYSTEMS:

- Provide a new generator with instant switch over during outages
- Upgrade and replace emergency lighting
- Replace aging HVAC units and provide additional perimeter heating for temperature control and comfort

SITE:

- Insufficient space for safe operation of fire vehicles
- A majority of the parking lot needs to be replaced
- Barrier free parking spaces may not meet current flat grading requirements
- Update and add site lighting
- A storage shed is needed for maintenance equipment to free up space within the apparatus bay (lawn mower, etc)



SUMMARY

Cascade Township's Fire Department covers 35 square miles out of two fire stations. This includes residential, commercial and industrial areas as well as the Gerald R. Ford International airport. The department also has automatic aid agreements with neighboring communities. Progressive AE met with Chief Magers and Captain Rowland for an overview of the Fire Department and tours of the two fire stations.

With a steadily growing township, emergency response needs continue to grow as well, with a steady 5-10% growth in calls year over year. The south end of the township is the most difficult area for coverage, with highways, rivers, and the airport limiting access.

Fire Station 1 shares a site with the Cascade Township Hall. The building was originally built for other purposes and has been expanded multiple times.

INSIGHTS & RECOMMENDATIONS

The building is old, needs significant updating and repair, and does not function well for the fire department. Though projects in recent years have helped preserve the building, most of the infrastructure is nearing or past its usable life.

The fire station is positioned behind the township hall on the site, creating undesirable cross-circulation between the emergency vehicles and visitors and staff of the Township Hall. In addition, the grade at the entry drives is steep and not ideal for emergency traffic.

The public entrance to the fire station is at the back of the site, creating low visibility to the public visiting the station. The fire department staff has little to no visibility of the entrance, and no safe separation exists between public space and internal operations. An appropriate entry should include a monitored security point beyond which visitors would have to be escorted.

The living quarters of the fire station are underscaled for the staff size, and should allow for better separation between sleeping, recreation, and training. Circulation should be generous enough to allow for safe flow during emergency response, and the path of travel to response equipment should minimize or reduce stairs. Shared meeting and training space is not available at this station, requiring all such functions to happen at Fire Station 2.

While the apparatus bays are well maintained and organized, they are too small for proper vehicle storage, staging, and washing. Storage of miscellaneous items in front of overhead doors creates a scenario where vehicles are required to back in instead of flowing through the bay. New regulations call for 100% exhaust capture and removal, which is not feasible in apparatus bays of this size. In addition, the apparatus bays are also storing maintenance materials and personnel emergency response equipment. Appropriate space should be afforded for storage, staging, and decontamination of this equipment.

Ultimately to meet the needs of the Fire Department, this station needs to be disconnected from the Township Hall in order to have room to expand on this site or on an alternate site.

SITE 1B: TOWNSHIP HALL

BUILDING PROFILE

- Owned by Cascade Township
- Year of Original Construction: 1970; renovated 1980 & 2005
- Site Acreage: 2.8 acres
- Building Square Feet: 5,396 gross square feet
- Parking: 70 spaces, shared with fire station

OVERALL CONDITION:



BUILDING SHELL:

- The building lacks a fire protection system
- Siding needs replacement
- Concrete masonry walls leak
- Exterior doors should be replaced with insulated doors with contemporary safety features
- Entry does not provide visibility to safely monitor exterior

BUILDING INTERIOR:

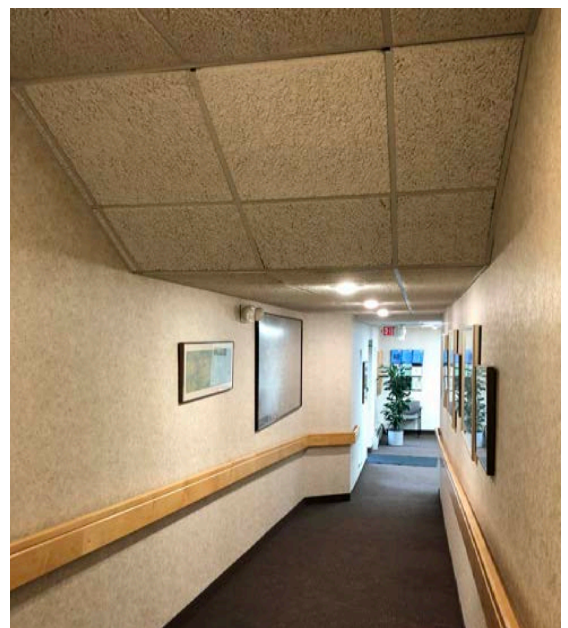
- Interior finishes are reaching the end of their useful life and should be planned for replacement
- Dated interior organization lacks flexibility to respond to today's operational needs
- Multi-level building creates accessibility challenges

BUILDING SYSTEMS:

- Provide a new generator with instant switch over during outages
- Upgrade and replace emergency lighting
- Replace aging HVAC units and provide additional perimeter heating for temperature control and comfort

SITE:

- A majority of the parking lot needs to be replaced
- Barrier free parking spaces may not meet current flat grading requirements
- Update and add site lighting



SUMMARY

Cascade Township Hall houses most of the township's administrative functions. This includes the Assessor, Community Development, Economic Development, Treasurer, and the offices of the Township Clerk and Township Manager. The Building Department moved out of the township hall in order to allow for enough space for all of the groups to operate.

In general, the community is embracing technology and expecting to access township services and information online. Staff from the different departments have been cross-trained to provide more seamless service to visitors.

INSIGHTS & RECOMMENDATIONS

The building is old, needs significant updating and repair, and does not function well for the users. Though projects in recent years have helped preserve the building, most of the infrastructure is nearing or past its usable life.

The brick facade of the building has few windows and the entrance vestibule is accessed from the sides, leaving no visibility from the welcome counter to the outside of the building. For security of the township staff, we recommend better visibility to the parking lot and of approaching visitors.

Interior organization of the offices is inflexible and has not given the township the ability to adjust to changing needs of the community and services in the facility. Reorganization would afford appropriately sized and located spaces for offices, meetings, records retention and retrieval, and required work area for special functions such as election ballot storage, staging, and counting.

While integrating the building department back into the Township Hall is not essential for the function of any of the department, benefits could be realized in shared support space, staff camaraderie, as well as clarity for the township residents who are seeking services.

The Township Hall is currently preventing the fire station from being able to expand to the necessary size. We recommend disconnecting the two facilities to allow for a new facility for the fire department. The Township Hall could be relocated to township owned land adjacent to the Library and Wisner Center and create a community hub; alternately the administrative offices could be relocated to an existing facility within the central business district; or if the fire station is relocated the existing building could be renovated to meet the long-term needs of the township. Infrastructure and accessibility will need to be addressed if the Township Hall remains in this location. The roof and exterior siding need to be replaced; mechanical systems are not working as originally designed and need to be replaced; and interior ramping and clearances are not up to current accessibility codes.

SITE 2: FIRE STATION 2

BUILDING PROFILE

- Owned by Cascade Township
- Year of Original Construction: 2001
- Site Acreage: 10.33 acres
- Building Square Feet: 8,379 gross square feet
- Parking: 33 spaces

OVERALL CONDITION:



BUILDING SHELL:

- The building is satisfactory
- Repair minor roof leaks and make repairs

BUILDING INTERIOR:

- Update worn and damaged flooring

BUILDING SYSTEMS:

- Update existing lighting to LED to save on energy

SITE:

- The site is satisfactory



SUMMARY

Fire Station 2 houses many shared functions for the fire department due to the limited space in Fire Station 1. This includes laundry for both stations, specialized equipment storage, and training. The station is manned by full time staff 24 hours a day.

In addition to the internal operations of the Fire Department, the training area is also used for special events for the public such as classes, educational camps, and children's birthday parties.

INSIGHTS & RECOMMENDATIONS

The building is in good condition for its age and has been maintained well. Due to its age, many systems and materials are at or nearing the end of their useful life. Leaks in the roof are being addressed, interior finishes are worn in places, and updates will soon be needed to the mechanical system.

In general, the station functions well for the fire department. Safe separation exists between public and internal spaces, and the living quarters for staff are adequately sized.

The training area is not able to support all-staff meetings, but the recent relocation of the Buildings and Grounds department affords an opportunity to expand the training area.

Our recommendation is to continue operating in this facility as the Fire Department does today, while keeping an eye on the systems that are aging in order to plan for replacement down the road.

SITE 3A: WISNER CENTER

BUILDING PROFILE

- Owned by Cascade Township
- Year of Original Construction: 2006
- Site Acreage: 11 acres total, shared with library
- Building Square Feet: 14,553 gross square feet
- Parking: 113 spaces, shared with library

OVERALL CONDITION:



BUILDING SHELL:

- The building is satisfactory
- Capture and redirect rainwater where buildings come together
- Update security system/cameras

BUILDING INTERIOR:

- The building interior is satisfactory

BUILDING SYSTEMS:

- Update perimeter heat controls and clean HVAC system
- Repair or replace leaking plumbing fixtures
- Update existing lighting to LED to save on energy

SITE:

- Asphalt parking lot is nearing the end of its useful life, it should be planned for replacement



SUMMARY

The Wisner Center is a large programming and community meeting space serving the township, Library, and community organizations. Three program rooms of varied sizes open to each other to create one large event space with an adjoining dais for township board meetings.

The lower level of the Wisner Center serves as a home base for the Cascade Friends of the Library including administrative/work space, staging, and storage for the annual July 4th book sale.

INSIGHTS & RECOMMENDATIONS

The building is in good condition for its age and has been maintained well. Items that need to be addressed are primarily cosmetic, such as minor damage to the operable partitions from frequent use. Interior finishes will begin to show their age soon, and a plan for replacement should be put in place in the next 3-5 years.

The township has capitalized on the synergy between the Library and Wisner Center in providing community amenity spaces and our recommendation is the township should continue to seek opportunities for adding value for internal operations and community focused programming on this site.

SITE 3B: LIBRARY

BUILDING PROFILE

- Owned by Cascade Township
- Year of Original Construction: 1996; remodeled in 2006 with addition of Wisner Center
- Site Acreage: 11 acres total, shared with Wisner Center
- Building Square Feet: 27,146 gross square feet
- Parking: 113 spaces, shared with Wisner Center

OVERALL CONDITION:



BUILDING SHELL:

- The building is satisfactory
- Capture and redirect rainwater where buildings come together
- Update security system/cameras

BUILDING INTERIOR:

- Develop plan for updating aging interior finishes

BUILDING SYSTEMS:

- Provide hot water in front restrooms
- Update perimeter heat controls and clean HVAC system
- Repair or replace leaking plumbing fixtures
- Update existing lighting to LED to save on energy

SITE:

- Asphalt parking lot is nearing the end of its useful life, it should be planned for replacement



SUMMARY

The Cascade branch of Kent District Library operates in the facility owned and managed by the township. Progressive AE toured the building with the Township Manager and the Branch Manager of the Library.

In addition to traditional books and periodicals, the library manages varied programming for all ages. Gathering space, private meeting and study space, and room for children's programming continues to be growing in demand and shows signs of continued growth. Programming will continue to expand to meet these needs, especially in the areas of technology, literacy, and early childhood activities. The library has become a hub for technology device training - a need that wasn't accounted for in the original design.

The lower level of the Library is used for storage of township records and facility materials. Storage needs on both levels are well met, and opportunities for reorganization and growth are available to serve the township and library in the future.

INSIGHTS & RECOMMENDATIONS

The building is in good condition for its age and has been maintained well. Items that need to be addressed are primarily cosmetic, with finishes and lighting nearing the end of their life expectancy in a high-traffic public environment.

Service delivery models are moving away from large circulation desks to smaller, more agile spaces that accommodate self-service functionality and allow for staff to work alongside patrons. We see the opportunity to reclaim some of the space currently dedicated to the information and circulation desks for flexible space that can be reconfigured to meet the needs of the library and patrons.

Other growth opportunities to prioritize are the children's play area and smaller spaces for study groups, mentoring, and meetings.

Access to outdoor green space for programming is low due to limited accessibility. This is a good opportunity for children's programming and community gathering in seasonable weather.

Operational space for staff is appropriately sized. As the collection continues to change and shrink, additional reconfiguring will help optimize the space for future functionality and adequately sized shared spaces such as a multipurpose break/gathering space for staff and volunteers.

Sound dampening should be considered in the central entry area, especially alongside any projects that seek to open that space more.

SITE 4: BUILDINGS & GROUNDS

BUILDING PROFILE

- Owned by Cascade Township
- Year of Original Construction: 1996; renovated in 2018
- Site Acreage: 80 acres including park
- Building Square Feet: approximately 9,625
- Parking: grass parking for staff; 4 handicapped parking spaces for park visitors

OVERALL CONDITION:



BUILDING SHELL:

- The building shell was not renovated when Buildings & Grounds relocated here and will need some updating in the future

BUILDING INTERIOR:

- The interior was renovated prior to move in
- The storage spaces have not been updated, but are not negatively impacting the use of the space

BUILDING SYSTEMS:

- Update existing lighting fixture to LED to save on energy and maintenance costs
- The mechanical system was recently updated and functions well for the breakroom
- The electrical system functions well for the space. No upgrades are currently needed

SITE:

- The site is not deficient in any key areas but permanent parking could be identified



SUMMARY

Progressive AE interviewed Jim MacDonald, Buildings and Grounds Supervisor and toured the maintenance facility at Burton Park. This facility operates as the main shop, vehicle maintenance and storage for Cascade Township. In addition, the supervisor's office and staff break and meeting area are in this building. The Buildings and Grounds Department recently relocated to this facility from Fire Station 2. Access to the building is at the entrance to Burton Park, and the building also houses public restrooms for the park users.

INSIGHTS & RECOMMENDATIONS

This building and site were recently renovated for its new use by the Buildings and Grounds Department. This renovation has addressed many of the systems in the building and should not require significant work in the near future. Items to consider include upgrading current light fixtures to LED to save on energy and maintenance costs and to review the condition of the roof and plan for replacement in the future.

Parking for park visitors is at each of the two park entrances at Burton St. and Windcrest St. In addition, two handicapped parking spaces are available adjacent to the building for public use. Staff park in the grassy lot adjacent to the drive.

Our recommendation is to continue to function as you are in this facility. Additional staff and maintenance vehicle parking and staging could be explored adjacent to and behind the building.

SITE 5: TASSELL PARK RESTROOM & FACILITIES

BUILDING PROFILE

- Owned by Cascade Township
- Year of Original Construction: 2001
- Site Acreage: 3.5 acres total
- Parking: 28 spaces

OVERALL CONDITION:



BUILDING SHELL:

- The buildings are satisfactory
- Seal gaps in garage siding and re-stain/paint exterior

BUILDING INTERIOR:

- Determine source of water leak in restroom building and repaint walls

BUILDING SYSTEMS:

- Update lighting to LED to save on energy
- Consider ventilation for garage to reduce accumulation of vehicle fumes
- Plan for security system update

BUILDING SITE:

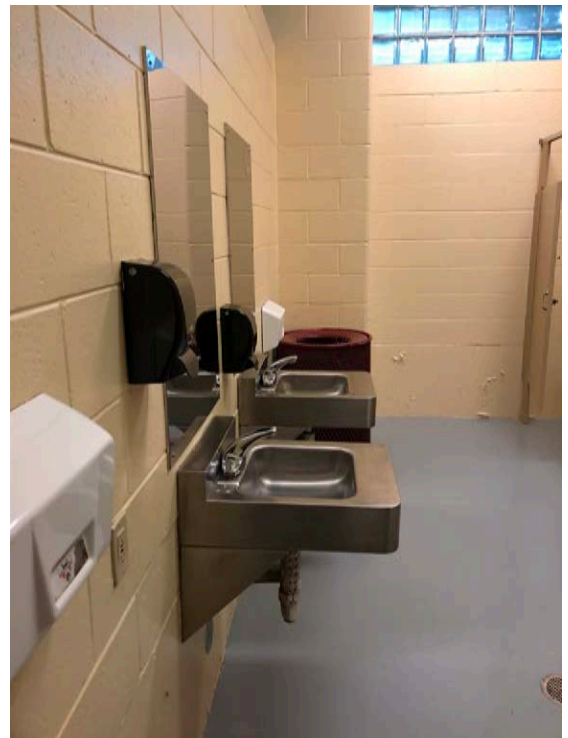
- Asphalt paving needs to be replaced

SUMMARY

The Tassell Park restroom building is open seasonally to support the park visitors. The semi-conditioned space also contains a small storage area for township material. The facilities building at the south end of the park stores equipment and maintenance material for use in the upkeep of the park.

INSIGHTS & RECOMMENDATIONS

The buildings are in decent condition for their ages. The primary items needing to be addressed on the facilities building are the entry door and siding paint. The restroom facility should be evaluated to ensure it is water tight and the interior be repainted. Site asphalt and concrete are nearing end of useful life, and a plan should be developed to replace.



SITE 6: CASCADE PARK FACILITIES

BUILDING PROFILE

- Owned by Cascade Township
- Year of Original Construction: 1993, renovated 1995 and 2004
- Site Acreage: 55 acres total
- Building Square Feet: 1,864 gross square feet
- Parking: 24 spaces in lot adjacent to maintenance building; 181 total in park

OVERALL CONDITION:



BUILDING SHELL:

- The building is uninsulated and needs repairs to the siding, soffit, fascia, and doors



BUILDING INTERIOR:

- The interior is satisfactory



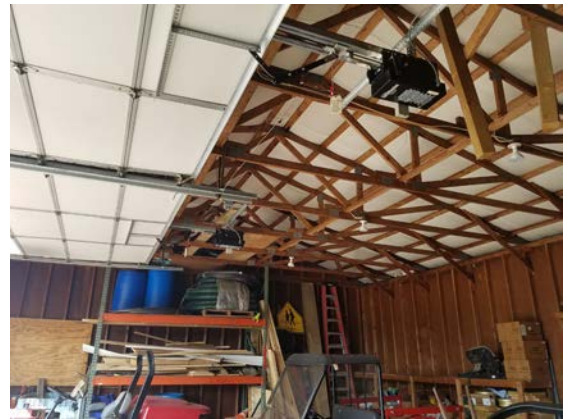
BUILDING SYSTEMS:

- The systems are adequate



SITE:

- The site needs concrete, asphalt, and fencing repairs



SUMMARY

The building exterior and site need significant work. A project is planned to address these items, and our investigation did not uncover any needs not planned to be addressed through maintenance.

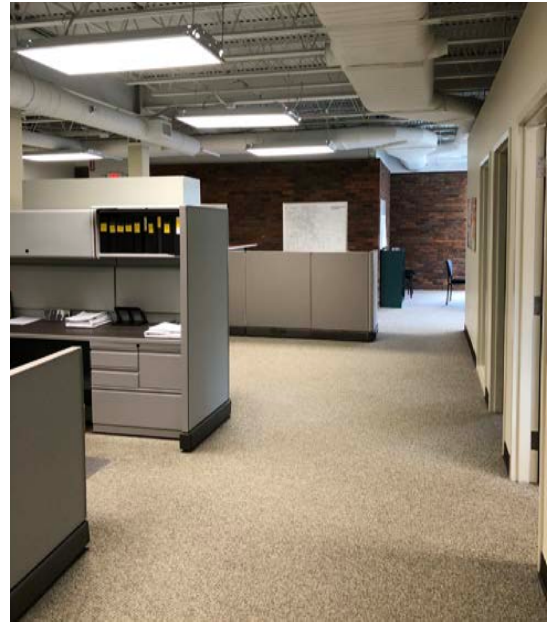
SITE 7: BUILDING INSPECTIONS DEPARTMENT

BUILDING PROFILE

- Leased by Cascade Township
- Leased Square Feet:
- Parking: shared

SUMMARY

Progressive AE met with Brian Wilson, Director of Inspections, to tour the interim offices of the Cascade Building Inspection Department. Cascade's Building Inspection Department manages plan reviews, permits, and inspections for Cascade Township as well as other surrounding communities including Grand Rapids Township, Plainfield Township, Lowell Township, Ada Township, Vergennes Township, and the City of East Grand Rapids.



