

**ASYLUM LAKE POLICY
& MANAGEMENT COUNCIL**

Minutes
June 14, 2018

Kalamazoo College Fieldhouse, Hornet Suite
1600 West Michigan Ave.

Members Present: Duane Hampton, Chair; Tyler Bassett; Kay Chase; Arthur Falk; Mark Frever; Lauri Holmes; Steve Kohler; Paul Manstrom; James Penner; Paul Scott; Peter Strazdas; Marnie Twynham

Excused: Steve Keto; Sarah Larson

Guests: Bob Miller, WMU; David Dakin, WMU; Ken Paragon OCBA; Heather Bowers, FTC&A Engineers; Tom Wheat (Julie Wheat), Prein and Newhof; Mark Hoffman; Phil Micklin; Paul MacNellis;

I. CALL TO ORDER.

- Mr. Hampton called the meeting to order at 7:00 p.m.

II. ROLL CALL.

- Mr. Hampton completed roll call and determined that a quorum of members was present.

III. APPROVAL OF AGENDA.

- Mr. Falk advised that spraying Phragmites should be under old business/unfinished business.
- **Mr. Strazdas, supported by Mr. Manstrom moved approval of the June 14, 2018 agenda as amended. With a voice vote, the motion carried unanimously.**

IV. APPROVAL OF MINUTES (May 10, 2018).

- The following changes were requested: Under Public Comments, Hamilton Helicopters sprayed for Phragmites with WMU authorization. Vermeullen should be changed to Vermeulen. Under Old Business, the ALPMC is looking for a replacement (representative to ALPMC) for Chuck Ide not for Mr. Kohler. Page 3 under the discussion regarding the Vermeulen property, the words “natural features” should be added in front of “overlay”. Page 4, 3rd bullet point, the clause which prohibits buildings permanently attached to the land (Preserve) is in the Declaration of Conservation Restrictions,
- **Mr. Strazdas, supported by Mr. Falk, moved approval of the May 10, 2018 Minutes as amended. With a voice vote, the motion carried unanimously.**
- While Mr. Keto is on sabbatical, the ALPMC doesn't have a Council Secretary and would need to appoint one in September.

V. UNFINISHED BUSINESS.

a. Construction Activities at BTR 2.0

- Bob Miller, Associate Vice President, Western Michigan University, was present to discuss the final design of the expansion of the WMU Business Technology and Research Park between Drake Road and U.S. 131, South of Stadium Drive and North of Parkview.
- The expansion is a partnership between Western Michigan University, Oshtemo Township, Southwest Michigan First, the Road Commission of Kalamazoo County and the Economic Development Administration of the United States Department of Commerce.
- Ken Paragon, Landscape Architect with O'Boyle, Cowell, Blalock & Associates (OCBA), stated that the developable area of BTR 2.0 is shown on the map in light green. The darker green part of the project is about 25 acres of protected land and represents about half of the site. The protected area slopes down to Asylum Lake.