INSIGHTS & RECOMMENDATIONS

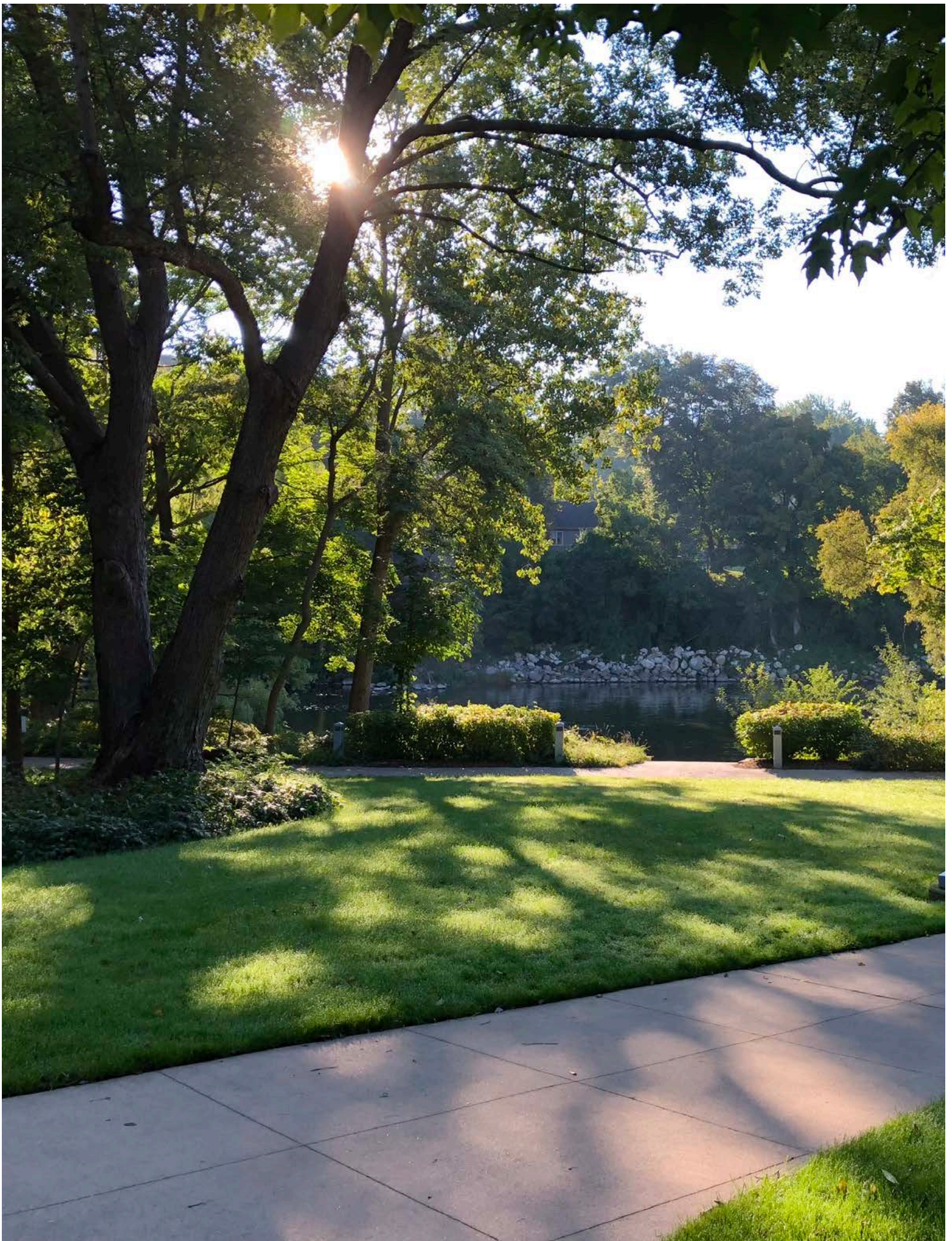
The Building Inspection Department recently relocated to a multi-tenant office building on Charlevoix Drive in order to make room in the township hall for the remaining administrative services. The new space is an adequate scale for the department's day to day functions.

Wayfinding is a challenge for the office suite, with little option to address signage in the shared entrance and lobby of the building.

Although the Building Department is able to operate adequately separate from the remainder of the township administrative services, and do so from the administrative services of other communities served, we see efficiencies that can be realized by collocating the department with the township hall. Aside from economic savings from eliminating the lease payment, shared support functions such as meeting rooms and break area could allow for more efficient use of space. Proximity also helps with convenience for township residents and contractors as well as building shared culture for the township administrative services.

If collocation within or adjacent to the township hall is not feasible, alternatives should be explored to eliminate the lease payment.







APPENDIX 1: COMMUNITY INPUT

OVERVIEW

In addition to Progressive AE’s observations, interviews, tours, and building assessments, this project involved multiple opportunities for the Cascade Township residents, staff, and business owners to provide information. Community visioning sessions sought to draw out what the community values about the township and dreams for the future. Online survey questions identify buildings that are working well or deficient for the community and how the services are able to be provided within the existing buildings.

P 28	COMMUNITY VISIONING SESSIONS
P 32	SURVEY RESULTS

Community Visioning

What is the desired future for Cascade Township?

- 1 Township center & green space for events
- 2 New / improved emergency services / coverage
- 3 Planned development / controlled growth
- 4 Small town feel / sense of place
- 5 Preserve & enhance recreation, natural assets

Given the community's values and desires for the future, where should priority be placed on investment in existing buildings?

Attendees were each given one red dot (indicating top priority) and two orange dots (indicating medium priority) to identify their individual priorities. Overall tally of red and orange follow each building. For the weighted average, red = 1 and orange =.5.

- 88 Firestation 1 (84/8)
- 33 Township Hall (6/54)
- 16.5 Cascade Township Park Facilities (0/33)
- 16 Firestation 2 (0/32)
- 8.5 Tassell Park Restrooms (0/17)
- 6 Tassell Park Maintenance (0/12)
- 4 Buildings & Grounds (0/8)
- 3.5 Library (0/7)
- 2.5 Wisner Center (2/1)

KEY COMMENTS

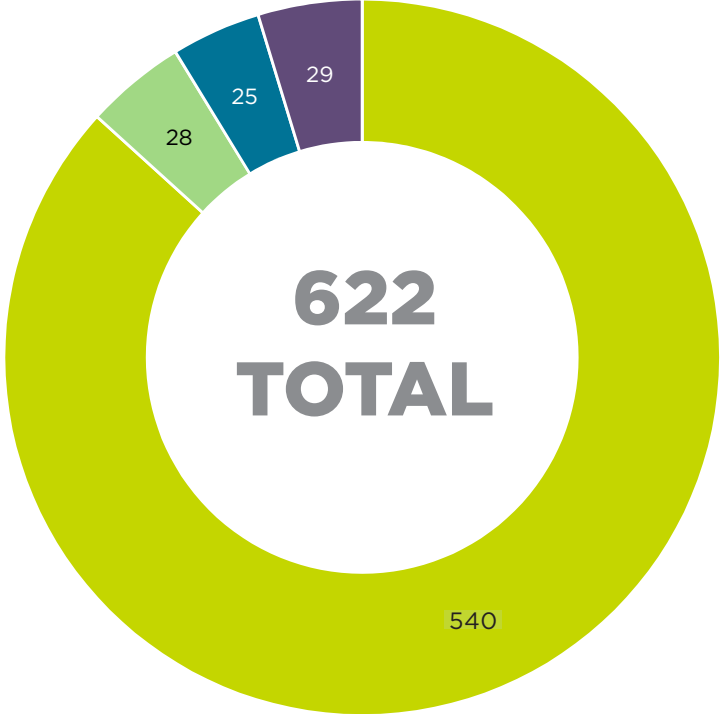
Separate Firestation from Township Hall

Should prioritize Firestation #3

Expand Wisner/Library for Community Center



Survey Responses



■ Resident ■ Business Owner/Operator ■ Both ■ Other

WHAT DO YOU VALUE MOST ABOUT CASCADE TOWNSHIP?

- Amenities
- Convenience & Connectivity
- Safety
- Community / Village Feel
- Rivers, Trails, Paths
- Connection to Nature
- Library & Gathering
- Schools
- Family Friendly

Answered: 358 Skipped: 264

#	RESPONSES
1	Safe, schools, parks
2	Nice place to live
3	The people.
4	nothing
5	Not much
6	The community, awesome policing from the Sheriffs department, and it's a nice place to be
7	The sense of community. I wish it had a little more in walking distance to cascade
8	I value the continual improvements that have been made (making the village of Cascade look very nice, bike paths, etc.
9	Close community
10	Parks, walking paths, library
11	Location with a balance of nature and commercial access.
12	People, beauty of the area, great schools
13	Parks and recreation
14	Library and parks are great
15	Open Spaces, Safe Neighborhoods, Pleasant People, Relaxing Atmosphere
16	Safety, cleanliness
17	Schools, parks, and the library
18	Schools, access to the surrounding area, the bike/walking paths, the varied neighborhoods, the library, the parks and other areas that directly affect residents and visitors.
19	Cleanliness
20	Roads, parks, education
21	Cuteness
22	Clean, safe, good educational facilities.
23	close to highways
24	Responsible spending
25	Safety and cleanliness
26	library, parks, walking paths
27	Parks and trails
28	The location near services.
29	Schools
30	Being along the river! Schools.
31	Frugality
32	Location
33	The natural setting and rural feel yet so close to Downtown Grand Rapids.
34	Small government. Let's make it even smaller.

35	All the services that the township provides are good just need to grow with the community
36	Bike Paths
37	Welcoming environments....sensitive to seniors.... Professional
38	Safety of our children
39	Not much right now. Leadership needs to be replaced as their vision has not produced the kind of innovative development needed in an area like Cascade. Taxes high for what we are getting.
40	Bike paths
41	Library
42	Schools location
43	Topography
44	Beauty of the area
45	Safe, friendly, school district, convenient
46	Location
47	Schools
48	It's a nice area.
49	Location
50	Small community - still a township - not a wannabe cosmopolitan city like the new 'Amwayland' of Ada
51	Cleanliness Safety
52	Doesn't take long to drive through it
53	the schools and safety
54	Family friendly, activities for families
55	Nice
56	It's a convenient location with great schools.
57	Quiet community.
58	Neighborhood
59	Schools, green space,
60	Access to the river and small town feel in the village
61	Bike paths
62	The activities they have at the library and Fourth of July.
63	library
64	The location and green space.
65	Security and safety
66	It is a quite beautiful place
67	Our desire to maintain excellence in our community
68	Parks and open space
69	Community
70	Right now there isn't much that I value. I am disappointed with the city leadership, vision and overall their direction the past 5 years.
71	Nice area to live and its safe.
72	What they do for the community
73	Wildlife is abundant. People are nice. Good schools

74	country open feel while having all the assets of city living at the same time
75	Proximity to stores and restaurants
76	The location and safe neighborhoods.
77	Clean. Friendly. Not congested
78	Low cost of living. Nice family friendly.
79	Living on the river
80	The open space, the people, the family oriented area to raise a family, the parks, the bike path, and location to everything!!!
81	Small town feel that has community services like a nice library.
82	Parks. Quick service from first responders. The people that live and serve here.
83	Not too busy (yet), but has most of what we need.
84	Library and bike paths
85	It is a good place to do business.
86	The river and wildlife that is around us!
87	Community, I would like to see out downtown develop more, to compete with ada
88	I value the wide variety of outdoor recreational opportunities and the people who live here.
89	Safe environment, proximity to 'city' yet feels 'country'
90	The parks & trails
91	Friendly people. Safe community.
92	Green space
93	The residents and businesses
94	Commitment to community
95	The library
96	Fire department
97	Location and space
98	Clean, safe
99	Parks and libraries
100	Cleanliness of our streets and neighborhoods
101	Large lots. Open spaces. Restrictions on number of businesses
102	The recent input from residents regarding their concern about township officials determination to unwisely spend taxpayers money. It's tje people who care about the integrity of this community.
103	Proximity to GR without being in GR. The Thornapple river is beautiful and a real bonus.
104	It's people
105	Pathways and parks make for stron community and easy walk ability
106	Small, safe community with beautiful parks/paths
107	Clean up days
108	We love living here! There are convenient shops close to home and also parks nearby to enjoy
109	The level of service provided to its residents.
110	The paths and library.
111	Family community and safety

112	Clean and safe. Nice grounds and parks. Holiday community decor (flags, snow flakes)...make me feel proud to be a resident. I also love the large flower pots at the Thornapple River & Cascade corner. Details make a big difference
113	The community is quiet, safe and lovely.
114	I value that it is small. I also heard that the cemetery might be able to be expanded. I did not see that mentioned.
115	Schools
116	Safe, uncluttered, peaceful
117	Library, Parks and Bike Paths. It is a great small close community
118	Location
119	Friendly efficient and cost effective government services
120	That it has maintained part of its original character good and bad. My family has been here for 4 generations. I appreciate that Cascade is still accessible and hasn't become a "Planned Community." It's a simple township that has maintained its value and offers its residents quality amenities in its library, emergency services, parks, schools and local businesses.
121	Great community to live in, dedicated Township staff and Board that seem to always have the residents best interest in mind
122	The Small town feel
123	Cascade is pedestrian friendly, it's clean, there are so many family friendly events which I love.
124	How clean it's kept and how the homeless aren't in cascade except in front of Meijer.
125	Good schools, well-kept neighborhoods, and good property value retention. A village "center" is not reasonable or expected in Cascade Township. We are not Ada - and are not configured like Ada. So stop trying to spend money that doesn't need to be spent.
126	The beautiful streets, roads paths and access to the river
127	Beautiful parks and very nice people.
128	The feeling of a close knit community
129	Parks and library
130	OK
131	Accessibility to shopping and recreation
132	Comfortable living. Close to most shopping and travel
133	The open communication and that they are requesting our input and feedback!
134	The people
135	The river and the environment
136	Nice place to live.
137	Park like settings
138	Convenience
139	I think we have beautiful building and many beautiful parks. There is a vast number of Cascade population who wish we dedicated at least 20 acres of one of our many parks to off-leash dog walking.
140	The trails and the parks. Also the fact that you are asking for our input.
141	It's a nice place to live and safe.
142	Small town feel
143	Cost savings, keeping Cascade look of small town feel. Not over spending
144	bucolic feel
145	quiet and safe, good schools and neighbors.

146	family friendly, larger lots, home-y feel
147	We have an opportunity to use the surplus to build a community gathering place and bring more shops and restaurants to the village center. The residents have repeatedly and emphatically shouted over and over WE DO NOT WANT A NEW ADMINISTRATION BUILDING.
148	A government that is looking out for its citizens needs and not their own. Government works best that that does less.
149	I value the location with easy access to major roads, airport, medical, and shopping. I want it to continue to feel like a rural setting.
150	Neighborhoods, natural areas.
151	Small, suburban feel with quick access to stores and downtown
152	The people
153	The walking paths and schools.
154	Location and easy access to highways
155	Any services we have needed have been provided promptly and helpfully. We are satisfied.
156	The feeling of safety and order.
157	The beautiful parks.
158	Small size of cimmunity
159	Feeling like I don't live in downtown GR. Love the suburb feel- it doesn't feel like there are too many homes yet it has a great community.
160	River, trees, parks, library
161	We enjoy the small town, small business appeal with the comfort of quality homes and interested families. Keeping the homes in good shape for value is essential; pride in ownership for all families and businesses a must.
162	Emergency response.
163	Trees
164	Location, schools, community
165	It's a beautiful town but need to fill some empty retail stores on cascade by 28th street. It's gone downhill some.
166	Small village feel
167	Seems organized
168	property values
169	Library and walking trails
170	Atmosphere
171	I grew up in Cascade, so it is home to me. I like it's proximity to so many stores, services, and highways. It's disappointing, however, to not see major improvements to the Village.
172	I love the area and facilities...just wish they were more visible and we could clean up some of the eyesores.
173	close distance to travel anywhere
174	Convenience
175	I love Cascade, that we are a fiscally conservative, charming, and naturally beautiful areas. We have deer and other wildlife in our neighborhoods, yet we're close to everything we need when it comes to necessities and shopping.
176	Safe neighborhood and well maintained parks and paths.
177	Friendliness of people and Tassel Park.
178	Parks and trails but would like a trail on 28th off of Buttrick

179	Neighbors, paths. Close to grand rapids
180	Safety
181	It is a safe area, with an invested culture.
182	The quaintness.
183	Safety and convenience to businesses and downtown services
184	It is clean and quiet
185	Quiet... not dense population
186	Family friendly parks and recreation
187	Safety
188	Semi rural yet close to everything
189	The parks and the river.
190	It is a nice community
191	neighborhoods, bike paths and parks.
192	The beauty and maintenance of the area. It is a wonderful village to live in
193	Location
194	Fiscal responsibility while also looking to invest in the community.
195	Safety, the look & feel of the community, fireman to help with baby car seats, fire station Halloween party, convenience & location of township offices, schools. Zoning.
196	Location and its proximity to all the area has to offer.
197	Community, Education
198	Resisting urban sprawl as Grand Rapids grows. I like the current population density, the edge of the countryside while being close to the city.
199	The small community feel and close access to amenities. I would hate to have it become too commercialized. Similar to what is occurring in Ada right now.
200	It's a safe, clean community. There are many parks for kids to enjoy. Good schools and neighborhoods and many quality businesses.
201	Everyone seems to be connected via schools, schools, etc.
202	Location, people
203	Paths
204	Efficiency
205	Everything. My family has lived here going on 50 years. It is a wonderful community. You guys need to make your case so we can determine whether we want to pay for it. That's what this is about, right?
206	Proximity to GR but not in the city.
207	Small community feel
208	parks/paths
209	location
210	Outdoor beauty, nice landscaping, parks, paths, lighting
211	Feeling of safety and "upscale" environment.
212	Pride in the area by all in the community.
213	The pathways
214	Schools, library, parks, 4th of July festivities

215	Quiet neighborhood for the most part although in the last few years we have had some issues with noise, speeding, vandalism.
216	small community
217	The small town feel. The community. The walking paths. The parks.
218	Where I live.
219	Quiet, openness, YMCA, library, Meijers, Aldis, SAMS
220	Friends. River. Proximity to both downtown and country
221	it is easy to get to downtown GR, but we can have space in this township. Good schools and good roads.
222	natural beauty and bike paths
223	Library
224	Community
225	That the township does a good job taking care of the area. I proud to live here
226	It seems committed to keeping this community nice and a pleasant place to live (e.g., well maintained walking paths, parades, nice parks, etc.) without being overly intrusive.
227	How clean it is, I'm currently enjoying the Christmas lights, parks, etc.
228	Proximity to City and variety of neighborhoods.
229	Location, nice amenities
230	I used to enjoy the undeveloped area but now there are too many houses and not enough nature. I used to like the small town feelings but that is gone. I dont value much anymore...
231	High quality living area and schools
232	I love the beautiful parks and open areas, the connectivity to so many things, and the sense of community I have with my neighborhood.
233	A desirable place to live that is convenient to airport, shopping, downtown and rural areas.
234	Tight community with strong values and quality commitment
235	Community feeling
236	Safety for kids
237	Proximity to shopping, family, & friends.
238	Great place to live, convenient access to everything, good walkways but that needs improvement before building new structures. We need safer walkways and side walks on both sides of Cascade Road.
239	Open space
240	We use the library all the time! Absolutely love the staff and programming. The fire department was a huge asset to our family during a medical emergency two years ago. Excellent staff.
241	The safety of the community
242	The public nature parks and library
243	Community programs
244	Progressive planning, by logical people
245	Born and raised here.
246	Open space
247	The people and green/wooded areas. I would love to see improvements at Peace Park - add single track bike trails etc. bring more people to the area from greater GR. Think Luton Park, Cannonsburg bike trails in Rockford or the State Game Area. The parking lots at these areas are literally over flowing with bikers and hikers all summer! Many head out for a sandwich and drink after! Stop for energy drinks before etc..

248	Schools, safe neighborhoods
249	Comfortable and safe place to live.
250	The small town feel.
251	Safety.
252	The natural beauty and convenience.
253	Quality of life, Library, the neighborhoods feel closer to nature than most suburban/urban areas.
254	Honesty
255	Library
256	Clean, safe. Schools are the best. Trails.
257	Safety/trails/parks
258	Having lived here for forty one years this will always be home. I appreciate the tight knit community and the people that live here.
259	The safety. I feel comfortable in my residence because of my wife and my relationship with our neighbors and community. I would like to see this continue.
260	Building inspections department
261	The people
262	safety, schools,proximity to air and ground transportation i.e. highways and airport, good retail and services presence
263	A nice place to live. I have been here for 50 years
264	People
265	Low crime, access to the river and parks
266	I've lived here for 51 years. It's my home
267	Community
268	Small town feel. Keeping out chains (restaurant/stores) as much as possible.
269	natural beauty of the area
270	Space yet still close
271	The sense of community
272	Public shools and safety
273	Convient location to Grand Rapids. I would like to have more bus service.
274	Proximity. Cleanliness. Though the brown building off 28th street need updating as does the old Urgent Care and motel. Finish cleaning up /improving some of these areas please.
275	open space. seems we are building on any available land. what is happening to our suburban feeling of open land. getting way to crowded. "stick a complex on any open space. moved to cascade because it was away from the urban swirl.
276	1. Safety and 2.variety of businesses I frequent (everything is right here!)
277	1) Safety 2) Connectivity - path system 3) Quality school system 4) Other Amenities - airport, Interstate Interchanges, shopping options, banking options
278	Parks, pathways, library, services like hazardous waste collection
279	The facilities we do have now for our community; library, parks etc.
280	Security, dog park,low key, dedicated to residents
281	My home and the accessibility to getting what I need outside of it.
282	Safe and friendly community
283	Location is excellent, and the library is great

284	The library
285	I love my neighborhood and the Thornapple river, if we can keep it clean. I like the easy access to shopping.
286	Beautiful open space. Peace and quiet.
287	Happy the way it is.
288	Close to things from a distance.
289	The bike paths and parks.
290	Being a nice community with conveniences, but still able to get around easily.
291	Trails and parks
292	Ummm that's an interesting question. Frankly I don't really like government over site of my personal property. I would like to say that I "value" the township's ability to mind their own business and not dictate to my neighbors or I how many cars are in the driveway or if we choose to run a small business out of our homes but I can't say that is the case. I live 500 ft from the township border with caledonia so I don't consider myself part of cascade. I pay my taxes but it's my home so don't tell me what to do.
293	trees
294	Living in a safe family friendly area with great schools.
295	School district.
296	The Thornapple River
297	Well managed, great open communication.
298	Community and parks
299	Riverfront, schools, nice homes
300	It is a safe place to live.
301	local businesses
302	It's safety
303	Community, parks, paths, continuous focus on community improvement, schools, accessibility to shopping
304	Trying to make it a community feel
305	Fire protection , clear roads, library , parks.
306	We've had a couple interactions with the fire department and they have always been professional and prompt.
307	The people who put so much of themselves into their work and the Township.
308	I enjoy the rural feel, but the easy access to retail and restaurant establishments.....also, my roots are in Cascade. I've been here most of my life.
309	Investment in environment, bike paths, beauty and downtown village
310	Support for community infrastructure, parks, trails
311	Well managed, positive staff, beautiful setting
312	Green space, forest, large lots, there fact that it is made up of mostly single family homes, paved trails.
313	Trees and nice open spaces. Thornapple river
314	Efficiency
315	It's ability to be fiscally responsible!!
316	Convenient location, cemeteries.
317	Close proximity to everything important to our family - wish we could find some of the vibrant feel of other downtown areas in our "village center".

318	Close to services yet quiet
319	lower taxes, limited government, green space
320	Clean community, safe environment
321	Small size
322	Green space
323	Park Library Overall upkeep
324	Great Township planning - road improvements are implemented before there us a problem related to increased traffic. Love Tassel Park, Cascade Park and the improvements that were done years ago to Thornapple / Cascade Road area. Appreciate the traffic signal added near Mary Free Bed YMCA. Love our local restaurants and businesses. Love the extensive Bike paths. I've always felt safe in this community, and everything is so convenient.
325	Safe atmosphere
326	Pride of ownership, our schools, and the community itself.
327	library, natural areas, parks, trees, please preserve as much remaining open space as possible
328	Small town atmosphere
329	Size and family values.
330	The general "vibe" of the community.
331	Suburban feel, pathways
332	Tassel park and the library for my children
333	Safety
334	Sidewalks
335	Close knit, small community. Safe and quiet. It is clean and great for families.
336	Property, schools, community
337	Well maintained parks and the bike path (which appears to be needing some updating in places).
338	Community based. Cascade feels like a giant living room of families
339	The parks, pathways, community events.
340	Neighborhoods
341	Fire Department
342	Well organized. Safe
343	The location
344	Secure neighborhoods
345	Small town feel. Not having franchise businesses with signs everywhere
346	Good place to do business.
347	we as residents expect a lot from our township, and for the most part we get it. I know sometimes the Board needs to pinch pennies, but I'm proud of my community and how they operate.
348	Community involvement. A community that cares of each other. The strong school system.
349	Family atmosphere, feels safe. Library is a great resource as well as the pathways and parks.
350	safe city
351	The stable nature of the community - business and residential. High quality!
352	Visual beauty and the people
353	Safety and beauty and land
354	It is a bedroom community,we don't need to be an Ada

355	Fire departments/ township hall
356	convenient location while having "elbow room"
357	The older outlier areas seem fine but are under pressure to lose its country character. The senior citizen communities seem to have a lot to offer from those I've met. The roads are being upgraded and maintained and the sheriff dept is at a minimum presence, which are good things. From my perspective the township development plan needs heavy updating across the board as encroachment continues apace. This would include re-creating Cascade Village as a true village rather than a bypass area enroute to work. New development areas should require heavy review of utilizing prairie grasslands, re-creating wetlands & habitat corridors, focusing on clean groundwaters until water/sewage infrastructure can be built out, and there needs to be a much higher ecological emphases to retain Cascade's character and attractiveness. If not, it'll become just another suburban bedroom community to Grand Rapids. Population density should be kept at a minimum unless it can be accomodated by the above standards. Growth isn't always a blessing. Peacefulness is.
358	School system, natural setting mix

Answered: 480 Skipped: 142

#	RESPONSES
1	They seemed adequate for the current use.
2	Very acceptable
3	They are in good condition and appropriate for their function.
4	Library is very nice. We live close to burton park and love the trails. Would live to see more there.
5	Fantastic.
6	They were real nice and I don't see why they cant continue with the existing space
7	All could stand to be updated
8	Very good
9	None
10	Nice, the township office needs updating and newer staff
11	Lacking, dilapidated, over-crowded
12	Parks are nice, as is the library
13	Functional and adequate public spaces
14	Nice!
15	ok
16	They were fine actually very nice. It appeared you could function just fine. I don't feel a new building is necessary
17	Great
18	Seemed fine
19	Nice
20	Library and Wisner Center extremely nice. Others seem adequate.
21	Nice
22	Nice
23	Friendly, pretty efficient
24	All are in good repair and efficient for the functions necessary to be performed
25	Adequate
26	Library feels a little dated compared to Kentwood and Caledonia, but seems functional as a library.
27	They were all fine good looking facilities. Well maintained and appropriate for a municipal building.
28	Well maintained
29	Adequate
30	Friendly and clean
31	All fine and great quality.
32	library -- nice others -- adequate
33	Excellent
34	Accommodating, but cramped

35	Outdated but clean and organized
36	good condition
37	Very nice facilities
38	Fire houses are great. Office facilities seem dated and not as productive as they might be.
39	It has been a while since I went to the Township Hall. When I was there, it seemed well-maintained. I believe maintenance is very important to help avoid expensive emergency repairs.
40	fine
41	Library is great. Township offices are older but well kept.
42	Fine
43	Good
44	The library is great!
45	Fire station and township hall are great spaces. We enjoy the library and the Wisner Center yet they could really use a renovation
46	It's no EGR.
47	They are good
48	Very nice!
49	Good
50	Functional
51	Fine. Typical but nice municipal buildings
52	They are all more than adequate.
53	Mediocre
54	Some are old and small others are new and nice
55	Serves the purpose they are intended for
56	good
57	Welcoming, clean, professional.
58	Fair
59	They were fine. Facilities are fine. What is needed is a quality city center that is robust. Focus on a quality vision for the city township. Rockford, EGR, Ada, Eastown and others are building visionary city centers rather than apartments and condos.
60	Love the library! The township buildings are fine and serve the purpose that I was there for (building permit)
61	Adequate and nice
62	The library is very nice.
63	No impression
64	Perfectly fine.
65	They were nice. I grew up in Cascade, left then moved back so it is still strange that the library isn't in the township office building.
66	Great
67	Clean, well maintained
68	They are adequate
69	Good
70	nice
71	Ok. Love the library.

72	Seemed well organized and operating efficiently
73	Adequate
74	Adequate, well maintained buildings
75	Nice
76	Library is beautiful. Township building is nothing special, but ok.
77	Well kept. Nice.
78	Satisfactory
79	Township offices are too small
80	Nice
81	Well maintained and doing the job they were intended for well.
82	Adequate for the business I was attending to.
83	Outdated
84	Most are getting older. The fire station and township offices should be replaced. Library is nice.
85	Fine
86	Very nice
87	Nice and most importantly functional.
88	The fire department was nice we had my son's birthday party there. The township office could use some updates and more space.
89	a bit old but adequate
90	Overall good, properties are in good shape.
91	Helpful
92	Adequate
93	They are just fine.
94	Library and Wisner Center: nice, nicely appointed, good parking Township Hall: seems old and a bit stale; environment is not inviting to visit
95	Nice. Liked teen space
96	they are adequate
97	Quiet, reserved, few staff members available for questions.
98	They seemed fine
99	They were fine.
100	A little outdated but it serves its purpose
101	They are adequate, spartan.
102	nice
103	Township building showing age but others good
104	Very nice and great service provided at the library
105	Excellent
106	The library is well designed and well run. The township offices seem adequate but could use some updating.
107	Very nice.
108	Standard
109	They are nice.
110	Courteous and helpful employees

111	Under used
112	All seemed fine. Some newer than others, and didn't get into the conversation of actually employees that worked there and their needs. So can't elaborate.....
113	Nice, well kept, nicely staffed. I like our township facilities.
114	They are appropriate for what they do. Clean installations. People know their jobs.
115	clean, functional
116	Fine
117	They are ok
118	Well maintained. Library is great.
119	Adequate, met our needs
120	Nice
121	Well taken care of and easy access
122	Nice , clean. Admin building is dated and not as welcoming
123	Love the library. They all function well.
124	good
125	Fine. They seemed clean & in good condition
126	They are more than adequate for our needs
127	Fine
128	Certainly adequate
129	Positive
130	Very nice
131	Very nice
132	Very nice.
133	Very nice
134	Easily accessible, clean
135	Good
136	Seemed just fine to me.
137	Efficient, up to date and pleasant
138	Library is beautiful, township office is older and not modern
139	Nice
140	Fine. Township offices and Station 1 are dated
141	Well kept
142	Very nice
143	A little crowded
144	Good. Well kept clean nice grounds
145	They seemed to serve their purpose.
146	Dated
147	Very nice
148	Favorable
149	Well kept
150	I heart the library. It's my favorite place.

151	Very nice
152	Nice
153	I absolutely love the library, especially the children's area. The Wisner center was a wonderful place for a meeting. The Township offices might be out dated but they feel they serve their purpose. The fire department seemed very nice as well, I used to visit it with my children on Halloween.
154	Clean. Well maintained.
155	All appeared to be good repair and successfully provided required services.
156	I very much enjoy using the Llibrary. I do wish, though, that the library used kindle for their E-Reader app instead of Cloud Library.
157	Nice
158	Nice
159	Good. Better than in other cities/townships we have lived
160	Library is first class. Township hall is dated but sufficient.
161	Parks and library are nice. Township hall for tree lighting is getting better. Also like the improvements made to cascade park and the township hall grounds.
162	Too bad fire station on Buttrick isn't being used for more than a garage.
163	Library and Wisner center were nice, ... We had a limited exposure to the fire station (halloween parties) and township hall (passport desk)
164	Most present well, but definitely need upgrades, and, or improvements. Most of the Parking lots at the facilities and parks are aging/deteriorating.
165	I thought they were all professional.
166	Clean and well kept. Parks are nice
167	They were nice!
168	Good
169	We seem to have great facilities.
170	Very nice and organized. Good help.
171	I had a positive impression of all facilities. I was more interested in the people than the location/building.
172	Clean, efficient, served my needs
173	They were well maintained
174	Nice!
175	Fully adequate
176	I love the library and conference rooms there. The Fire Station at 30th and Buttrick is large, close to my home and looks great. The Town Hall I've gone to to rent a room at the library. It's tucked away from 28th and in a nice brick building
177	Nice, well maintained
178	They're nice.
179	All very nice.
180	Great staff
181	Well maintained. Functional. Fit to purpose. Not extravagant. An example of local government at its best.
182	Typical city/municipality buildings.
183	Positive

184	The Township Hall is over 60 years old and needs to be replaced. The library is beautiful, but station 1 also need to be replaced..the other facilities are adequate at this time.
185	Good
186	Employees at all places very friendly. Well organized.
187	Clean, friendly, professional and helpful.
188	The administration building looks virtually empty whenever I've been in there. Empty desks - lots of space, very few people there. Library and Wisner center are very nice facilities - providing plenty of room for any meetings I've attended - even well attended ones.
189	Fine
190	Nicely done. Modern.
191	I love them- although the Library could use some updating. The township hall is great and doesn't need to do anything different.
192	They are very adequate. No improvements are needed.
193	Very well equipped and convenient
194	Nice
195	Clean. Efficient
196	They serve their purpose well
197	Clean
198	All are great for their needs. The library is wonderful....love it and use it often.
199	Two hall is dated Library is nice
200	Ok
201	Just fine
202	good
203	Adequate
204	All very nice. What we need is a large off leash dog park. This has been made clear to the township in the last survey several years ago
205	I love, love, love our library!! The decision to move and build the existing building was a wonderful step. The township offices seem adequate but then I don't work there so I don't know if it's limited. Our fire stations make me feel safe. Thank you!
206	They are functional for their intended purpose.
207	Pretty basic, but adequate
208	Very well maintained
209	Sufficient for their purposes
210	fine buildings, much nicer than I expected
211	All are ok.
212	NO NEW TOWNSHIP ADMINISTRATION BUILDING- make due w/ existing building.
213	They all looked and function well
214	they are great
215	Adequate
216	The library is very nice.
217	Facilities are in good shape. Township Hall is dated a bit in internal aesthetics, but does not need updates and is competely functional. Library and fire house are modern, well appointed, and very welcoming.
218	Clean but some were dated

219	Relatively updated and clean, seemed well taken care of
220	Nice buildings but overdone
221	My impression is that the facilities are well kept and efficient, even quite pleasing. However, I do not work at any, so don't have access or knowledge at a deeper level.
222	I felt they were fine. Could use some updating.
223	Library is beautiful. Fire stations are adequate. Administration building needs expansion.
224	They seemed clean and orderly
225	The fire stations seem a bit out dated. The grounds and facilities are always in great shape, visibly, and generally well taken care of.
226	Well developed and maintained.
227	Honestly haven't thought much about them. The library is dated but seems to be improving
228	Sufficient for the township.
229	They were fine and served their purpose well.
230	I found the library very appealing and the Wisner Center functional. use of Cascade park also enjoyable. No impression of the township hall--quick visits.
231	They were fine
232	Very nice, clean.
233	Okay
234	Library is great
235	Library - very nice Township Offices - dated, musty, cold, not very welcoming Fire Station - no opinion
236	Nice
237	Standard and functional
238	They are all serving the Township adequately!
239	Township offices were similar to other township. Decent parking
240	Very nice
241	They were fine
242	sufficient for their purposes
243	They were lovely and didn't need any renovations!
244	Very nice facilities more than adequate for Cascade TWP. Never busy, always able to park right in front, never crowded inside, always someone available to help out but never many staff on premise.
245	They all look to be in good working order and presentable and accommodating to the public.
246	The facilities were good, but could use some expansion and updating.
247	Adequate
248	thought overall impression were OK
249	Fine
250	Fine
251	Everything was fine from what I could tell.
252	Nice, well run facilities.
253	They're in good shape
254	Very adequate but the children's area in the library is embarrassing and in need of a complete redo.

255	The ones I have visited are in good condition
256	Well kept and adequate
257	Good
258	All very nice and clean. People were friendly
259	Older, in need of modernization.
260	Most are outdated
261	Fine. Hardly anybody at them wisner center and fire station are nice
262	Neat and Clean
263	Just fine. Fire stations, library, Wisner center all superior. Township hall good working facility.
264	Fire station needs updating
265	The library is very clean and bright. Seemed well organized.
266	Clean, spacious, well-maintained. Love the green initiatives incorporated into the design.
267	Good
268	Average
269	Good could use some updating.
270	Very nice, clean and easy to use
271	Fire station in cascade needs to be updated, bad
272	All good
273	they are fine
274	Some very nice & new, others utilitarian.
275	Convenient and nice staff everywhere
276	Positive
277	Township hall is dated, but all buildings are well maintained.
278	Clean, orderly
279	Generally all are very good with the exception of Fire Station 1
280	Sufficient for needs
281	Up to date
282	Clean, well maintained. Could be more accessible and contemporary
283	Township hall.. ok. Residents typically only experience "counter" services. Wisner building-good facility
284	My family enjoyed the children's activities and found the staff to be friendly and helpful at both facilities.
285	OK
286	Really greag
287	Normal. Station 2 could use an update.
288	Productive
289	Nice.
290	They are nice.
291	Very sufficient for Township requirements
292	adequate
293	Extremely adequate

294	Attractive and updated
295	Totally serving the need.
296	Could use updating/Wisner Center
297	Very nice
298	Township office seemed pretty functional and what I'd expect. My first impression of the library and wisner center was negative. It seemed dated and run down.
299	Well maintained and well served
300	All well done
301	The township office seems small. Outdated. The library seemed good along with the fire stations
302	they all function quite well to my satisfaction
303	Excellent condition and roomy in Township Hall since many empty cubicles and offices.
304	They were fine. Easy to navigate and find what I needed
305	they seemed nice and updated
306	Beautiful
307	Great, but tired.
308	Wonderful
309	Very nice
310	They are beautiful well cared for buildings
311	They are very nice facilities. Maybe too nice.
312	Dated, but there seems to be plenty of room. Office is not very busy with either "patrons" or telephone calls.
313	Very nice
314	Move taffy auto Into the empty strip mall and turn tuffy Into a riverside restaurant with roof top patio. Remove the sheldon cleaners at thornapple, the auto place and bike shop. Move them all to the family fare or dw strip mall and turn cascade back to a village with shops and places to eat. Dont forget about the empty lot the township bought that had a house. The township doesnt need a new office building.
315	Very nice
316	Favorable generally. Fire station 1 could use more space.
317	Very nice
318	Library/Wisner-slightly outdated fire stations-small but well maintained
319	A little out dated
320	Ok
321	I really enjoy this library and all of the events they host.
322	The township office was fairly nice but lacked windows. The library is lovely.
323	Looked good-great to me.
324	positive
325	Have not visited any
326	Township hall and Fire Station 1 were small and dated.
327	Good
328	They are beautiful!
329	Well maintained

330	All of them are very clean and nice. Appreciate them all very much. I would just wish public parks had bathrooms that were open more regularly or constantly and also cleaner more often. But atleast open.
331	functional
332	Neither made an impression on me but they seem average.
333	Adequate
334	They all seem clean and in good condition
335	Fine
336	Very nice.
337	Very good
338	Clean and well maintained.
339	Excellent facilities, but the township hall appeared grossly under used.
340	The township hall seems pretty dated. Library is OK.
341	Library is awesome. Wisner Center is very good flexible space, have been there for concerts, elected official town hall, township meetings.
342	Great
343	Great!
344	Great, clean, welcoming
345	Fine
346	mostly good some are dated
347	Nice, clean, but some could use a little updating.
348	Township offices seem adequate but could be updated and expanded for future growth. Fire station 1 is completely outdated, cramped, building problems, should have been replaced years ago. Fire station 2, no issues there that don't fall under normal maintenance and upkeep. Building and grounds, new facility is nice, most likely will need continued updates to make it work best for staff.
349	They were well organized facilities.
350	Nice
351	Very nice
352	very good
353	Functional and attractive
354	all look fine
355	Adequate for the size of the township
356	Adequate
357	Convenient
358	Buildings are satisfactory. Library is great.
359	Library was nice, easy to use.
360	Clean
361	Nice
362	Good
363	good
364	Very nice
365	They all seem sufficient

366	in good condition and appears to meet the needs of the residents
367	Dated and small but appear functional with the exception of the library facility which is excellent.
368	Very clean and well kept!
369	All are well maintained and adequate for their purposes
370	Good
371	very usable and comparable to many businesses
372	Great
373	Other than the library and Wisner, they're starting to show their age ... especially the fire station on Thornhills.
374	Clean, organized, professional
375	Very impressed with the library.
376	Nice and appropriate
377	The park facilities are great. The township offices are quiet. We love living here.
378	Very nice, well kept, in very good condition.
379	Library is great Twp offices are functional
380	Impression? Really, what kind of a question is that? Who is responsible for the questions in this survey? The buildings in our township are just fine and serve their purpose. STOP CONSIDERING TAXPAYERS MONEY YOUR MONEY AND JUST WANTING TO SPEND IT. We ARE NOT ADA! GIVE US OUR MONEY BACK!
381	Fire station on Thornhills is cramped and is in need of a major update or move.
382	Decent
383	Totally fine
384	They were fine , nice staff .
385	Clean and well kept nothing fancy
386	The fire station was organized and easily accessible.
387	Township hall Old and in need of update. New station 1 fire dept.
388	Wonderful. I have enjoyed the improvements at cascade park in recent years and look forward to more
389	Nice
390	Fine.
391	They are nice buildings and have good services. I enjoy the parks.
392	Well kept, beautiful, a nice selection of various event types which I really appreciate
393	Great, never very busy and very convenient parking.
394	Fine....functional
395	Functional and appropriate. Nice looking buildings, too.
396	Dated
397	Good. They seem to work and be functional. No problems that I see.
398	Newer and nice
399	The building department was new so it's a nice facility. The library however I was disappointed to see that the solar power and Wind Mill outside of the building are defunct. The solar power does not track the Sun and the windmill was missing. Also the display inside the building that shows people how the system functions and how much power it produces is gone and was removed. I have a very large solar apparatus at my home and came to the library to look at the system because one of the township web pages went into great detail about all of these pieces of equipment that are at the library and it was very disappointing to find out they don't function.