- There is a 100-foot-wide buffer zone from the Drake Road right-of-way and there will be no development on that land. Some of the Maple trees will be saved.
- Berms will be built along the south and west sides of site for soil management. The power sub-station won't be visible from the park.
- Berms will be added along U.S.131 but the buildings in the BTR park will be visible from the highway. Berms will also be added between Drake Road and the new park road. The berms and the rain garden will help manage the storm water from the park road.
- The buffer zone will have a ten-foot-wide, multi-use path which can be connected to the existing bike lane on Parkview and Drake. The path and bike lanes are part of the Oshtemo Township Non-Motorized Transportation Plan.
- Mr. Falk inquired if arsenic from the orchard will be buried under the berm. Mr. Paragon advised that apple trees from the Colony Farm are still on the land. There are elevated levels of arsenic in that location from the pesticides and herbicides that were used on the trees. The berms along the south and west side of the property will contain the compromised soil.
- Per DEQ standards, the orchard trees will be removed and burned on site. The compromised soil is about 8 inches deep. The top twelve inches of soil will be added to the berms. Separation fabric will be added on top of the compromised soil and six inches of top soil will be added on top of that. The separation fabric will be permeable.
- Ms. Bowers advised that the separation fabric won't deteriorate. It will look similar to orange snow fence/construction fence.
- A walking path will be built down the north slope. If the property to the north is ever developed, the two properties can come together in that location.
- The light green area will be seeded with a fescue mix to stabilize it. The Southern area is full of Norway Maples. Trees that are six inches or smaller will be removed. All new landscape materials will be native plants, trees and shrubs. The new trees will be primarily Oaks. Shrubs will be added around the storm basins. The berms and the buffer zone by Drake Road will be seeded with the Asylum Lake seed mix that was used on Preserve.
- Near the new road, there is a remnant base of an old water tower from the Colony farm which will be repurposed. The wall is approximately 20 to 30 inches high and was constructed with rectangular rough-cut granite stone, with a concrete cap. The concrete cap will be removed, the stone wall will be restored and a precast stone cap will be placed on top of the wall to create a seat wall.
- Decorative brick pavers will be added and will be permeable pavement. Pave drain (large permeable pavers) will be used for storm water collection. A steel trellis structure with an open roof will be added to indicate where the water tower had been. There was community input regarding the details of this design.
- Mr. Miller stated that the water tower base will be repurposed and will have interpretive signage to reflect the history of the site. Mark Hoffman provided assistance with the signage.
- Heather Bowers, Engineer with Fishbeck, Thompson, Carr & Huber, Inc., advised that the new street will be called Robert Jones Way. The Road Commission of Kalamazoo County approved the design of the road and the utilities. The sanitary sewer and water main runs under the road, starting at Drake Rd., and winds through the site and back out again. The sanitary sewer lines flow to the north.
- Storm water will go to established drainage areas. The infiltration basins were designed per regulations of the Kalamazoo County Drain Commission and Oshtemo Township. There is additional storm water management on the east side of the road.
- Mr. MacNellis inquired if the sanitary sewer system for the BTR park expansion would tie in to the sewer system for the former trailer park to the north side of Asylum Lake. There was a pumping station for that sewer system. Ms. Bowers stated that the new sewer line is a gravity system. Tying into the sewer system for the former trailer park was not discussed as part of the plan.
- Mr. Paragon confirmed that there is a threatened species of Orchid (Lesser Ladies' Tresses Orchid) that is on the BTR2 property. The Orchids that were found are outside the developable area. A temporary fence will be installed to protect that area during construction.

- It is projected that this project will go out for bid in late June or early July. Construction is projected to begin in late summer or early fall of 2018.
- The goal is to make BTR 2 a sustainable LEED (Leadership in Energy and Environmental Design) certified site. Design and maintenance standards are being developed for this site. The developable area will be sold by WMU to private developers. The design standards will require that the landscaping be consistent with the Oak savannah character. A list of acceptable plants will be provided to the developers.
- Mr. Strazdas inquired about improvements that were made to BTR Park 1. Mr. Miller stated that BTR Park 1, formerly known as the Lee Baker Farm, had some erosion issues. Natural plantings and vegetative swales were used to retain the storm water so that it could be slowly released and not contribute to erosion or flooding. The design worked so well that almost no storm water leaves the BTR park and there are no signs of erosion. The improvements were recognized nationally as cutting edge sustainability. That technology will also be implemented in BTR 2. The goal is to have a sustainable sites designation for BTR 2.
- Pervious pavers, similar to the pavers used near the Kalamazoo Valley Museum, will be used in BTR 2. Brick pavers will be used around the remaining base of the water tower. There will be a gap between pavers for water to infiltrate.
- Mr. Hampton mentioned there is concern about keeping salt out of Asylum Lake. He inquired if there is a way to polish the water before it leaves the site. Mr. Paragon advised that Robert Jones Way will be a public road and there are standards for maintaining the condition of the roads.
- Mr. Miller suggested the possibility of incorporating restrictions into the maintenance standards for the private parking lots. The standards require landscaping buffers if there is paved surface for more than 50 cars. Mr. McNellis suggested looking into Canadian Wild Rye (native grass) instead of Fescue, which is of European origin.
- Mr. Strazdas mentioned that Consumers Energy will have their first commercial class battery storage for community power by the substation adjacent to BTR 2. It will be the first one in the State of Michigan.