400	Good. Well maintained.
401	typical, clean, organized
402	Need some upgrade
403	Have only been to office once, library multiple times. Seemed okay to me.
404	They serve the community great. Library is very nice.
405	They are nice .
406	good
407	They felt old, outdated, and dark and cramped. Very 70s-80s in style.
408	Very nicely appointed, clean
409	Fine.
410	Very small, recessed, nice pre-owned book selection
411	All good
412	Pleased with all. Good locations.
413	Building was fine. Parking lay out was more aesthetic than fictional
414	We love the Cascade library. It has a great selection of books and activities, the staff are friendly and it's vefy clean.
415	Looked fine.
416	Building Inspector, etc. seemed crowded and date. The Wisner Center is nice.
417	Adequate
418	Well maintained. Easy access.
419	Fine. Appear to work well.
420	Library needs to be updated. Worst of all kdl's. Kid section is lacking
421	Nice, adequate
422	Odd location for building dept., crowded and dated township offices; Wisner Center provides up to date meeting facilities
423	Warm
424	Very nice.
425	Clean and efficient
426	Very nice and updated
427	They are well maintained.
428	The FD station 1 is a wreck.
429	Facilities, while functional and welcoming, appeared dated and crowded.
430	They are fine. Library is very nice Township hall is adequate.
431	very nice
432	Adequate
433	Adequate for needs. Well maintained. Rarely busy.
434	They were all fine. The township bldg seemed crowded and outdated but if people won't support a new one what can you do?
435	Nice
436	Everything is acceptable
437	They are nicely maintained.
438	Great

439	Nice
440	Love the library and Wisner Center. Have only been on the grounds of the fire stations (toy drive, toxic chemical drop off). The township offices are a bit sad and dated...
441	Clean and well taken care of
442	Good
443	The Township Office feels outdated, dark and cramped. The Library is lovely.
444	fine, accessible, township office and fire station on thornapple seem a bit small
445	Adequate, however my visits have not been with the intent to evaluate. So, not truly qualified to render an opinion
446	Just fine.
447	fine
448	Love the library and all it has to offer. Firehouse was clean and bright. Township offices look a little tired.
449	Could use an upgrade
450	There nice. Fire station one could use an update
451	The library is getting very dated, and the children's area is lacking. The grounds around the township are nice though.
452	Very nice.
453	Good.
454	They are clean and well cared for. Township office/Station 1 is pretty dated.
455	Good
456	The library is very nice. The fire station is what I would call typical I guess?
457	dated
458	very nice
459	They all appeared to be in good shape and able to provided the services they were designed for.
460	Well maintained and functional.
461	Current township offices have adequate room but building issues due to its age. The attached fire station is too small and inadequate and in poor condition. Station 2 is adequate in size and location but is need of roof repairs and updating. They also need adequate training facilities both inside for tradings and meeting, as well as an outside training facility to insure they well prepared to respond to the emergency needs of our township. They are also in need better protection to the south side of the airport. That area of the township is exploding in development and the township is already behind in providing services. The township allows for all this development but doesn't keep up on services to support it in all areas. The building and grounds department finally has the room and own facility that they were long overdue for. The library and Wisner Center appears to be adequate other than the library seems to try and monopolize the availability of the Wisner Center.
462	Easy to access and serviceable
463	Fine
464	Township hall and attached fire station are too small. Station 2 on Buttrick is nice.
465	They are dated but very friendly and always willing to help. They all have a "small town" feel.
466	well kept but mostly outdated
467	All meet my expectations for a governmental facility. Clean, comfortable and contemporary but not extravagant to the point of wasting taxpayer dollars

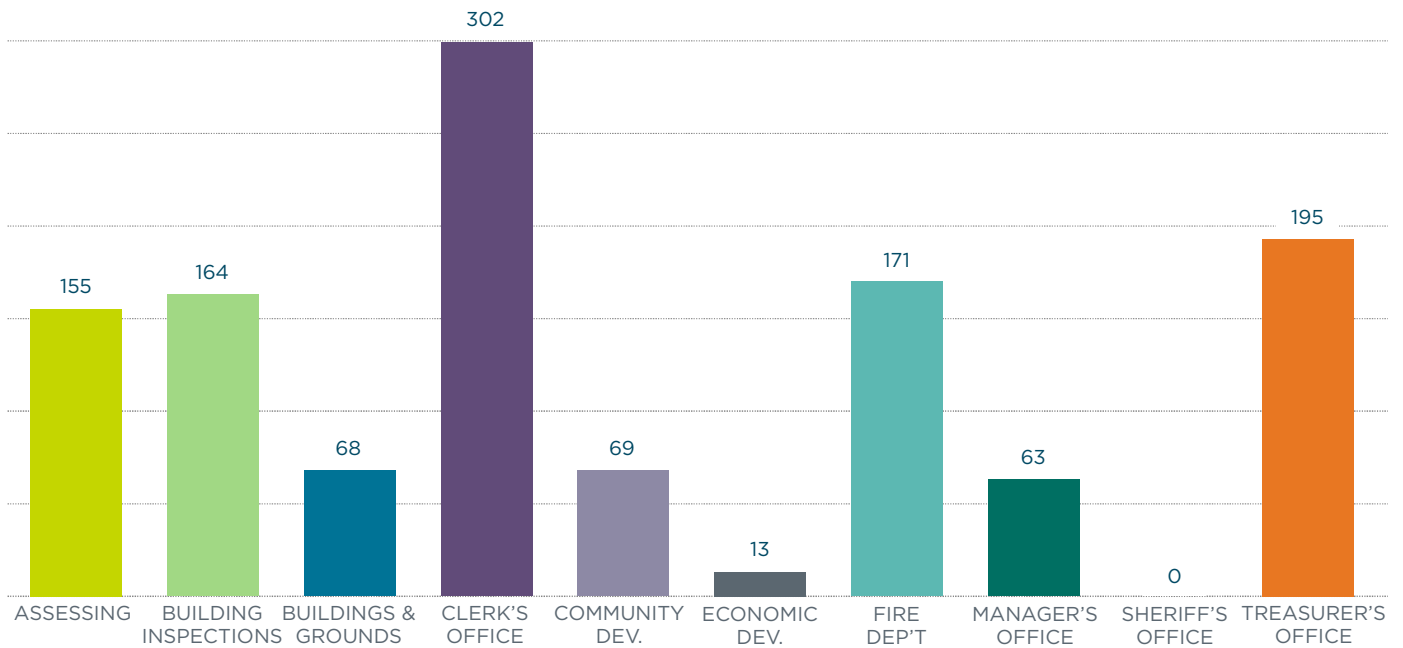
468	Buttrick Station and Library are lovely and up to date and very functional. Station 1: I'm not sure how the guys function in that space. VERY CRAMPED, not attractive, looks to be very difficult to work in. Township offices: VERY outdated, not welcoming, I *know* the space is super cramped and difficult to work in. Very poor representation of our township. All that said, employees do their best and the facilities are clean.
469	The township hall seems to be small for the amount of departments that are in there and outdated. The library and Wisner center are up to date, look nice and represent the community well.
470	Library is very nice. I like the back kids area. We take advantage of the yard waste dumpsters at the fire station, that is a really nice service offered.
471	Very adequate. The library is one of the finest around.
472	Very Nice
473	Dated looking but functional
474	All fine
475	Good.
476	They are OK
477	nice
478	Adequate
479	efficient
480	well maintained



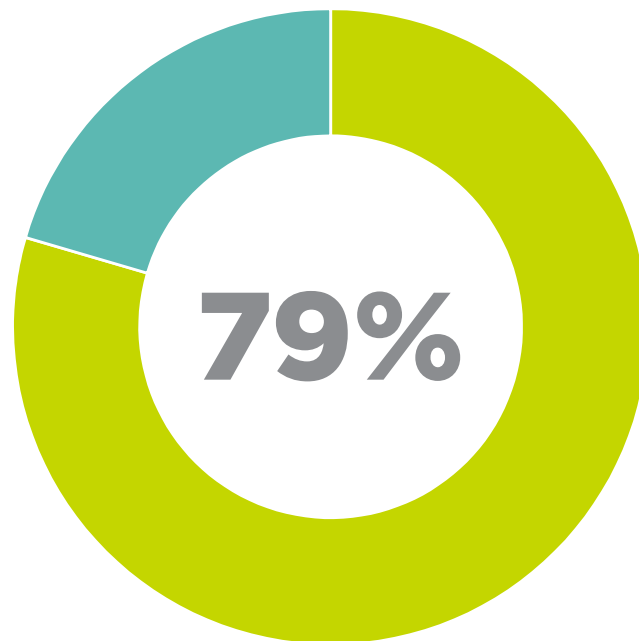

• Assessing • Planning
• Clerk • Treasurer
• Manager

Fire Department ↑

Which township services have you used in person?



Are there any services you wish the township offered?



I'm satisfied with the current services

Responses indicate an overall level of satisfaction with the township's service offerings, but that respondents would like to add:

- 1 Leaf Clean-Up
- 2 Township Center
- 3 Shared Amenities
- 4 Internet
- 5 Online Clerk Services

KEEP INCREASING:

- Fire Coverage
- City Water
- Parks/River Access
- Bike Paths
- Parks & Rec Programming

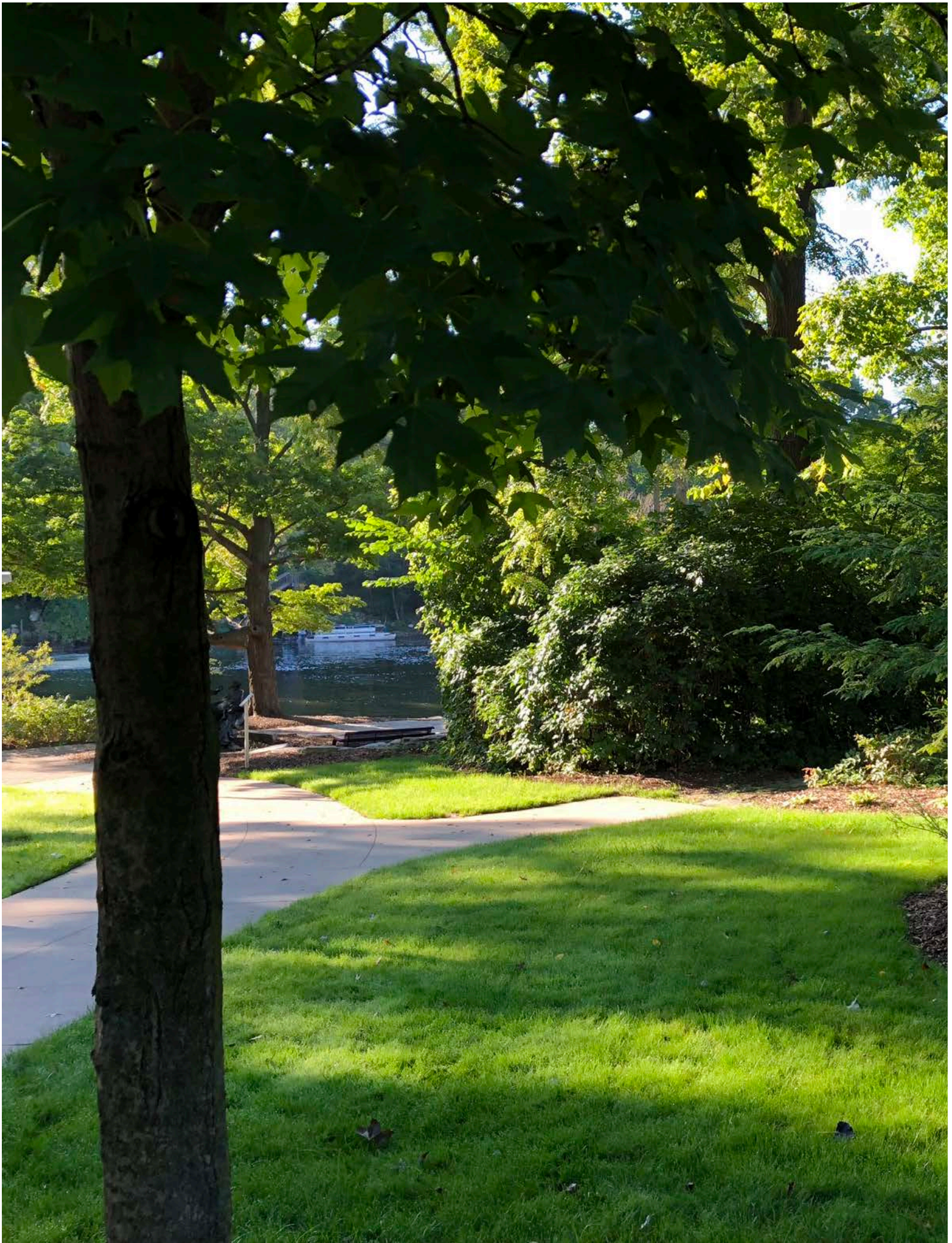
Answered: 467 Skipped: 155

#	YES, I'D LIKE TO SEE ADDITIONAL SERVICES (PLEASE DESCRIBE)
1	No Happy - use the library! Repair the roads in Greelefe.
2	I would like to see better lighting and/or road striping. They're too dark and dangerous.
3	A cascade parks and rec similar to EGR
4	I'd love to have more police officers patrolling and more firefighters on duty each day
5	Senior educational programs
6	recycling program
7	Leaf curbside pick up
8	More timely mowing of grass along Cascade Rd.
9	Leaf collection, road maintenance, road plowing, police
10	More water
11	Small business and boutiques
12	Curbside yard waste pickup WITHOUT bags
13	Senior services
14	better voting precinct than the church on the hill
15	Longer hours for passport services and voters registration
16	Additional walking trails
17	Possibly - it would be nice to have a list available to consider options

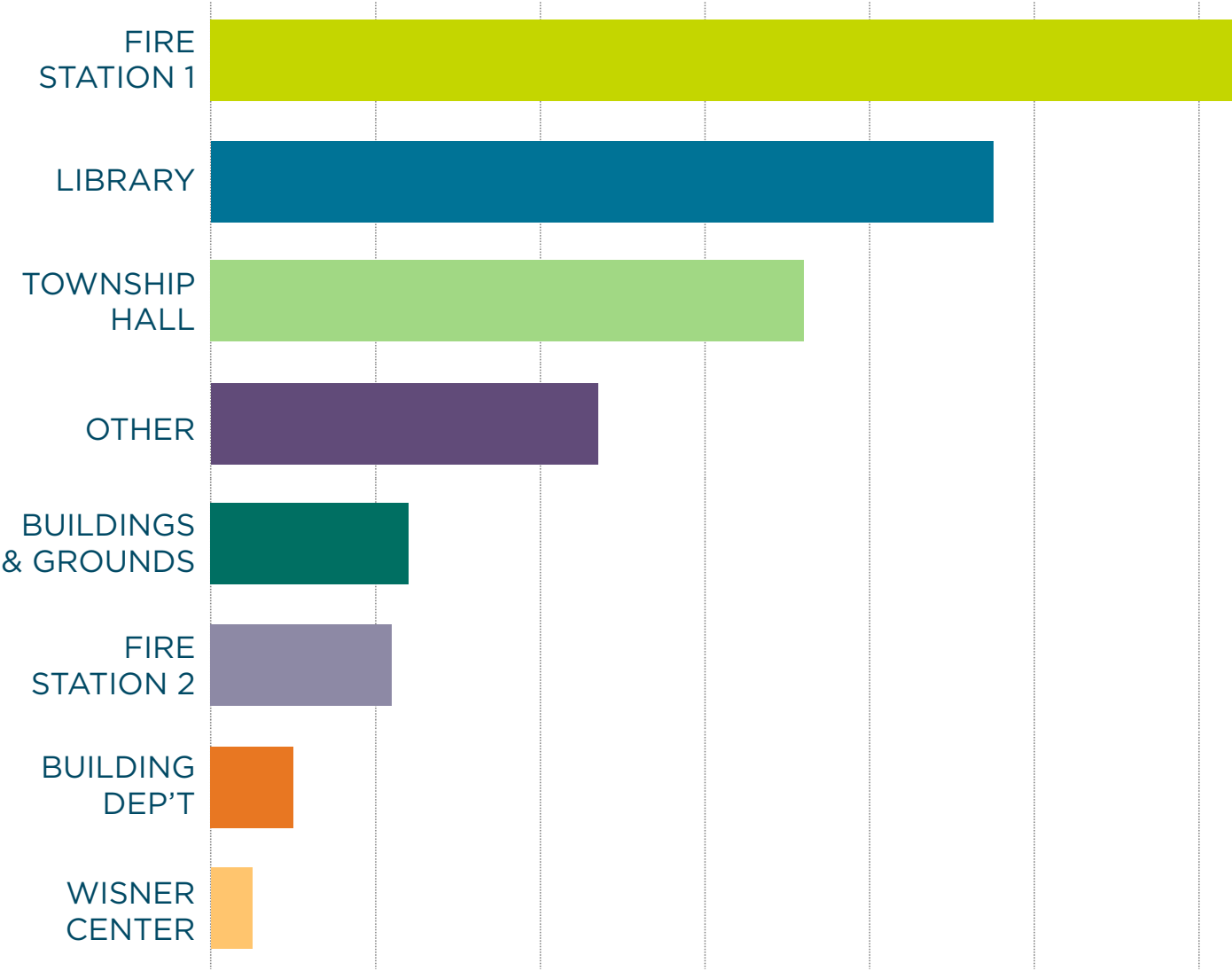
18	Reading resident comments is concerning! We have lived in Cascade for 40 + years finding "upgrades" less than those available in EGR and now Ada. Would like to see updates to cemeteries and green spaces in our area as well as an updated look to our buildings, certainly NOT an admin office to include a gym so an employee can take a shower after riding his bike to work. Go to the YMCA for that shower! Fill in space in vacant building at corner of 28th and Cascade with something other than a beer serving football bowling establishment that YES does allow teenagers in IF they have a stamp on their hand.
19	Trails/sidewalks that lead into the village, especially on Thornapple between thorn hills and cascade so residents can walk/bike there without worrying about getting hit by a car. It's only 30mph but everyone goes 45, so it's dangerous. Would love for the village to be more of a village like gaslight village in East GR
20	This community vision is fragmented. There is no indication of a city center. There are so many businesses that we need for services. We also need HOMES not these condos and apartments that you keep granting building permits for. We need new leadership with a strong vision for a community like Ada and East Grand Rapids. So disappointed in our leadership and will join the others in getting more involved to change this vision.
21	off leach dog area
22	off leash dog hiking trail
23	Water and sewer utilities at my house
24	With the " excess" of funds that have flooded social media..... if that is true..... would love to see community services that focus on residents of the township to benefit from what a great township we have. Family events, kick up the holiday celebrations in the township, make ya stand out as a community of family involvement.
25	Water testing. At least collecting the sample and helping citizens send in the sample.
26	Better care for the bike paths
27	Cascade is in desperate need of a task force on water contamination, especially PFAS/PFOS
28	More public transportation
29	Leaf pick up would be wonderful!
30	Improved/updated downtown/village, a senior center for social activities.
31	Would love city sewer for Jeanlin Drive. We have city water.
32	Providing handicapped parking for seniors on July 4th.
33	Additional 'will take any trash' opportunities
34	Someone mentioned that water might be lots cheaper if we did not pay exhorbitant prices to Grand Rapids. I was intrigued, but I have a well.
35	More study rooms and a daycare center. Also more local bars with games
36	I'd like to see a long term plan to create a "Town" center
37	A business developer to add more usable retail restaurants.
38	Post Office
39	Expansion of Utility services..water & sewer.
40	Off leash dog park
41	More events for the community, especially for the families.
42	Off leash dog park
43	A leash free dog area
44	More pedestrian trails/walkways so that we have a safer community to walk, run and ride around.
45	I wish we had a large off leash dog park
46	Yes, I would love to have leaf pickup!

47	I'd like a splash pad, ampitheater, or other public spaces to create more of a village feel and draw restaurants and shops to cascade village. NO NEW ADMINISTRATION BUILDING.
48	More outdoor activities
49	Leaf pickup for residents
50	Leaf pickup
51	Improvements to the Village to offer stores and services to residents and a Senior Center or other Senior social facility
52	not sure if a community center is considered an additional service
53	Better plowing
54	I'd love to see more park options, more public space to use; more frequent hazardous material and sensitive document recycling programs
55	Weekend clearing of the running and walking paths
56	Recycling pick up, fall leaf collection, school scholarship program for k-12
57	Leaf removal
58	No sure
59	I'd like streets plowed as quickly as the walking paths are cleared.
60	Leaf Collection
61	Consider cost of sanitary sewer as we're also expanding our water services.
62	Vital records, historical info online
63	US Post Office with Cascade Zip Code
64	One waste hauler for the community limiting truck traffic and controlling price
65	Curbside yard waste pickup
66	I'd need examples to know.
67	local police, volunteer Ambulance, leaf pickup, camera security in parks and YMCA
68	For example?
69	A Community Development dept. like City of Grand Rapids implementing a master plan for growth and zoning.
70	Small business services
71	Another fire station
72	Recycling
73	Walkable business district.
74	Internet. ATT is very poor quality where I live, Comcasrt is very expensive.
75	Parks/community space/river access
76	Yes and no. Emergency services are most important. Continued growth of the fire department. More dedicated sheriff's department units for Cascade, not shared between three townships.
77	required trash companies to provide at garage pickup at a resonable price. Unbagged bulk leaf pickup weekly during season. Fix all roads. better maintenance of Township owned drainage lots.
78	Would like city water brought to our neighborhood vs. well water
79	management of invasive weeds/vines/plants in parks and common spaces
80	More bike paths!
81	Skate park, public swimming area, ice skating area
82	not necessarily additional but the snow plowing on our cul de sec is terrible. not timely and rarely all toe lanes.

83	Leaf pickup
84	I'd like to see a splash pad
85	I'd like to see clerk services move online
86	Winter pathway cleaning
87	More small shops, a "town" with the obvious aesthetic of a "town" there is way too much concrete in Cascade. To outsiders the closest thing that Cascade appears to have for entertainment looks like 28th st.
88	Leaf pickup
89	Overall be more cohesive. The development of apartments and other businesses has lowered the quality feel of Cascade. Need a city center and quality establishments. Ada is kicking Cascade to the curb.
90	More things for kids. Skateboard park, mountain bike trails, ice skating , tow rope at the sledding hill.....
91	More parks and rec programming
92	Free leaf clean up
93	I'd love city water
94	Unsure
95	DPW
96	recreational



If the township were to invest in existing or new facilities, how would you **rank the priority** of this investment?



Please elaborate or describe your ranking as necessary:

Answered: 241 Skipped: 381

#	RESPONSES
1	We could use more places for tweens/teens to play. Keeping this age busy is a good for everyone. How about a bike skills park?
2	This woman filled out on paper and it was actually: 8-10; 8, 7, 7, 8, 8, 9. Township Hall always empty, Fire station - could be need in future for an additional, Library seems adequate. Buildings and Grounds are just fine.
3	We could spend some money on roads.
4	I don't want my taxes raised to pay for a new building it wont make anyone do a better job. I see where they tried once already
5	Would love to see a community pool
6	Parks and rec
7	Public safety should be of the upmost importance and town hall looks terrible
8	Parks (particularly single track mountain bike accessories)
9	Would be nice if there was something central to give Cascade it's own identity as a "town" or village, similar to Ada. In Ada you feel like you are entering a village and Cascade has some of that but not to the same degree
10	poor questioning process. most of these buildings serve their purpose well-no upgrades needed
11	Since this survey is a hoax perpetrated on the citizens in hopes of getting a sliver of justification for building a new Taj Mahal, there is not much further that needs to be elaborated.
12	Senior center and/or community center is needed
13	I don't understand the focus on these buildings, they are more than adequate and don't need upgrading. If any of the firestation behind the town offices needs upgrades and updates great. Leave the rest alone and instead fix the roads, if there is one thing all people judge a place by its the quality of the roads and has the largest effect on the perception of a city or town. The buildings if adequate for the town to offer a good environment in the town for development, the city buildings really don't matter. Spend the money on infrastructure that affects actual use by people not employed by the township doing their job. I don't understand this silly focus on a halo image of the township being represented by the offices and not the quality of the schools, roads, businesses and homes that make up the township. Those are the things people coming here look at and value in a place they are considering moving to, developing in and doing business in.
14	We don't need new buildings. They are all acceptable. At best maintenance could be performed as necessary.
15	don't believe any changes are needed
16	I do not feel more building projects are needed at this time.
17	Pretty much as I would rank them.
18	Library is to me very important, since people go there to study, resarch, meet, etc.
19	I was told that the firefighters are on for longer shifts and that the building is dated to support current needs for them
20	A community center
21	The Township Hall is the hub. If spaces there are cramped, it can hinder efficiency. If services, other than fire stations are scattered, communications and efficiency can also suffer. The library is essential to the intellectual growth of residents.
22	I'm not sure any of them need to be updated but you asked for a rank so...

23	I
24	Library and Wisner Center are wonderful community use centers; however they are becoming tired properties and could use a refresh
25	Continue to develop services for families and residents
26	We don't need any new public facilities. Consider cutting the budget rather than expanding it.
27	Fire Station three south west corner of the township
28	Fire Dept facility and services are number One
29	Need side walk on cascade road!!! Children's cannot bike, walk with a speed limit of 55 mph!!!! This has to change
30	There should be no more funds spent on the library, city offices etc. There needs to be money spent on developing a quality city center where we can have music festivals and farmers market among other great family space. Give low interest loans to businesses to freshen up their store fronts and offer incentives to get people to come to their businesses.
31	Better looking parks. Tired of the ' natural ' look. MOWING the lawns. Basketball courts rock climbing
32	They all seem fine as is
33	Emergency services are most important.
34	There needs to be a senior center
35	Na
36	farmers market, skating rink (ice), nature preserve.
37	These are the buildings I feel are priorities for the citizens and need
38	Order of importance
39	No need for new buildings without added use.
40	Outdated and cramped
41	I do not see the need for any upgrades or additional township facilities
42	All the building are really very nice and adequate for our needs.
43	Ever heard the saying, be satisfied and thankful for what you have. Stop the unnecessary spending.
44	Township hall needs updates first.
45	I continue to be in favor of the community center that was rejected several years ago, and think a new building could house the various township, building, and grounds offices
46	Not listed is the cemetery on 30th which can and should be expanded as I understand land is already available. This end of Grand Rapids has NO cemeteries that actually invite family members to visit for more than a drive through. No statues, benches, shrubs, trees etc. that are eye appealing. Thanks
47	The other buildings are fine and don't need updates
48	We don't need a new township hall. I voted 1 on other because we need to spend the money on building a community that doesn't have vacant strip malls and apartments. We need to draw small businesses in and give them the money to incentivize customers. You need to start over and put a 10 year plan together similar to Ada that will put all the businesses in a township center that will draw customers and walking paths. NO MORE CONDOS AND APARTMENTS!!!!
49	off leash dog hiking area - 1st priority
50	More parks and trails
51	I think it is important that our fighters need their facilities up to date, safe, and reliable. The twp. Offices could be updated within the footprint . Would another business facility be more efficient....why build brand new... I don't get that.

52	Our existing facilities are great. Personally I would love to to have water and sewer utilities at my house.
53	Township Hall(building Dept and fire station on Thornhills) do need revamping. More space. Although never overwhelmingly crowded or busy with space conflicts, think the building just needs an addition or a new location
54	Education is important, the library is a source for education, I'd like to see the library offer adult education classes including arts and crafts.
55	Saving lives is always first. First responders put their lives on the line for us every day.
56	Our first responders should have whatever they need to do their jobs. They are underappreciated.
57	Hard to do as I am not involved enough in most of the needs that may be present.
58	Outdoor concert venue? Extend bike paths.
59	I would like to see the library & fire stations get improved before other things
60	Comment....none
61	I do not believe any Cascade township structures that I have visited need to be replaced. I can understand upgrades, but the buildings that I have visited are great.
62	I ranked highest those services/buildings I have used
63	The fire stations should be continually maintained for the safety of the citizens. The other areas should be maintained as I maintain my 40 year old property as needed to keep it reasonably modern and up to date. And all areas appear in that condition.
64	Old space and odd location
65	Other than general building maintenance everything is fine as is!
66	We need a downtown area
67	Because I haven't used/visited most of these facilities it was hard to rank them
68	Unless more space is needed for the Township offices, I don't see that it's necessary to improve that building just for aesthetic purposes.
69	Don't believe it necessary to spend taxpayer money on any of those facilities at this time. Better use for that money is to refund taxpayers and/or improve the downtown/village and provide a senior center
70	I think the facilities are more than adequate.
71	#1 Other- better walkway/crossing at the bridge at Cascade and Thornapple/Thorncrest. Hard/dangerous to get from Jeanlin/Thorncrest to nearby ice cream shops and Tassell Park
72	I think these facilities are adequate
73	Speaks for itself, the value of public safety, and emergency services is paramount to the other services in the township. As of this survey buildings and grounds have moved into a new facility, same with the building department.
74	None
75	We should not invest more money into ANY of these facilities. You are simply trying to spend our hard-earned money. Why not lower taxes?
76	I would actually appreciate knowing what the township reps want which is, I think, a new township hall.
77	I don't see the need to make substantial investments in the buildings
78	Tax refund much preferred
79	Without any specific details about the condition of these buildings, I prioritize the buildings that I believe we would need to continue to invest in to serve the community and grow our business friendly outreach as long as done smartly and cost consciously
80	Creating a community feel with walkable local companies
81	The library is a great resource. Fire stations should have good equipment

82	Post office
83	Residents don't want to pay for Taj Mahal facilities but rather will pay for pragmatic functional facilities that will benefit the community directly, instead of looking like it benefits the people that work for the Cascade Township.
84	Updating business areas with more curb appeal.
85	Community resource center, volunteer hub, a place where those in need can find different resources and where those interested in volunteering can be matched with appropriate jobs. Public libraries are soooo important!! For all populations. The DD population has the library as a major resource and asset to them in terms of working on their independent living skills, access to resources, and a safe place to be able to be in the community. We need an off leash dog park as well. Dogs on leash will always act more aggressive and don't get the appropriate exercise. Townhall meetings need to be advertised more. I would for sure give my input but I don't know where to look. Is there a Facebook page?
86	I think our highest priority needs to be fire safety - so if that facility needs to be updated, as it appears that it does - it should be. The township does not need a new township hall, period. If it needs to move offices out of there - then find a vacant building and remodel it. But as it is, there is nothing wrong with it - and as I've previously said, all of the times I've been in there you could shoot a cannon through it and not hit anyone. It's got empty spaces, empty desks, and very few people in there. So please stop looking for ways to build a new one.
87	I think we should invest in our people and those facilities serve our people most.
88	Community Center for more community activities for families.
89	Burton park would be a great place to walk your dog off Leash, it is safe for the dogs and people. They get to have a time in their natural environment which makes them healthier and happier and most important better behaved dogs. When they have a leash they can feel constrained and don't get to have a easy, nice and healthy natural way to greet other dogs.
90	My family would love a leash free dog area.
91	Invest in our parks and trails and downtown area. Invest in things that will benefit many...not in things that will benefit few residents.
92	My family and I enjoy being outdoors but do not go out as much as we would like due to the fact that the trail system does not come near our home on 28th Street. The roads are very hilly and there are a lot of blind spots so a trail would be extremely nice, be a safer option than being on the side of the road, and increase our property values.
93	The remaining buildings need upkeep but not anything big
94	I don't see any need
95	Large (20 plus acre) dog park.
96	1, 2, and 3 haven't been updated in awhile(I think) so I'm assuming they need some work. The other buildings are newer.
97	I could not make an informed ranking
98	facilities look fine, invest in the parks
99	we need more recreational areas in Cascade. The 'downtown' area is really lame
100	I would like a splash pad, ampitheater, and other infrastructure to draw people to the village of cascade and lure more shops/restaurants to the village center.
101	I would invest in none of them they all function just fine
102	If we are going to spend money on renovation, it should be prioritized to resident and guest use and services.
103	Township office is inadequate and old
104	I don't feel qualified to rank as I haven't visited. My overall priority is invest where there is a return, not for primarily cosmetic reasons

105	The facilities listed above do not rank in my list of priorities, as they are not what's preventing Cascade from being the vibrant and progressive community it could be. What is sorely needed is a new vision for the Cascade retail mall (old Prevos Plaza) on Cascade and 28th St. It has very little street appeal or shopping appeal. If dollar stores and bowling alleys, and a massive block of asphalt are the best we can do, some major re-visioning is greatly needed. Look to Ada, EGR, Grandville, Holland, etc. etc. etc. for ideas that bring the community out.
106	Expand library. 9 times out of 10 the book I want needs to be sent from EGR.
107	I was fine with the plan presented previously. Money is available and the need is there.
108	In my opinion, Fire Stations and their upkeep/upgrading are more important to me than the others.
109	Fire stations are inadequate in size and space
110	If fire station 1 and township hall too difficult to create efficient use of space, perhaps another smaller fire station would be the answer to problems.
111	Fire and safety should be 1st.
112	Fire Stations should be fully updated and equipped with the best. Township Office need to be re-done. Library is already very nice but the better it is the better the whole community.
113	Our current buildings are serving the Township well.
114	None
115	I don't actually think anything needs work from my perspective.
116	Improvements to the Village, especially the 28th Street/Cascade Road shopping center, invest in a Senior Center
117	other- town center
118	They look ok to me as is
119	These buildings serve more of the public than the others.
120	Do not know enough about some of these places to properly rank, but do enjoy the library and would enjoy seeing more options available.
121	Our fire departments already receive more funding than necessary.
122	I do not see a need for further investment in any of these facilities other than the cost of maintaining them. I will strongly be opposed to further attempts to spend excessive amounts of money on new facilities when infrastructure needs continue to not be addressed.
123	Would love to see facilities added to parks and new parks created
124	Pathway
125	Completion of trail system all the way up thorn hills/Thornapple river
126	Na
127	Don't feel we need to build anything new
128	I'd like to see the township re-start negotiations to share services with other township; fire, administrative and other higher cost items in our budget.
129	Township office can be reasonably updated. The rest of the facilities are all up to date
130	Really I feel that facilities are fine I would rather see funds used for other things
131	No elaboration required
132	The township need to utilize existing commercial building in Cascade Township rather than building new. There are many suitable buildings for sale that could be purchased.
133	Personal preference. I do not see the need to build a new Township Hall
134	I would like to see an outdoor community gathering space. I would also like to see better use of the open vacant land by the library and Notos. A facelift to the building exterior that the small businesses reside in (next to frosty boy) is also needed. Perhaps the community could incentivize or encourage the building owner to do so.

135	I don't feel like any are more important than others. They should be invested in as needed. I have not used some of the services, so I can't rate most of them.
136	Cascade is growing rapidly so need larger fire stations and library has lots of programs to fit a changing demographic so also needs to be enlarged along with Wiener Center.
137	Fire dept always needs up to date stuff
138	Assessed in order of priority.
139	I haven't a clue what they need! They look fine to me, but I don't work there. The park looks great-- I like the improvements they have made there.
140	The ranking was not fair I would like to vote 8 on all of the above there is no need for any new facilities
141	I don't feel we need additional facilities. How about a refund to taxpayers.
142	Overall Cascade signage and landscaping
143	We are constantly being told these facilities need new HVAC and roofs, so let's do that. Otherwise, they seem quite adequate.
144	The library and wisner center are in desperate need of upgrade. I've not been to the firehouses but presume they should get something before township hall bc that bldg seemed fine.
145	no need they all function adequately No need to do a thing
146	Improving safety and security should always be number 1
147	I don't know if any is necessary but if I had to rank them that's where I'd do it. I'm not familiar with all of them.
148	Does fire station 1 need updates/repairs or does it need to be replaced? Only repairs were discussed in the meeting at night. It seems like a new station is not needed.
149	I didn't rant because I'm not familiar enough with all the facilities to be helpful in ranking.
150	The library is arguably the most valuable service provided to the community. I understand that a new Twp Hall may be necessary (not some overbuilt \$4 million facility, but something newer). The rest I have no idea about and can't prioritize.
151	We really don't need a new Township Hall. The Township does seem (or say) that it wants to grow. The office is not busy and there are only a few people who work there anyway. The building/office could be "freshened up," but doesn't require a new structure.
152	I have been to a few and they were all clean and well kept
153	The township just wants something to benefit themselves and not the citizens.
154	I learned tonight a third fire station is necessary because it takes 8-9 minutes for the fire department to get to the outer edge of their service area. That's too long when someone's life is on the line.
155	All other facilities just require routine maintenance
156	Fire station to cover South end of township
157	We need more emergency services
158	I have limited knowledge out side of the township office and library so am not knowledgable enough to rank.
159	No new facilities are needed. You made me force rank a list which misrepresents my opinion. That is a very bad survey question and style. It makes me question your motivation.
160	More walkways and open spaces
161	I would like to see nice landscaping to make our community look nice. Having proper resources for our local fire and police department is important to me
162	The library does an amazing job of coordinating community related activities, concerts, etc... the other gathering spaces could be better utilized for such activity and outfit to suit.
163	Parks and recreation- recreational activities and maintained parks and biking/walking trails

164	Does public parks and like litter on the sides of road and all that count? I want more of that. I do not know if that is what this survey has jurisdiction over but I want that. Otherwise I spend most my time at the library I loves books and such, so I would always love more money spent there. But I also think spending money on improving a poorer township such as a inner City township and improving those library's and centers is beneficial to cascade residents and Grand Rapids as a whole.
165	N/A
166	Buildings that serve the public the most should be ranked highest.
167	Honestly, all current buildings seem fine to me. If anything was to be improved I feel strongly that it should be a facility that is used by the public on a regular basis or if fire stations need improvements to improve safety.
168	Walkable business district with parks and river access.
169	I really had no basis for many of the places, not have used or visited them. But generally, I am not sure that we need new facilities. The current ones seem to be effective for what we need, absent me hearing compelling reasons for added facilities.
170	All facilities are great. Please save the money and return the surplus to the taxpayers.
171	The only one I can speak to is the township building.
172	I wonder whether there are traffic conflicts with township hall and fire station 1 that slow response time.
173	Fire safety and library resources are most important to my family at this time.
174	Parks, community space
175	New Fire Station 3 in the southern part of the township. This area is growing extremely fast and with the airport dividing the township makes for long response times.
176	I used to be a fire fighter in my home town. I understand the importance of funding forevthose services which is why I ranked them higher. The rest were placed in level of importance to me, personally.
177	Based on my use
178	none needed. If expansion needed at Township hall, move building inspection to an inexpensive strip mall of building a Butler type building.
179	I don't think the library needs much. Township hall could use more space
180	Acquatic center
181	Fire safety should be the number one concern. Library is a community asset and gathering spot.
182	I do not feel we need a brand new township hall and offices. Perhaps add on to the library building for offices and then use the building attached to fire department for other needs while improving fire needs.
183	if we need additional facilities lease some of the empty strip mall space that is empty.
184	There should be a 3rd fire station on the south end of the township to support the growing community and existing homes/businesses. There is no quick route to get to this part of the township from existing stations.
185	We need more sports fields. For example, Saginaw Township has an amazing soccer / lacrosse / field hockey facility. It includes over 20 fields of various sizes.
186	Bigger library would be an asset
187	I don't believe we need new facilities. I didn't put those numbers in & it won't let me change them. Maybe if we had a 30% increase in population we would need larger/facilities.
188	Clean up the mess at BURTON PARK
189	Refer back to my other comment. Return taxpayers money. Highest mileages in the state. Our money is not YOUR money. There is a huge problem with our government when you refer to our money as yours, which is what you have done.

190	As our township grows and business and hotels are added there will be an increased need for our fire department. Additional fire fighters and an additional station should be on the horizon.
191	The Wisner Center is under utilized and should be open to Cascade residents for rental for private meetings
192	We have a neighbor that breaks many of rules of having work trucks , trailers , (Many other items on a daily basis) as well as running a power washing business out of his home . Many neighbors have got to the township about this , as we all a nice people we take pride in keeping our neighborhood up ! Sorry to say they never do anything about it .
193	You don't need a new township office
194	Community connecting and community events are most important to me and my family right now
195	Our vote on all above is 8 on all. We like Cascade the way it is.
196	This is not about making monuments to ourselves, but being good stewards with taxes
197	Some I think are fine but had to rank them. Don't like that.
198	Community space
199	offices should be functional, They do not need to be lavish. money should be spent on community needs instead
200	Priority 1 - We use the library alot. Priority 2 - always good to invest in fire departments. All the rest - increase services available online.
201	New fire station in South/West quadrant
202	They all seem fine to me
203	Don't believe any updates are needed. These are functional offices and not public event or gathering spaces that need to be attractive. I've worked in corporate many years including at Amway and downtown Chicago. My husband works at Dematic. Our offices have always been a tiny cubicle in an older part of an old building even as managers. An upgrade for public offices is not necessary.
204	I don't think we need new buildings
205	Library needs an overhaul to stay relevant and customer friendly to the community. Fire stations are a priority for community safety. Township hall so staff and community have engaging and friendly places to connect.
206	More small shops and artisan markets. Think downtown Ada. Re-face everything so that when people drive trough they know what our "town is"
207	I'm fine with all facilities as they are. They are well-kept (library and Wisner are a good presentation of the community) and easily accessible. I understand the need for upgraded/larger twp facilities, however.
208	I didn't change the order. I have no preference
209	Protection Services are most important. Taxing and assessment folks have been the worst and unfair. They don't need any more. Other services are in between.
210	Fire stations and township buildings are fine. Library is most used by public and needs the most help
211	I'm not familiar enough to comment
212	It would be helpful and convenient to have township services located in the same complex. How do they work together in so many different locations?
213	Station 3 on the south side of the airport.
214	Everything appears to be in fine condition. Short of addressing any particular needs, I don't think investment in any of those buildings should be undertaken for its own sake.
215	More park, recreation, outdoor spaces - pavilions, trails, reservable space for outdoor functions, etc. Better use of river frontage at park.