b. Governing Documents Update

- Mr. Hampton stated that James Penner was appointed as the Campus Planning and Finance Council representative to the ALMPC.
- The College of Arts and Sciences has discussed a couple of possible representatives to the ALPMC but a final decision has not been made yet.

c. Box turtles Rescue Update

- Mr. Bassett advised that, if the Box Turtles are to be relocated, they would need to be placed in an enclosure so they can adjust to their new environment. At this point, there is too much going on at Asylum Lake Preserve to place the turtles in that location.

d. Vermeulen Property:

- Mr. Bassett advised that a concept map was presented at a recent meeting showing where the non-developable buffer will be. The Vermeulen property is still zoned residential.
- Mr. MacNellis met with the developer twice and e-mail communications are ongoing. The Natural Features Overlay is only recommendations, not requirements. The developer doesn't have to adhere to the overlay but he seems receptive to it.
- The developer intends to put a car wash on the Vermeulen property. The area where the house is currently located will be an entrance to the site. Condominiums and businesses may be built on the site later.
- There will be public hearings before the property can be rezoned. The ALPMC should send a representative to speak at the hearings. If the property is not rezoned, the developer cannot proceed with the car wash.

- The developer intends to keep the waste water on site. It would go into a tank where oil is separated and then it would go into the sanitary sewer and then on to the waste water plant to be treated. The developer intends to grade the property.
- Ms. Holmes expressed concern about salt run-off reaching Asylum Lake. Salt could potentially ruin the lake. Mr. MacNellis stated that storm water and de-icing chemicals being used on site were mentioned. The alternative chemicals he mentioned are pricey (\$32,000 to a million dollars); it is more economical to use salt to de-ice paved surfaces. There are two geologists on the overlay committee and they have covered the details regarding the slope.

e. Preserve Fence

- Ms. Chase stated that Public Act 316 from 1975 requires WMU to construct and maintain in good repair, fencing along the boundary line where it abuts privately-owned property. That does not apply to the corner of Drake Road and Parkview; there is no privately-owned property on that corner. Part of that fence is already down.
- The ALPMC members were in agreement that the fence that was in that location doesn't need to be put back up.

f. Phragmites spraying

- Mr. Falk advised that phragmites on Asylum Lake and Lake Hill 'n brook were sprayed by Hamilton Helicopter in accordance with the DEQ certificate that he purchased. Last year, the spraying was done in August/September.
- **Mr. Falk, supported by Mr. Strazdas, moved to allow the phragmites to be sprayed again if needed. The phragmites would also be sprayed on the west end of Big Asylum Lake if determined to be necessary. The cost would be shared 50/50 between the ALPMC and the Asylum Lake Preservation Association (ALPA). With a voice vote, the motion carried unanimously**
- Mr. Hampton advised that the cost to the ALPMC would be half of \$3,600 and half of the \$75 certificate renewal. Mr. Falk mentioned that the ALPMC would bear the cost of spraying the Buckthorn. That would not require 50/50 cooperation. Aquatic herbicides are used for phragmites and that is a different chemical.
- Mr. Frever stated that when Mr. Keto returns he can make the decision as to what needs to be sprayed and where. A horticulturist and arborist could confirm that. Mr. Falk will check to see if the phragmites is thriving and needs to be sprayed. Phragmites is not usually gone with one treatment, it typically takes two or three seasons to eradicate it.
- Discussion followed with regard to the possibility of doing a burn at Parkview Hills in conjunction with another burn at Asylum Lake Preserve. Mr. Strazdas mentioned the need to separate the insurance and the liability for the spraying and the burn.