216	office space can be rented in the area. there are plenty of vacancies in retail or office real estate. The schools even have extra space. get creative. facilities where physical work gets done should priority.
217	Other than Fire station one and possibly additional office space in an existing building for building department I am not in favor of new investment.
218	Build a community green at Wisner/Library. No sense improving the Hall or Fire Dept as those will be obsolete and the fire department does need anything.
219	I use the library and Wisner Center the most, but they are currently fine as is.
220	The township building/fire dept is the most needing an update
221	Really only have opinion in Library. Great community asset for all ages
222	Library with more meeting rooms for tutors
223	Fire station 1 is outdated and outgrown. It's important to have a nice city hall. The library and fire station 2 still look very nice. We need to maintain and take care of the township buildings and employees.
224	Township Hall is very crowded
225	Better park and playground for kids. Fixing up the splash pad (more level, kids trip and all fall all the time)
226	Library is the most used of the township services. It would be great to have a playground with some simple swings and slides in their property.
227	New fire station
228	Nothing to elaborate
229	fire station in the 60th/Patterson area
230	I placed more importance on the buildings that draw the majority of the community to them on a weekly or daily basis.
231	Number one priority is to strengthen resources to the south west area of the township, in particular fire and EMS response. Repair the station 2 fire station roof and add on to accommodate better training facilities. A new fire station 1 needs to be provided for more room. The township offices should be replaced with a modest and adequate facility, not an 8 million dollar palace. The library/Wisner Center is adequate for now. The building department is adequate in the facility they are housed in OR make adequate room for them in the new township office building. Building and grounds is also adequate with they're new facility they have.
232	Aesthetic improvements to buildings and grounds all that's needed. Too much already goes into library which is a true tax burden considering all the online resources and online books that are available.
233	Need another fire station south of airport
234	They just need updating!
235	Public Park or public outdoor spaces
236	The oldest and grungiest need to be replaced/updated/renovated first
237	First responder services are extremely important to us
238	We would need to be provided with a vision of what the township would like to accomplish and the justification. How does the improvements align with the mission and values of the township.
239	I can't rate them because I haven't been in all of them. I don't feel we need additional buildings, due to the waste of tax dollars and overlapping government services of township/city/county/state
240	health and safety first, community assets second, administrative functions last
241	#3 is a 3rd fire station to better serve the community

If you have any comments that weren't addressed in this survey, please describe below:

Answered: 132 Skipped: 490

#	RESPONSES
1	The "downtown" area really needs to have more put into it. Lets do more shops on the side streets to get people out and about?
2	If 2 companies are so valued in Cascade that they have had their taxes reduced and the township has so much available cash that a new township building is desired, possibly the largesse of the city could be extended to Greenlefe. Residents are being bombarded with special assessments just to keep the area presentable. Management fees are increase and of course taxes rarely go down.
3	Please extend the walking paths so it is possible to get from Cascade Township park to Leslie E. Tassell Park without walking in the street. A path is needed down Thornapple River drive south of Cascade road.
4	I already have to pay for sidewalk paths that are not anywhere near where I live I don't like wastful spending I see enough . I was farm for my taxes and you took that away for me I pay enough don't need to pay more. Maybe you could use the money for roads something that needs repair
5	My priorities would be making the roads safer with lighting and better striping. Would also love to create a more Ada-like feel to our downtown- incentivize the car repair and other businesses to move from the waterfront area, make it a more walkable destination.
6	Thanks for all you do! Happy New Year!
7	Is it true that a Federal Grant was available in 2009 that would have covered 90% of the cost of a new Fire Station? If the answer to that question is yes, then why didn't the township trustees apply for it???
8	Focus on the actual township and improving things for residents directly. I access the various administrative buildings very rarely, a few times a year, they don't need to be anymore than they are now. Change the focus of this study. Be architects that actually plan a better township not just some mediocre, low cost municipal buildings. As a designer myself, I prefer to create something with more value for the many and not just respond to those asking directly for a specific solution which is unlikely to actually satisfy anyone or move the ball forward for the townships residents.
9	Quit wasting money on buildings like the house on Thornapple that now has been torn down. Ridiculous! Also, a new township building is a huge waste of money. Fix the one you're in if needed. If it were a business and not funded with taxpayer money the owner would never abandon it and spend millions on a new building. Have some responsibility with our money and stop spending it like fools!
10	should lower taxes. quit talking about new buildings. People are not asking for this. they came out in mass the last time you tried to pull this. Why do you think this is any different? You're pissing people off.
11	I am happy to be part of this great community. Kudos to all of you working on improving our community by listening to the "customer" voice.
12	The downtown area by the river is really not attractive at all. Buildings in the development where the current fowling business is located are empty. Can we do anything to make the downtown area more vital?
13	It would be nice to have some sort of village atmosphere like Ada is building. East Grand Rapids has one also. Cascade needs it also
14	Best wishes.
15	Wish we had more a sense of a 'downtown'. Not crazy about Foaling space or seemingly lack of commerce management.
16	Attract more shops, restaurants and bars. Compete with areas like Cherry Hills East Hills and Ada.

17	Loosen up zoning regulations. They are a barrier to entry for new businesses.
18	Would like more retail and commercial businesses to move into Cascade
19	Side walks on cascade road! Reduce the speed limit from 55 mph to 35 mph
20	The township planner is very rude. I spoke with him on the phone only once about an issue in our neighborhood and he was rude and of no help!
21	I would like more investment into the neighborhoods. Side walks and street lights.
22	Felt safe for years and now the bus line comes here and it feels less safe. Crime is getting worse in the area and I hardly see any police around anymore.
23	The "downtown" area of cascade is awful. It needs to be updated and renovated. It is an embarrassment compared to Ada.
24	Na
25	Have a webcam with live feed on internet. Family, friends and potential residents can view cascade.
26	Keep services to a minimum so to keep taxes low.
27	Need to address the many empty spaces of closed businesses . Need to attract businesses that are destination spots for family activities. Indoor miniature golf for the winter months & then in hot summer its an air conditioned spot . We have visited these in other areas. Revamp the area located at 28th & Cascade Rd as it is not inviting .At Christmas light the entire park area as it does not have a completed look. I appreciate the effort put into making the Cascade area attractive but it never hits the bar of arriving. Its like an "almost". An area is not just new buildings its a connected community & Cascade is still trying to figure out who & what it is .
28	Township should consider purchasing the building where the Fowling Warehouse is when it becomes available. Ole ant of space for consolidating off serveral service locations, central location, already improved. In addition, the Auto place next to Tassell park should be purchase and added to the park, and perhaps some homes north of Cascade rd along the river in the village.
29	We do not need to be an Ada or provide services for others
30	In a previous survey, I indicated that I did not want the Township to purchase Tuffy. For clarity, I want to add that I don't want it purchased as eminent domain; however, if they have an interest in selling, it would be nice to enlarge Tassell Park.
31	Would like to have a bike path along 28th betw Buttrick & Snow
32	Unfortunately when sending surveys, township news etc, most residents are not included in your mailings. No one in my neighborhood received surveys in 2016 or 2018 regarding township meetings. Also when you were working on the space by the museum I asked about resident bricks and was told they were in storage at the Burton St. building and would be used later. Were they?
33	Don't waste surplus- lower taxes if there's a surplus or do what residents want- long term solutions to make cascade a great place to live and increase snowplowing and offer leaf street side service
34	We are right now in a fabulous economic place in Michigan and yet in Cascade Township, you don't see evidence of this at all. We need new leadership and a stronger plan.
35	We need a walking path on Cascade road - on the side of Watermark. It makes no sense that you have to cross 5 lanes to get to a walking path. Very unsafe if you're with Kids and dogs.
36	Cascade Road visibility is extremely difficult in the rain at night. Paint lines cannot be seen. Tragedy waiting to happen.
37	The ranking question seemed like a trick. It should not be interpreted to mean that I think all the facilities need work... I think our tax dollars need to be managed wisely and conservatively.
38	None
39	Not looking to increase taxes for new facilities, let's improve what we have.
40	Please describe more or provide a link that helps us understand what each service our dept does so we can better rate their importance to us.
41	Merry Christmas!!!!

42	I was upset when I was not notified of a Saturday parade which was held near my business. My staff and customers were unable to get to 6810 Old 28th Street #5.
43	I would like to see extension of the walking path to extend down Buttrick Ave to Whitneyville Road. I would like to see community events like Ada does such as Beers on the Bridge for foster more of a community feeling.
44	Management of water resources and the environment is critical to public health and local property value. If these issues are not immediately addressed, Cascade will certainly suffer.
45	I also would love to see a path along Thornapple River between thorn Hills and cascade road
46	Conduct several focus groups comprised of a balanced section of the community and listen and heed the general consensus.
47	We need a stronger downtown (through development, possible street routing, etc) far more than a new administration building.
48	Please provide traffic control help on July 4th. Particularly off Thornhills down to the library. It was very unsafe last year.
49	I understand upgrading when needed but not over the top.
50	Allow residents to have agricultural animals, ie chickens
51	I wish we had other/different businesses at the Thornapple River/Cascade corner. It has the opportunity to be a mini East GR with more shops that draw the community. Ice Cream shops there a a perfect example of what's working. I wish some of the prime real estate dedicated to auto repairs was put towards this.
52	You do a great job with your social media. Focus on community... not on facilities.
53	Just mentioned the cemetary expansion above.
54	Sure wish the apartment rent was affordable. Also, tons of cars are speeding in the centennial area near where the golf course used to be. Going 45-50 in a 25 from 6-730 every night when im walking dogs and they run stop sign back here. Almost been hit twice
55	Please restore the beauty of the corner Thornapple and Cascade roads. The present treatment is ugly and totally unused.
56	Thanks for asking. I am libertarian so not a fan of government in general but my township is an exception.
57	Based on my observations, there appears to be a trust issue where the residents are not confident the Township is making decisions in the best interest of the community. I think this can only be resolved improved transparency with the community.
58	Cascade can be a "bubble of privilege" which has its perks. I'd love to see more of the community come together for other causes that could help those in other areas of GR. There is a money aspect that could be helpful and also a population of retirees who would like to still have meaningful "work." I live in Cascade and am a social worker who serves a lot of other places that could benefit from being highlighted as a high need area.
59	Please do something to keep the homeless out of cascade.
60	Cascade Township should do more to attract and retain businesses in the spaces that already exist. From what I've heard, the Township makes it very difficult for businesses to comply with regulations - particularly signage. It surely seems like the Township personnel feel compelled to spend our money on things that have no value to us. Tassell Park is more than sufficient and does NOT need to be expanded - especially at the expense of your highest taxpayers - those of us on the river. Cascade Township is not, nor will ever be a "walking" Township and that's fine. The park you put in at the corner of Thornapple River Dr/Cascade Road was a total waste of money. The prior park was just fine. People value the spaciousness of their property - and the good retention of property values. I would suggest that the Township make a point of enforcing its own ordinances with regard to people's maintenance of their properties. From what I've heard from other neighbors - complaints are not addressed very well. Thank you.
61	We believe that a new township hall would be a waste of taxpayer dollars.
62	Given the township's previous lack of transparency on building and spending plans, it is VERY important that citizens are accurately informed and have input on how our tax dollars are spent.

63	None. Thanks.
64	We do not need a new admin building.
65	Your question was IF we were to invest in a new building, and since it's primarily the only direct questions it looks like you are looking for a place to spend the town surplus. there are too many empty office buildings in Cascade already, try renting those first.
66	You are sitting on millions of our dollars in surplus money. I think we maybe over taxed. Time to lower millage on our property
67	It seems that the people in charge on cascade township are not listening to the people and that they have their own agenda of building opulent unnecessary buildings
68	Your visioning needs to be expanded to more that just Twp properties. Look at Ada and what their vision is creating. Yet cascade has a fowling place and very low end stores. We are not attracting people to this community.
69	I am very opposed to the idea of installing a public boat launch at Leslie Castle Park and or expanding and making more of a park. The Leslie tassel park is barely used and to spend taxpayers money on another is wasteful.
70	IT seems that township officials are trying their best to get a new building for themselves and trying to do it quietly. They need to be reminded of that fiery Meeting held a couple years ago when residents filled the Wisner Center and spoke of their dismay With what was being done.
71	No
72	I think the business area at Cascade and 28th Street needs major improvement. It is underutilized and somewhat of an eyesore. No new parks!
73	Please don't ask the taxpayers to fund a brand new fancy building gurvthe township offices like you've proposed in the past. Huge waste of our money and not necessary!!
74	I am not pleased with the township's efforts to spend tax payer money on new buildings regardless of the majority of residents' stated wishes. Put that money where it will benefit residents and businesses.
75	recently moved and found it is more expensive to live here than anticipated. Try to keep out chain stores-keep encouraging local business-village feel-like Ada
76	After reading comments in the Nextdoor app from my neighbors, most (all) of them feel the meeting 11/29 was a bait and switch to plea for a new expensive Township building. Can you post information from last week's meeting on web page? What happened to the \$500K that was approved for Twp improvements? Why does the township need a bigger building? Please don't say for more employees - the future of townships is in question as many want to integrate with city or county government. I'm not saying this is advised by any means, I'm just saying, instead of making an emotional plea to the community, show us ALL of the facts. Put them on your website so we can review for ourselves.
77	Absolutely do not agree with allowing the Fowling establishment to come in. How about something that could attract other biz: At Home, etc.
78	There needs to be more focused planning on the mall at 28th and Cascade road. The Township planners should also look at what was done in Ada. Cascade should have a more uniform look to signage and exterior facing building requirements to create a more small town American feel.
79	Thanks
80	Thanks Jim... nice work on Thursday night.
81	Would like to see more about PFAS concerns and more green space with memoritoram on new building. More to promote the history and archives
82	I would like to not allow any more rental properties such as apartments, duplex, low income housing in this area. Limit new housing starts as it's getting too urban and crowded. Keep Forest Hills full of forests and grassy woody hills.
83	We do need to enhance the Township's "Sense of Community," vis a vis Ada. Condemn the old shopping center at 28th and Cascade Road and make it a center for redevelopment of Cascade Village.

84	It seems as if progressive as is promoting themselves quite a bit throughout this process. Has the board been unbiased in their selection and why the over promotion? It seems that this should be coming from the township board. Not an outside business who does not reside in cascade.
85	Thanks for asking.
86	I wish that Fowling Bar/Bowl--whatever--hadn't moved in. YUCK.
87	The views of the township board appear to differ immensely from the views of the tax payers
88	no
89	I do hope our township leaders aren't getting another case of "township hall envy" (e.g. GR Twp, Gaines Twp). I have never witnessed more than a few (<6) workers at any visit; I fail to see even remote "overcrowding" as we are repeatedly told exists.
90	I do believe Cascade Twp. has to be careful as to how much high density housing/condos/apts. is allowed.
91	This nothing more than an end run to resurrect the construction of a new administration building. shame on you
92	I think we need to talk about adding a 3rd fire station on the other side of the airport. I also think they should look at using technology to change lights and stop traffic so emergency vehicles can move more efficiently. Are a few simple updates and repairs all that is needed to fire station 1? It seems like the review of the current facilities was a waste of time. Do you really need the community approval to paint a bathroom or install new lights? Last night's meeting was so very frustrating!!!
93	Offer to relocate the businesses at thornapple and cascade road and turn the river front into a vibrant village! Your missing the big picture...
94	None, thank you
95	To me it is more important to maintain what is there rather than replacing. It is necessary to take better care of the parks to make the, more inviting. Pull the weeds and trim the bushes!
96	I am concerned about the amount of new construction on Spaulding regarding the deforestation of the land and increased traffic.
97	We need to improve side walks on Cascade Road and Thornappke River drive areas which are very dangerous for pedestrians and walkers. If we could see improvement in this area I could support possible building projects. Get the basics done first! Please.
98	It would be nice to have more resources and facilities within a walkable distance. Some places are walkable but do not provide a sidewalk. Other areas such as the plaza at the cross of 28th and Cascade, could be more approachable if walkable and had better stores and services. I am willing to walk miles further into Ada rather than restaurants and shops closer to me because of the side walks and attractions they provide. Overall, I appreciate the feeling of a safe community and the community pride and involvement.
99	Public parkss and picking up of litter near roads
100	I would suggest using a firm that specializes in efficiency to review functionalities and cost savings. Government too often looks for ways to spend money not save money.
101	Don't see a need for another road into the cemetery off of Leyton.
102	The proposal a few years ago for a new township office with elaborate space for employees (workout room, etc) was ridiculous. You work for the people. You may need a new updated building, but don't take advantage of the taxpayers.
103	Making things pedestrian friendly is a high priority for my wife and me. It would be good to try and accommodate pedestrians and bikers the best we can.
104	Buildings are a mish- mash, no real plan and some areas are unsightly
105	We need more take out or small restaurants in the dollar tree strip mall
106	See above comment.
107	the "walk way" from the citgo station to the barber shop...and yes it is a walkway..call it what it is...is not only a traffic hazard but also a pedestrian hazarded. get it out before there is more

108	The Interstate servicing Cascade Township is becoming more and more congested. We need to be proactive and begin lobbying for expansion to three or four lanes going to and from Cascade Township. The more difficult it becomes to get to work or to get home living in Cascade Township, then living in Cascade Township becomes less desirable.
109	Would like to see the riverfront developed for parkland further as properties become available near Tasell park.
110	Thank you!
111	Just work on keeping Cascade a family affair.
112	The speeding on Cascade Road between Burton St and 36th St. Whenever they run radar which is seldom they park where they can be seen easily ahead of being checked. Very dangerous, especially trying to enter Cascade Road from Thorncrest St.
113	I love Peace Park and the bike paths. Thank you for that. I feel it's wasteful how little the bus gets used in cascade.
114	You need blinking safety lights this time of year when someone wants to cross Cascade Road to old 28th street. It is an accident just waiting to happen. Please stop raising the property taxes! It is getting near impossible for some to afford the taxes and to live in our community.
115	.
116	When considering in "investing" in a department, please think about what services can be moved online, not just about what buildings could be renovated. For example - why can't i get a dog license entirely online? I should be able to submit all paperwork and get approval electronically.
117	more walkable downtown shops!
118	We need neighborhood sidewalks and flat, level pedestrian trails.
119	N/A
120	The townships home tax assessments are suspect and unfair. Wish I could get what I am being taxed at. Do not want to pay more frivolous taxes based on what I'm already paying.
121	Our taxes are very high and I am going to begin requesting more transparency as to where the money is going. We need a stronger infrastructure of roads, electrical, water and sewer. Not seeing it!
122	Cascade township should focus on delivering services more efficiently. We don't need new buildings.
123	once you build big fancy buildings you have more upkeep costs and reno costs. keep it simple
124	Keep up the good work! We appreciate your efforts. Also enjoy the Township's Facebook feeds.
125	None
126	I would love the "downtown" area to attract more quaint shops. The two auto repair shops on the corner are an eyesore
127	Would be nice to see attractive shops/stores in the half vacant shopping center at Cascade & 28th Street. Pathways down 28th east of Buttrick needed with many new homes and neighborhood developments.
128	I wish you would have used our research company to conduct this project for you. We believe that you could have recieved more information. Also sad to say we need to relocate our business 6095 28th street building is going to be demolished for a car lot, another mistake! Too many dealerships and car lots on 28th street in Cascade
129	Don't give up on a new town hall. It is needed and there IS support (just quiet support)
130	Development needed at Cascade and 28th - shopping, upgrades, restaurants, walkable (similar to downtown Ada or Rockford or even Lowell)
131	I believe Our township provides and contracts services to other townships! Why? Is this profitable on a look thru basis (more people) (building/office space, transportation, benefits etc.)
132	request for water and sewage lines out along 28th street between buttrick and snow avenues. thank you!

Public Comment

PUBLIC COMMENT DURING FEBRUARY 25 REPORT-OUT

Resident- I'm speaking to you in a narrow scope on the township hall with regards to two items. One is that I saw the original renderings. Also, I thought the requirements included to possibly act as an emergency center for all of the county and I don't know if those requirements have been upgraded, but in light of the renderings and what I saw and my experience with large scale systems of this nature, both national and international, I would give it a definite "No". It did not look like a safe facility. It would have to meet lots of scope in terms of the security of the physical and the facilities systems if it going to act as a central location for the county. There is a concept called COOP, Continuity of Operations Planning, or BCDR, Business Continuity Disaster Recovery. I did not see anything in regards to that and so down along those lines, the systems connectivity, terms of county connectivity, and inner connectivity between the various facilities as well as the staff in Cascade Township. I didn't see that mentioned. And so, you also mentioned the security of the systems, physical access and finally the networks. In the modern time as we go forward even though there is a tendency to move the cloud hardening, of the networks is critical. So, those areas of scope are areas I recommend if those requirements are still true, I recommend the requirements are placed under some kind of control so we know what those are. So, thank you.