VI. NEW BUSINESS.

- a. Next meeting – Thursday, September 13th.

VII. PROJECT/SPECIAL COMMITTEE REPORTS.

a. Trails report

- Ms. Holmes suggested taking a look at the whole trail system and determining which trail is most accessible for people with limited mobility. She recommended having the Council approve an additional \$1,200 for Prein and Newhof to submit designs for three additional segments of the trail. There was a discussion at the last meeting as to whether additional parking is needed across from the Gibbs entrance.
- Mr. MacNellis mentioned there is already a parking lot on Parkview with handicap parking spaces. The proposed parking lot would have about six handicap spaces. The rise in the sidewalk from the Parkview lot is about eight feet over a total of 900 feet. A one-foot rise over 20 feet would satisfy ADA requirements; ADA accessibility is not required. The goal is to have easier maneuverability for people with mobility issues.

- The Parkview lot is often full but it was unclear if the handicap spaces were also full. Students save money by parking in the Parkview lot and not purchasing a parking permit. Parking in that lot is unregulated and non-permitted. Mr. Strazdas commented that the more parking there is in that location, the more students will park there. It was suggested that the additional parking could be put on hold at this point.
- **Ms. Holmes, supported by Mr. Falk, moved approval for an additional \$1,200 to have Prein & Newhof submit a design for the additional three segments of the trail. With a voice vote, the motion carried unanimously.**
- Mr. Frever will act as the agent for the bidding process if the bid goes to a certain value. He will clear that with the purchasing agent. He will work with Mr. Wheat to determine the threshold.
- Ms. Strazdas expressed concern that some of his colleagues might think this should remain as a preserve (not a park) with no trails or parking. Ms. Holmes suggested that the sub-committee could continue that discussion. They can also discuss how wide the trails will be, the surface treatment to be used and how it should look.
- Mr. MacNellis suggested that the design should support emergency vehicles if needed. The side trails can be dirt and should be three or four feet wide. Some of the trails have been closed over the past decade. More trails could be closed and that would help maintain the status of the land as a Preserve.
- Mr. Micklin commented that the grade of sidewalk from the Parkview parking lot to the paved road across from Gibbs house is steep at first and then it flattens off. He suggested that Prein and Newhof look more closely at the grade.
- Mr. MacNellis presented samples of potential surface treatments for the trail to be used from the Winchell entrance to the spillway. The current surface treatment is unacceptable per ALPA. 22A crushed concrete, either the limestone product or crushed concrete, was recommended. He has a cost estimate for the northeast trail.
- Discussion followed as to whether the equipment should be taken over the spillway or through the Winchell access. To the west of the stairway at the Winchell entrance is an area of fencing that can be moved to provide access for vehicles.
- Mr. Wheat advised that area would be restored after the project is completed. The path near the lake is not in very good condition.
- There is a break in the culvert by the spillway. The first section has dropped as it has been undermined by water. It was suggested that it be repaired before the spillway was redone but the repairs were not made.
- The Trails Committee discussed the possibility of having a proposal using Parkview as the access point and another proposal with Winchell as the access and then comparing the cost.

b. Research & Education Subcommittee – dog poop proposal; location of an emergency radio beacon by 30-member amateur radio club on Saturday, September 22, 9 until 2. Discussion postponed.

c. Budget Committee

- There is \$2.4 million in the ALPMC endowment at the Kalamazoo Foundation. The spendable balance in the ALPMC account is \$90,126.

VIII. PUBLIC COMMENTS.

- None

IX. COUNCIL/STAFF COMMENTS.

- None.

X. ADJOURNMENT.

- The meeting adjourned at 8:50 pm.