Ben Swayze- Great I appreciate the comment. I just will comment on that briefly. So, it was not intended to be county wide emergency operations center. It would serve as the Cascade Township localized emergency operations center so if we had a localized emergency we were operating out of that facility. We will certainly take those comments even with it only possibly being a localized emergency control center. Thank You.

Resident- Thank you for the presentation. A couple of questions. A couple of times, more than once you mentioned that part of your analysis was recommending a plan be in place for maintenance due to the age of the facilities. Does the township not already have such a plan and money is put aside for such things?

Ben Swayze- We do have a maintenance plan and since this project has started we have taken care of some of the things mentioned in the first presentation.

Resident- My second question is; in a world where money is no object, and everything is interesting but at what point are costs put together with this so actual numbers, or what is the process for putting real numbers to things and then looking at what makes sense for we the taxpayers?

Ben Swayze- I think you are absolutely right and again, I can't speak for the board but the task that Progressive was taxed with was to identify what the needs are and to engage the community where they would like to potentially see those dollars spent. I think to your point there is a lot of work that needs to be done before this plan is turned into an actionable item. And at the April 24 meeting is where the board will begin to have that conversation about how we turn the recommendations from Progressive A&E into actionable items.

Resident- So at some point before the process would get voted on and so forth by the board

cost numbers would be made available for a comment period once the real numbers are available, is that what you're saying?

Ben Swayze- Absolutely.

Resident- And I guess the only other question or comment I have is after all is set and done, I noticed on two of the slides it had an item in there when the roof needed repair you kind of eluded that we know that's been done, and my question is after you've done the full blown slide and spent all this time how could a comment like that be put in there if you didn't pay attention to the fact of what has been done? So, to me, it kind of gave a little bit of a question on creditability when it's all said and done, anyway, thank you very much.

Ben Swayze- Thank you.

Resident- Ron McCollum- I have a business over on Old 28th St. I had a question about the fire department. You're saying it has to be on a major throughway or access. Why can't you put the fire department right in front of the library which I think the fire department owns that land anyways?

Ben Swayze- I'll let Progressive talk about that recommendation and then I can talk about the ownership of the land.

Progressive- So an earlier comment was, where should the fire station be, and there would need to be a property assessment as to the best location for the service area. The property you are describing, is it certainly off 28th St. Is it a viable option? That is a study around site assessment and feasibility. That property and several others and even the property it is currently on, one of the questions was if the township hall wasn't there would that property be viable by pulling the fire station forward and being right around the corner of where you are describing and I would say again that that is a feasibility assessment on the property. But if that is owned by the fire department at least both or township owned.

Resident- Ron McCollum- The other thing relates to fire protection. I see you want the water expanded. I think do they mean water and sewer too? My experience with having some property on Thornapple River you couldn't really get good fire protection because we didn't have fire hydrants there. Isn't it really important that there should be fire hydrants in front of every house to get adequate protection? Not every house but on the street?

Progressive- I understand the intent. I know that these are comments we are receiving from residents who wanted additional services so we were reporting out on that service and the expansion on the water and sewer could go along with that. That wasn't mentioned.

Resident-Ron McCollum- Is your company doing more besides this work? Are you going to be doing more things like you did for Ada?

Progressive- We would love to. We are not contracted to do so.

Resident-Ron McCollum- Ben are you thinking of maybe using them for other work in the future?

Ben Swayze- Yes, and back to the comment from Nancy, I think there is work to be done past this. Progressive AE was a successful bidder last time. I don't set the policies so I don't know if we will continue to use them or someone else but there is obviously more work that needs to be done.

Resident- Ron McCollum- Ok thank you.

Resident- Good evening I'm Steven Underwood. I have a question. How long has fire station number 1 and the town hall coexisted in the present site? (crowd talking) So is it accurate to say no one knows an exact number? (laughter)

Ben Swayze- The building has turned over a bunch of times. The township hall first operated out of the facility in the village area, and what's now township hall was once a library and it was connected to the fire station. But in its current setup the 1980's.

Resident- Steven Underwood- Ok. In all that time since the 1980's has there ever been a single instance where there has been a safety issue or incident resulting as a consequence of the fire station one and town hall coexisting?

Ben Swayze- I wouldn't be able to answer that question right now.

Resident- Steven Underwood- Well in your experience working for the township are you aware of any instance where there has been a safety incident that has occurred of the consequence of the two sites coexisting?

Ben Swayze- If you are asking about safety incidents no, I am not aware. If you are asking about safety issues, I think there are safety issues and I think Progressive AE addressed those in their presentation.

Resident- Steven Underwood- Yes, we've heard the theoretical issues. I'm just asking if there have been any actual issues and I understand the answer is no. I have another follow up question. In the course, so reviewing the survey results did Progressive in any way control from survey results that were from, say, city officials, township members, the employees of the township and/or their friends, advocating particular or stress what they would like to see improved?

Progressive A&E- So in the nature of an online survey like that we don't have control or visibility. The survey is a self- recorded system. I got this question last time here in November as well. If someone wanted to lie about who they were they would very well be able to get online and take the survey and try to "cook the books". We don't have control over that; we just have the responses that we received. It was definitely promoted online and we saw some online promotion of the survey and that's something as a resident some people were able to say to their friends- "hey there's a survey out there you can take and why don't you guys take it and influence the future of the township". But to answer the direct question of whether we have direct control, we don't have control of how people answer the survey.

Resident- Steve Underwood- So it would be accurate to say its possible that the results obtained tonight may not be entirely the views of the township and also may include perhaps maybe a strong influence from the officials from the city and their friends and family?

Progressive AE- It's entirely possible, I think we have to trust our elected leadership to be acting appropriately in situations like this.

Resident-Steven Underwood- Ok thank you.

Resident- My home is located in Caravelle Village and I would like to ask who is in charge of snow removal?

Ben Swayze- The Kent County Road Commission is in charge of snow removal.

Resident- So, you are not responsible? The township is not responsible?

Ben Swayze- The township, just as in any other township in Kent County, doesn't own or maintain any of the roads in the county, with that we do have a good working relationship with

the road commission, we pass on comments to them all the time and meet with them on a regular basis. If you're upset with the snow removal, I can certainly pass those comments on to them.

Resident- I am upset. So many people are upset. When snow comes, we cannot get out of Caravelle Village.

Ben Swayze- I will pass on your comments to them. We do have a good working relationship with them and we have talked about snow removal this winter already and I'm happy to continue that conversation.

Resident- Well next year is going to be better.

Resident- Yes, I have a few too as a side. We don't necessarily want what Ada Township has, at least a lot of us don't. It's not what it used to be and it was funded largely by Amway so we really don't want to spend all that here. The other thing I would like to ask is will we know before we actually purchase land for anything, is it possible for anything that has to be built on a new site will be on property that Cascade already owns?

Ben Swayze- So, I think there is property that the township owns that could be utilized for the things that are recommended, but part of the analysis from Progressive was to maybe look at other areas that might be more advantageous as well.

Resident- Is it possible then that this Community Center that everyone is talking about for events. Isn't that something that can be included in the park on Thornapple?

Ben Swayze- The recommendation seemed to be centered around the village, where the population is. There is property in this area, in a more densely populated area where we do have property.

Resident- Is this an outdoor event?

Ben Swayze- Maybe, you guys can talk more about how that came out in the survey?

Progressive AE- I appreciated that question, it is the least defined in our recommendations, and really because the feedback is so broad. We were recognizing a trend asking for many different things. I had mentioned before a pool, ice skating rink, or a concert venue, or a number of things. So, our recommendation isn't specifically one of those things. It was just recognizing the requests from the community at large for something; something to bring people together. A future study to understand really what's around here.

Resident- Are there buildings around here that we already have?

Progressive- Right, or land. Our report is recognizing the request, and it was pretty broad and strong and needs to be vetted out further.

Resident- The other issue I would say we need to consider too is traffic. It seems to be pretty well centered around the main drag and it's already horrendous and that needs to be a consideration if you're going to put something somewhere, we are going to have more traffic.

Resident- Hi, my name is Frank Drew. I just have some comments, questions, observations. First, we have about 17,000 residents here in Cascade. We probably have around 150 here tonight. That's really a small percent. I have to conclude that maybe most people don't want anything to be done. This is sort of my conclusion. Secondly, we talked about the Building Dept growth, what wasn't mentioned was that the growth was because our building dept is not only servicing Cascade, but also Lowell, East Grand Rapids, Ada and that's where the growth is coming from.

It's not coming from Cascade. So we need to kind of keep that in mind too. I'd almost match that up with a revenue and expense analysis to see if that makes some sense. I understand the concept and I think it's probably a good one but it has to make some economic sense too to the people here in Cascade. Third, I really appreciate your presentation here tonight. Progressive AE, makes me wonder why we didn't hire a business consultant to take a look at the functionalities of what's going on; what's being provided. I have to say that if you have a hammer everything looks like a nail. An architectural and engineering firm is going to tell you what's going to go on. And I know that's their mission, I understand that. And fourth we talked about congestion over here by the fire dept. I was telling Doug, who is on the fire department, that I'm originally from Chicago and the place down in Chicago is about two blocks, it's from Dearborn to Illinois for anybody that knows that area. There are thousands of people and they are getting those trucks out every day. This thing is a cakewalk. Now, I tell you what I would do. I'd hire a fire department expert and say, here's what you really want, you want a state of the art for Cascade. That's how I would pitch it. That's my two worth. Thank you everybody.

Ben Swayze- Great, thank you.

Resident- I would just like to know when the smoke clears here is this architectural firm going to participate in the expansion? And another question, have they ever recommended the status quo on one of these surveys?

Ben Swayze- So, I can answer the first part. I think I addressed it a little earlier. There is obviously another part to come after this. We will do a cost/benefit analysis on retaining Progressive AE to do the study or possible putting out another RFP like we did last time. We did get four responses from some very prominent firms around the Grand Rapids area. The board will be responsible for making that decision. I don't know if your second question was facetious but I can ask Progressive to address it.

Progressive- That's actually a good question because there are demands within the township that preceded us. Several years ago, there was asked for a study or staff or reasons why it happened. When you ask through a survey or public input session do you have any needs or wants typical response is "yes". So, we are really assessing what those needs and responses are but it is really up to you all and your township officials if you are going to appropriate money for those needs and again, we would love to be architects and engineers for Cascade Township for building projects but we are currently not.

Resident- So in effect the conclusion was made even before you started, is that what you're saying?

Progressive- I'm sorry I don't know the implication? I know that we were soliciting feedback from residents on what their needs were for services, and we were combining those requests and needs with the operations in the facilities they are currently in. So, I'm not sure how to answer.

Resident- I think the question is quite evident, but if you don't wish to answer it that's fine.

Resident-Chris Taylor, Cascade resident. I got a couple questions. Several years ago some of the people, a lot of people in this room were heavily involved in. You guys wanted to build a 7.5 million dollar over in some vacant land around here next to the Library. I got the feeling some were opposed to that primarily from a cost standpoint. I get the feeling that we've done an end run here and this is all something that has been created and you already have the conclusions. What I would like to know is can you separate fire station #1 from the administration building and if that is the case you have to ask yourself two questions. The first is you have to ask

everyone in this room is do you even want a new administration building? Raise your hand. Second question, how many don't? Can't we just take this off the table guys? Build your fire station. Live in your administration building. You try to present the fact that people and coming and going out of there all the time. I've gone in there and you could shoot a gun and not hit a person. I think that is very misleading. On this survey you show a hundred or so, whatever. That's assuming they all show up at once. They don't. I get real tired of this battle. And that's why it's real easy to spend other people's money. These are our tax dollars. We should have a say in how they are spent. I personally think we don't have to spend it on a new administration building. I live in a 40 year- old home. I take care of it. You know. It's not like you have a staff of 200. You guys aren't even in there. Anyway, I've said enough.

Resident- Hi, I hope you all have never had to take advantage of our firefighters. I live on a street where they have serviced us three times. They just do a great job. They shouldn't work in less than ideal and safe conditions. It's incredibly inappropriate when we want them to save our lives. I just think we need to prioritize. I don't see how office space and firefighter space can follow the same conversation except that they share a building right now. That needs to be resolved. But I think all of us pay our insurance rates based on the availability of fire protection in their area. We trust them to take care of us in our hour of need and in my experience not let anybody down and I think they should be the central focus of this entire discussion. (clapping)

Resident- I have a question. Who started this process and why?

Ben Swayze- Probably a two- part question. This process started in 2015. When I talked about making an investment in our current township hall with the end of the life of the systems there. At that point the board made the determination to look at a new administrative building and that process was ultimately stopped based on some feedback from the residents. The second part of the process which is the process that we are in now was started at the township board because we still need to address all of our facilities going forward.

Resident-One of the things I believe is that we've been misguided here. I think we have a huge problem with the fire station. All of a sudden, we have administration hooked on. First of all, we started talking about the administration building when we really should be talking about fire safety. I agree with this young lady with what she had to say. I think they do a great job under the circumstances. How many homes are in this township?

Ben Swayze- I can't give you the exact number but I'll say 6900 to 7000.

Resident-How many of these homes have access to city water?

Ben Swayze- Approximately 35%.

Resident-Wow. Don't you think that's a problem? I mean if we are talking about fire safety and these fire trucks go these other 60% and try to put a fire out and run out of water, what do they do? I think a great priority in this township is water and sewer for all 6900 homes. We have this great scare here, the PFAS running off the airport or where ever it came from- Lacks Industries, Etc. and that's water contamination. Shouldn't the number one priority in this township be water for every home? No?

Resident comments that couldn't be heard.

Ben Swayze-Can we please keep the questions and comments related to the study. Sir, he has the microphone and we will respect him and let him talk into the microphone.

Resident- I'll be happy to give him the microphone in a second. I'm not saying it has to be done immediately but over a period of time it could possibly be done. Another gentleman said it makes business sense to figure out whether to having our buildings and having our inspection people work for everyone else around the area. I would like to see a report done by the township showing whether this is a profit center or whether it is a loss center. Are we actually making money with this or are we providing services on our tax dollar for all these other entities we are trying to do building inspections for? Thank you.

Ben Swayze- Yes, to answer that question real quick; we do that every year. There hasn't been a tax dollar that's gone to the building department in 20 years.

Resident- Yep, I would like to pick up on what the lady at the end of the table said and the gentleman two rows up said. If you have your ears clearly listening to what is going on around you, you will notice that our fire people that do emergency responding are always the first ones there when they are called and are soon followed by EMS but you've got to keep that kind of operation in the location of your greatest population so that they can be accessible where they need to be for businesses and residents. I think the people here are speaking of what they really want, and you should be listening and keep your fire and emergency services, your water and I agree, I go into the township offices and if I see three people, I'm lucky.

Resident- My name is MaryAnn Warnoff. I've been a resident for 20 years. One person mentioned putting a fire station on 28th and Jacksmith so you can go down the hill and I think we had a referendum on that about 15 years ago that was voted down by the members of Cascade Township but what I'd really like to know is what's going on with Cascade Road? Did any of your studies did you finish anything with Cascade Road and how to slow down the traffic and improve the lighting and make it safer for anyone walking along that road?

Ben Swayze- Thank you. Looking at Cascade Road and the traffic on that road was not with in the purview of this study. The township continues to look at ways to make Cascade Road safer through other means.

Resident- My Name is Chris Reef. I was curious, I have not heard about any information about demographics and I don't know how much buildable land is still left within Cascade boundaries and what we would project on the next 5,10, 20 years and looking at what the community needs are based on that too. Thank you.

Resident- My name is Tom Ipple. I've been here 20 years also. About the township hall; I've never been dissatisfied with any of the services provided by the township. I've been pleased and have bragged about it to friends, and like somebody else said, three people in the township is a crowd. I would like to hear from some of the fire officials about the safety issues that A&E brought up about the safety of the trucks and getting equipment in and out of the trucks. I don't think any of us know what that's about unless we've been firemen before. I'd really like to hear the fireguys talk to that.

Ben Swayze-We wouldn't have time for that tonight but can consider that part of the report when we approach that April 24 report to the township board.

Resident- My name is Don Faass and I've lived in the township for 50 years. I would thing that

the department based on their responses have a pretty good idea where they have to go for a fire. I don't know if A&E has looked at that but I was thinking in terms of locating, you know an ideal location of the #1 fire barn, where should it be in relation to where the greatest number of calls come from? I'm sure that history exists. I think that ought to be looked at and maybe and also evaluating a 3rd facility; look at the whole picture and include it as part of the study.

Ben Swayze- Yes, I appreciate that. One of the recommendations from Progressive AE was to potentially locate station #1 on a different parcel somewhere in the service area. If that was the alternative chosen by the board and they wanted to move forward that would be the first thing we would do is conduct that analysis to figure out where, in a circle, does that facility need to be located, and what property may exist in that circle where we could possibly relocate something. I appreciate that comment.

Resident- Hi, my name is Chuck King. I am a 50- year resident of this township, my roots go deep here. I know many of the firefighters and they are friends of mine, and if we are going to invest in anything, lets invest in their safety. I think the other stuff is superfluous. The only thing I ask is whatever you decide to do or conclusions you decide to go with, please look after our environment, Part of the reason we moved here is because it is a beautiful place. The airport dumps all sorts of crap in the river. We have all sorts of asphalt. Let's think of alternatives. We don't want to compromise on our facilities but let's do something where wan be environmentally sensitive around here. Thanks.

Resident-Hi, I'm Jennifer Pupilava, I'm a resident and have lived here about 15 years. I want to say "thank you" for this study and report. I head people question why we needed it and I'm of the school of thinking that more information is always good so can make a decision based on facts and find out what the needs really are. So, I really think this is valuable. In that vein I wanted to ask whether the report is going to contain specific examples or a list of safety concerns inherent in the fire station and the connectivity between the fire station and the township hall.

Ben Swayze- Yes, the comment that we received from this gentleman over here as well was that this would help the study and flush that out a little a little bit better. We have a comment period opening up and at that time we will work with Progressive to include some more of those data points in the study.

Resident Jennifer Pupilava- Right. In addition to receiving the firemen's comments I would like to know from a top- level perspective if people are investigating the facilities. What have they identified that wouldn't be compliant with today's standards and what they've flagged as a possible safety concern. I feel like we have to take that into account. I have a second comment. A couple people have mentioned that the same people come to these meetings. I'm involved in the township and with people like me with little kids at home it's actually really, really hard to come to these meetings because you have to leave your kids at home. People will take these online surveys because it's something they can do and get their voice heard even if they can't be here in person. So, please don't discount the fact that there are some folks that don't come in person to these meetings. They have a viewpoint and they try to make them known in a way that works for them.

Resident Nancy again- I think the comment, I looked it up and there are 19,000 residents give or take and we have about a 3% response rate. One thing I would like to point out that really stood out to me in the slides is that 80% percent of the people said they are satisfied and if we are going to look at that as a great number of responses I also want to look at that 79% to

speaking to what others have said about the township hall. "I was in to pay my taxes and I was the only person in there." "There never seems to be anyone in here". And she said the problem isn't people, the problem is storage and I said "hmm" interesting it seems you could rent storage space pretty easily. My final comment is tagging on to what other people have said; I find it incomprehensible that we have spent money on a group to come in and look at a lot of times what is "wants" over "needs". I think we probably established even if the fire station is a "want" it's a "need" that we all agree on if that we want these folks to be serviced well because we really appreciate what they do, but we are looking at all of these things without looking at what the cost of them is. It's like me having someone come into my house and saying "geewhiz" what would you like me to do and me spending thousands of dollars for them to tell me you can do all these things and it's going to be a million dollars and I'd go uh; so I guess I don't understand what point do we put some dollars to this thing to look at the cost is that we're looking at because I don't know how you can make a list of everything you want without doing that. Last quick question- How does all this tie on to the house we bought as a township on Thornapple River Drive, spent \$300,000 for that. How does this tie onto that? At some point does it merge into the same project?

Ben Swayze- They don't tie in at all.

Resident Nancy- So that's more money. Oh thanks.

Resident Todd Stevenson. Hi I also work for the fire department. I'd like to address an issue regarding safety around the department. I'm not going to get too deep. We do drive our trucks through the parking lot with citizens walking in and out of the building. There are times, thankfully, that no one has been hit but we have had to lock the brakes up if someone steps out from behind a vehicle. There are times when there are kids are running through the parking lot. We do access out of the back of our station with our brush truck or utility vehicle to go through the staff parking lot and also the same parking lot where citizens park in when we are trying to go on an emergency call. The gentleman brought up that nothing has ever happened but I don't think we want to wait until someone gets killed by a fire engine before we think "oh yeah we have a safety issue". Thank you (clapping)

Resident- I just want to tag onto what Nancy and some of the others have said. We didn't spend a lot of time on this but you were talking about improvements, example walkable pathways, more access to the river and whatever. We need to keep another thing in mind. I know this for a fact because I've talked to people. If we keep on making all these wonderful improvements to our paths and all these wonderful beautiful things that we have, we are drawing people out here that don't live here that are using this stuff and I know they do because my kids want to come out here and use everything. So, the taxpayers are going to be paying for all this. It's drawing people from all over the county here to use it all. I think we need to keep that in mind too. How much are we taxpayers are going to have to spend to provide for what everybody else is enjoying. It's gonna happen. It's happened to Ada.

Ben Swayze-Thank you for your comment. We are coming up on 8 minutes left so we need to make sure if anybody who hasn't had a chance to talk gets a chance to talk. Thank You.

Resident- (inaudible) We've lived here for 27 years now. If you are thinking about a potential 3rd fire station south of the airport expressway area it seems like it would make sense to keep the station #1 in this area. I think those two need to be thought of together.

Ben Swayze- Great. Thank you. If there are no new comments is there anyone that would like to make a second comment? We have a gentleman over here.

Resident- I'm Harry Jones. I'm a realtor in the Cascade area for 40 years and lived in 2 or 3 properties in the Cascade area and have watched the growth. You see the new apartments going up and add to the people. We talked about the ownership. I've sold houses where they have had to connect the water to the house and sewer before they could sell the house and it ran in the \$10,000 area and that was on 36th St. We have a beautiful community. We had a parade here, the Shriners, last year. They opened up the fire station to have hot dogs for the participants that came from 21 different areas, so all around the Great Lakes. They thought Cascade was great. But our fire station is really in need, either having a 3rd one, which appears to me, North where the density is growing. And number 2, the facility we have here for new equipment. That equipment doesn't look brand new to me, and things change, things change. I think their survey was absolute the best you can do when you open up a survey, so, I think it was worthwhile. It's money well spent and the participation here is great. That's all I can say.

Ben Swayze- Great thank you. We have time for one or two more questions or comments.

Resident- (hard to hear, asking if storage is the real issue)

Ben Swayze-Storage is not the real issue. The facilities are at the end of their useful life and we are trying to figure out how to have facilities that meets our needs going forward.

Resident- Explain that.

Ben Swayze- So, we're are a growing community and the services we provide the township are provided out of facilities. Those facilities we have are at the end of their useful life so we have to figure out as a community going forward how we are going to continue to provide services of our facilities.

Resident- So your priority is township #1. The community seems to be telling you we think the priority is the fire station being number 1. So

Ben Swayze- No, the fire station is the number one priority that came through on the survey.

Resident- Ron McCollum. I just had a question for Jim from Progressive. You've worked extensively with Ada. What are their township hall needs?

Jim from Progressive AE- We have been talking about their township hall for a couple of years. George Haga is leading the department over there. They are in a building that is connected to a church so the church is used for a gathering space for board meetings. The assessment is similar being that they are a growing township, they are asking for a township that serves today's township and village and the growth they are experiencing so they are asking for an appropriate to support that and I think that is exactly what the leadership here is trying to do, to ask is this appropriate.

Resident Ron McCollum- What does George think of the new building? George thinks his township is just fine.

Ben Swayze- Ok, Thanks Ron. We have time for one more question. If there is someone that hasn't spoken yet?

Resident- I've spoken but I want to know- I pay homeowners insurance. Is the way we provide fire protection service, does it affect the cost of our homeowners insurance because I know the insurance companies rank communities.

Ben Swayze- Yes, the ISO does I think an every four or five year ranking of the fire department in the services we provide and the facilities we have, and the water connectivity related directly to the rates you pay for home insurance.

Resident question inaudible.

Ben Swayze- I believe it was 5 5X. So, a 5 in the areas we provide water and 5X in the areas that we don't provide water. I'd say it's the middle of the road.

Resident- Quick question. What do we pay (inaudible)?

Ben Swayze- I don't have the exact number but it was about \$62,000.

Ben Swayze- I want to thank everybody for coming tonight. This has been a good session. I appreciate you coming out and hearing what Progressive AE had to say. Again, as I mentioned we are now opening up the public comment period for the study. We have surveys over here you can fill out and leave here. You can email me, you can come to township hall, you can call me; we will have the comment period open for 4 weeks. Thank you very much.

COMMENTS RECEIVED DURING PUBLIC COMMENT PERIOD

Thorough report; projects and priorities seem very reasonable.

Why do you guys continue to push for a new building when the residents have spoken. Its easy when its not your Money. If the 10 mil was yours would you spend it or fix it.

Please know that many/most folks in Cascade support a new Township office, updates to services, the bus service, new businesses like fowling and XGolf, and modernizing Cascade overall. It is frustrating that a small but very loud group of grumpy people who fear all change and perhaps yearn for the good old days get so much attention and power. Try to stop listening to them and do the job you were elected and hired to do without worrying about the group that will complain no matter what you do. Most of us love the idea of Cascade improving and growing and becoming more modern.

Why is the community still talking about this project of cascade and a new township hall? We, the township have spoken and please hear us, we do not need a new township hall. Please move on from this subject and let's find somewhere the millions of dollars could be spend helping our drinking & bathing water & sewers. Thank you for listening & acting to our requests.

I am very upset that the township board continues to waste money (\$65,000) on engineering/ consulting firm reports and studies to consider a new administration building. The township

residents have repeatedly, consistently, and emphatically agreed that WE DO NOT WANT a new administration building. Please stop forcing this issue township board. It is an abuse of your power and unethical.

Now we spend 61,000 tax dollars to try to convince residents on this ridiculous township building. 300,000 on a house for a park that makes no sense, 50,000 to tear down that house because it's not safe. The waste of money by this board is out of control. I will be voting against every incumbent board member in every future election.

I don't believe we need a new township hall. Please only do the necessary improvements on the township hall, which much less to the pocket book. Give the tax payers a break on their property taxes if there is too much money. Perhaps the money could be spent on water & sewers being put in for all the homes around the airport with the FSA's being reported. And give the homes that have already put those services I. A break on the assessment. We all are in need of good drinking & bathing water. The tax money be spend for those needs of water & sewer. We do not need a new township hall. Thank you for listening to the tax payers and the community.

My husband and I met with Ben in June to discuss the fact that our well is contaminated with PFAS. I feel very strongly that the township should advocate for those of us with PFAS in our wells during the discussions with the other entities (Ford Airport, DEQ, KCHD, and MDHHS). The final result has to be that our homes get connected to city water. As you know the water main is already in our neighborhood, just help us bring it to our homes. Thank You!

The 10 million you have in the general fund could buy you two new fire stations a very new but functional ad building and still have money to improve the Wisner Center.

I see leaf clean up made the list for services we would like to see our taxes pay for, but I don't see that in the proposal or any other services we want. Are there plans to recommend this?
Thanks, Courtney

The design and implementation of the original survey does not appear to take into account best practices. From the additional description at the community meeting, this appears to leave an incomplete view with a skewed sample. Several questions 'force' an answer rather than allowing a null option. Sample size may have been sufficient for analysis, however the built-in bias of the collection manner would indicate that this is likely not the case. All-in-all, this is disappointing and does not appear to represent the people of Cascade Township well.

My husband and I met with Ben in June to discuss the fact that our well is contaminated with PFAS. I feel very strongly that the township should advocate for those of us with PFAS in our wells during the discussions with the other entities (Ford Airport, DEQ, KCHD, and MDHHS). The final result has to be that our homes get connected to city water. As you know the water main is already in our neighborhood, just help us bring it to our homes. Thank You!

The 10 million you have in the general fund could buy you two new fire stations a very new but functional ad building and still have money to improve the Wisner Center.

I don't think we need a new township office. I think we probably need a new fire station. I think

some of the money we have accumulated should be spent to enhance and create public parks and greenspaces. I like to see conservation areas required for new building projects so the township retains a rural feel and doesn't turn into a concrete jungle.

Based on previous feedback from residents, it should be quite clear to the township administration at a new admin building is not wanted nor do residents feel one is needed. Despite this, the administration feels it necessary to spend additional funds on studies to convince us that one is needed, and even attempted to link the admin building with fire stations and other projects the residents feel is needed. In an effort to make this comment productive, I have organized comments about the process and the why I do not support the townships efforts on a new administration building based on that process to date.

1) Flawed study - At the Feb. 2019 meeting, Progressive presented their findings from their study of the township facilities and needs moving forward. As part of the study, Progressive conducted a [online] survey as well as a survey at a previous public meeting. The results from the public meeting survey, which involved building images and colored stickers show overwhelming support for prioritizing the fire station and Township Hall; however, by all accounts, this meeting was packed with people associated with/employed by the township, which clearly skewed the results. The online survey, in which 622 people reportedly took part, shows similar results; however, once again the sample for this survey is not entirely clear. In fact, when questioned about their population sample and what percentage of those taking the survey were affiliated with or worked for the township, Progressive stated that they did not know this number. This seems like a pretty critical piece of data to this study, which would have been easy to collect with a simple question as part of the survey. Unfortunately, they did not and therefore there's reason to doubt the accuracy of this report.

2) Building cost - While cost was not part of the current study by Progressive, the September 4, 2015 study by FTC&H does reveal the intended scope and programming for a new admin building. This study suggests that the administration building alone would cost taxpayers \$7.5 million. Comparable townships/cities facilities, as reported by WoodTV, cost roughly half that amount for past construction. Even adjusting for inflation, \$7.5 million dollars comes across as far too much to spend on a facility when neighboring communities were able to build suitable facilities for far less. After initial plans were rejected by the residents, perhaps the township should re-evaluate the project and find ways to trim the budget to a number that more closely resembles neighboring community projects. As someone who has worked in architecture for many years, one obvious way of doing this would be to remove the LEED certification. Not only does this eliminate the need for several items in the project that residents found frivolous (i.e., Shower facilities) but it would likely reduce the overall cost of the project by as much as 30%.

3) Distrust in the administration - After attending the February meeting, I came away feeling as though there is a significant distrust in the administration over this project. After an overwhelming ""No"" vote on the project 2 years ago, it's troubling that residents would, once again, need to fight the administration over this. The fact that it was brought up again by administration, only this time packaged with emergency services, strikes me as quite dishonest. It seems like the administration would have been better off re-evaluating the costs associated with the project and re-engaging the residents to determine an appropriate cost for this facility. Unfortunately, the administration is attempting to simply re-frame the conversation, which has led to a lack of confidence from residents in, myself included. Simply put, the administration has created an environment where it's very difficult for residents to trust what the administration is saying/doing. One example was from the February meeting where a resident asked whether the push for a new facility was motivated by the growth of the planning and inspection department:

a growth that is largely due to that department servicing several neighboring communities. Mr. Swayze's responded no. While this may not be the sole reason for the new facility, the programming report from the 2015 study shows that the planning and inspection departments would see the largest increases in floor space over any other departments. The other two areas seeing considerable growth in floor plan size were meeting spaces and ancillary/support spaces (fitness center, showers, etc.) Mr. Swayze's response contradicted the facts, which only further erodes trust in the process. In addition, when asked about revenue generated by our building department servicing other communities, he was not able to provide numbers. If our facilities need space because our employees are servicing other communities, does it not stand to reason that the additional growth above and beyond our communities needs should be funded by revenue from services provided to neighboring communities?

In closing, I find this entire process troubling and would encourage the township to scrap these plans and engage the residents in an honest and transparent discussion on the the future of Cascade and it's facilities. Perhaps there is a reasonable number residents would be willing to support for a new town hall, but the current process has been too tainted to find that number. It would be in everyone's best interest to table this conversation and re-engage at a later time."

Tear down existing township hall. temporarily locate offices in trailers on library property.
reconstruct township hall to accommodate admin/fire/building. go to a second story if needed.
if fire needs to be accommodated off-site to deal with trucks then look for industrial buildings to temporarily locate. other municipalities have done something similar. Kentwood/EastGR

A new facilities is unnecessary and frivolous use of our tax money. Our tax money should be used for fixing the roads, upgrading our parks and stuff that directly benefits the people paying for it. If we have such a surplus of money how about we reduce our taxes.

I attended the recent presentation by Progressive AE. First let me say that the Township spent \$62,000 for a "study" that did not appear to use any scientific polling methodology except anecdotal comments, survey information from people that didn't necessarily even live in the Township (and no weighting of that fact) and dots on pictures. There was zero control over how the information was received, whether people could respond more than once, and/or put more than one "dot" on a picture. Furthermore I think it is utterly ridiculous to access any importance to people's opinions when there are not costs associated with what they are commenting on. If money is no object - I want it all. But money is an object - it's money coming out of "we the taxpayer's" pockets - including the \$62,000. There was no concrete research provided on conclusions reached - i.e. "it's dangerous to have a fire station using the same parking lot as the Township Hall." When questioned - over decades there has never been an incident. Virtually every comment from residents made about the need for a new Township Hall referenced the fact that there's virtually no-one ever in there. Empty desks, empty space, and never more than 1-2 residents in there at any one time. I have never waited even an instant to go in and pay my taxes. So the next step should be - to attach costs to to the various "dreams" and then present those costs to Township residents so that they can once again evaluate the options in light of those costs. I certainly hope that the Township Board does not vote on moving forward with any of this without a budget identified. To me, the only thing worth even considering is the need for a new fire station. Definitely not a new township hall. I did appreciate the postcard notification. That should be an automatic action going forward when the expenditure of township funds are being considered for projects in the millions of dollars - vs. burying it in the agenda of some upcoming meeting. Finally, I would like to know how you are planning to catalog, and more

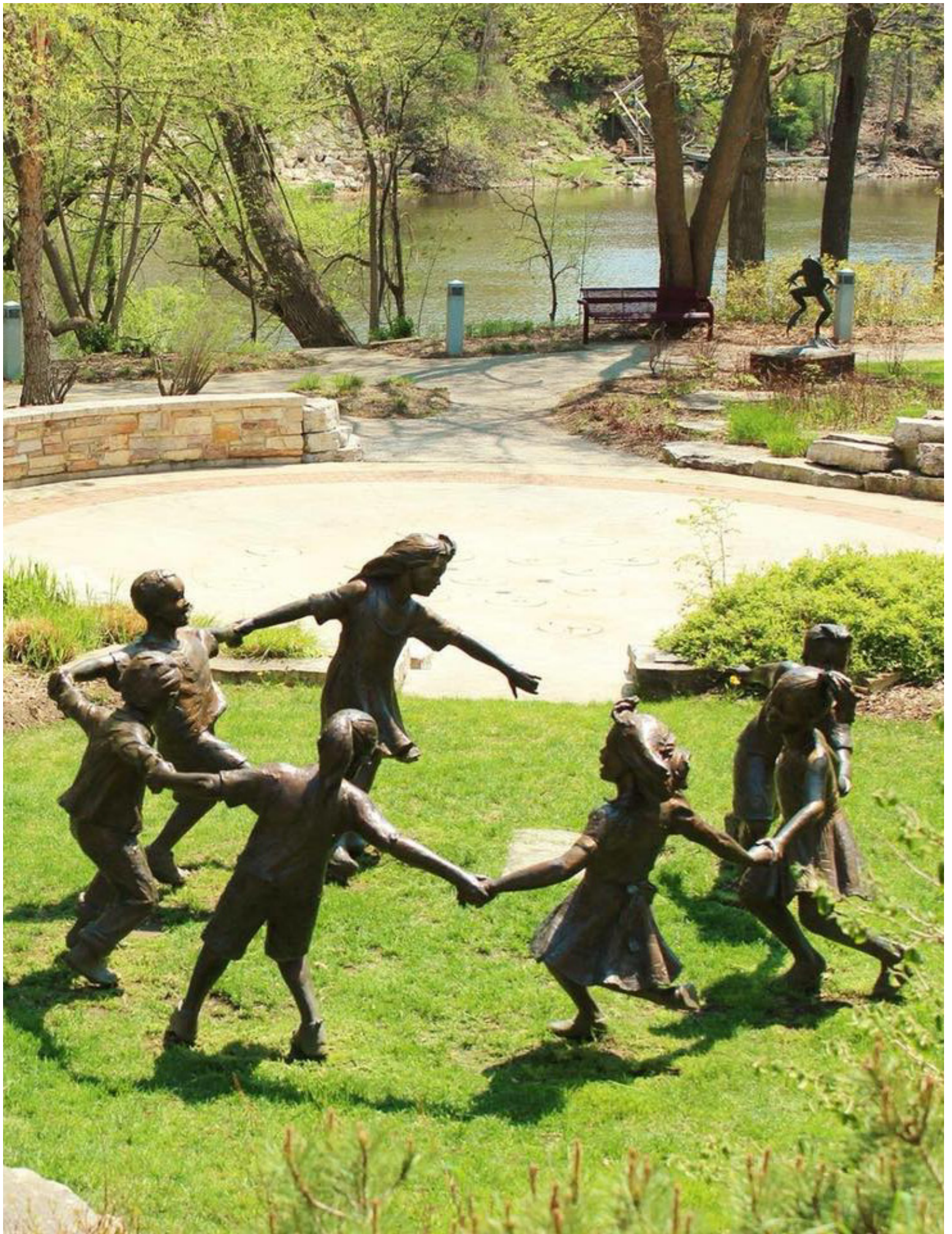
importantly publish all of the comments that you receive on this during this comment period. I look forward to the April meeting when these projects are considered by the full Board. Thank you.

I agree with the need for a new fire station, absolutely. But also people need to move past their unexplainable need to stick it to the township about a new township building and appreciate that the township saved money over time to make this happen. Let them spend the money they saved to build a reasonable new office.

I am totally against the township spending it's residents money on anything that the majority of residents have clearly opposed. It's time for some new people in the township office, people who respect the voice of the majority.

I can't understand why the township insists on having its way when it's so obviously against the majority of residents. If that's the way it's going to be, why bother asking our opinions?

Please know that many/most folks in Cascade support a new Township office, updates to services, the bus service, new businesses like fowling and XGolf, and modernizing Cascade overall. It is frustrating that a small but very loud group of grumpy people who fear all change and perhaps yearn for the good old days get so much attention and power. Try to stop listening to them and do the job you were elected and hired to do without worrying about the group that will complain no matter what you do. Most of us love the idea of Cascade improving and growing and becoming more modern.



progressive|ae

Contact Us

Michigan Offices

Phone: 616.361.2664

North Carolina Office

Phone: 704.731.8080

Read Our Blog

progressiveae.com/strategic-insights

Watch Our Testimonials

progressiveae.com/testimonials





CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

Date: April 24, 2019
To: Cascade Charter Township Board
From: Supervisor Rob Beahan
Subject: Appointments to Various Boards and Commissions

I ask that the Township Board confirm the following appointments to the Boards and Commissions of Cascade Charter Township:

Construction Board of Appeals

<u>Name</u>	<u>Term</u>
Ken Dixon (Reappt.) <i>Mr. Dixon is an architect with Dixon Engineering</i>	Two-year Term (Exp. 12/31/20)
Ben Brinks (Reappt.) <i>Mr. Brinks is a General Contractor with Distinctive Homes</i>	Two-year Term (Exp. 12/31/20)
Ron Reitsma (Reappt.) <i>Mr. Reitsma is a retired Electrical Engineer</i>	Two-year Term (Exp. 12/31/20)
Mark Homans (Reappt.) <i>Mr. Homans is a Construction Project Manager with BDR Custom Homes</i>	Two-year Term (Exp. 12/31/20)
John Becker (Reappt.) <i>Mr. Becker is a Builder with Becker & Sanders</i>	Two-year Term (Exp. 12/31/20)
Dave Schaffer (Reappt.) <i>Mr. Schaffer is an Architect with Fishbeck</i>	Two-year Term (Exp. 12/31/20)
Jonathon Yonkers <i>Mr. Yonkers is a Mechanical Engineer with Fishbeck</i>	Two-year Term (Exp. 12/31/20)

Brian Wilson

From: Yonkers, Jonathan <jdyonkers@ftch.com>
Sent: Friday, March 29, 2019 5:00 PM
To: Brian Wilson
Subject: RE: Construction Board of Appeals

Hi Brian,

I am interested in serving on the Board. Below is a brief write-up of my listing of credentials and recent experience. If you'd like more detail, just let me know.

Work Experience

- 20 Years at FTCH
- Mechanical Design of HVAC systems
- Commissioning of HVAC systems

Recent Significant Projects:

- GVSU Kindschi Hall of Science (Design)
- GVSU Finkelstein Hall (Design)
- GVSU 333 Michigan (Design)
- Michigan State University Bioengineering (Commissioning)
- Oakland County – Clinton River Water Resource Recovery (Office Renovation)
- University of Michigan – Operating Room #9 Renovation (Design)
- Central Michigan University – Absorption Chiller Replacement (Design)
- Central Michigan University – CART Lab Fume Hood Replacement (Design)
-

Education

- Bachelor in Mechanical Engineering from Calvin College

Licensure

- Professional Engineer (Michigan, Oklahoma, Arizona, New Mexico, Connecticut)

Thanks,
-Jon